CITY OF BUENA PARK
2013-2021 HOUSING ELEMENT

COMMUNITY DEVELOPMENT DEPARTMENT
6650 Beach Boulevard
Buena Park, CA 90622-5009

RESOLUTION NO. 12992
NEGATIVE DECLARATION NO. ND13-01

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BUENA PARK CERTIFYING THE COMPLETION OF A NEGATIVE DECLARATION FOR GENERAL PLAN AMENDMENT NO. GP13-001 TO UPDATE THE HOUSING ELEMENT OF THE GENERAL PLAN FOR THE PERIOD OF 2013-2021.
AND MAKING FINDINGS IN SUPPORT THEREOF.

A. Recitals

(i) An Initial Environmental Study for the Project was prepared pursuant to Section 15060 of the State Guidelines for implementation of CEQA. The Initial Study concluded that there was no substantial evidence that the project will have a significant effect on the environment. The City contracted with an independent consultant for the preparation of the Initial Study.

(ii) Pursuant to State CEQA Guidelines Sections 15070, and based upon the information contained in the Initial Study, a decision was made to prepare a Negative Declaration ("ND") for the Project. The City contracted with an independent consultant for the preparation of the ND.

(iii) A Negative Declaration (ND) with associated Mitigation Monitoring Program was prepared pursuant to the State CEQA Guidelines (California Administrative Code Section 15000 et seq.) and local procedures adopted pursuant thereto; and

(iv) On September 5, 2013, a Notice of Intent to Adopt a Negative Declaration was filed and the MND was forwarded to other interested persons and agencies; On September 13, 2013 , a Notice of Intent to Adopt a Negative Declaration was published in the Buena Park Independent ; and the comments of such other persons and agencies were sought; and

(v) The public comment period on the draft ND was began on September 9, 2013 and lawfully closed on October 13, 2013; and

(vi) On October 9, 2013, the Planning Commission of the City of Buena Park, held a duly noticed public hearing, adopted a minute action recommending the City Council approve General Plan Amendment No. GP13-001, with associated Draft Negative Declaration No. ND13-001. following notice duly given as required by law, and all interested persons expressing a desire to comment thereon or object thereto having been heard and all comments having been considered; and

(vii) On November 26, 2013, the City Council conducted a duly noticed public hearing to consider a recommendation by the Planning Commission for City Council to approve General Plan Amendment No. GP13-001, with associated Negative Declaration No. ND13-01. Said public hearing was concluded prior to adoption of this Resolution.

(viii) All legal prerequisites to the adoption of this resolution have occurred.

B. Resolution

The City Council of the City of Buena Park does hereby find, determine, and resolve:

1. All of the facts set forth in the Recitals, Part A of this Resolution, are true and correct and are hereby incorporated by this reference.

2. The City Council finds the Initial Study prepared by the City of Buena Park and Negative Declaration No. 13-01 is legally adequate and determines that no significant adverse environmental effects will occur with respect to the project identified in this Resolution.

3. This City Council adopts the attached draft Negative Declaration No. 13-01 and certifies that the ND for General Plan Amendment No. GP13-001, has been completed in compliance with the California Environmental Quality Act, the State CEQA Guidelines and local procedures adopted pursuant thereto, and has reviewed and considered the information contained in the MND.

4. This City Council certifies the completion of Negative Declaration No. 13-01. The City of Buena Park shall file a Notice of Determination with the County Clerk of Orange County and the Secretary of the Resources Agency pursuant to the provisions of Section 21152 of Public Resources Code and State CEQA Guidelines adopted pursuant thereof. There is no evidence before the City that the proposed project will have any adverse impacts on wildlife resources. A Certificate of Fee Exemption has been filed with the State Department of Fish and Game.

PASSED AND ADOPTED this 26th day of November 2013 by the following called vote:

AYES:	COUNCILMEMBERS:	Smith, Berry, Brown, Oh, Swift
NOES:	COUNCILMEMBERS:	None
ABSENT:	COUNCILMEMBERS:	None
ABSTAINED:	COUNCILMEMBERS:	None

Elizabeth Swift
Mayor

ATTEST:

City Clerk

BUENA PARK CALIFORNIA

I, Shalice Tilton, City Clerk of the City of Buena Park, hereby certify that the foregoing Resolution was duly and regularly passed and adopted at a regular meeting of the City Council of the City of Buena Park, held this 26th day of November 2013.

Shalice Tilton

City Clerk

RESOLUTION NO. 12991
GENERAL PLAN AMENDMENT NO. GP13-001

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BUENA PARK, CALIFORNIA, ADOPTING GENERAL PLAN AMENDMENT NO. GP13-001 TO UPDATE THE HOUSING ELEMENT OF THE GENERAL PLAN FOR THE PERIOD OF 2013-2021

A. Recitals.

(i) On October 9, 2013, the Planning Commission of the City of Buena Park conducted and concluded a duly noticed public hearing as required by law before adopting Resolution Nos. 5884 and 5885 recommending that this City Council adopt General Plan Amendment No. GP13-001 updating the Housing Element of the General Plan and Negative Declaration No. ND13-01.

(ii) On November 26, 2013, the City Council of the City of Buena Park conducted a duly noticed public hearing as required by law to consider the Planning Commission recommendation on General Plan Amendment No. GP13-001 and Negative Declaration No. ND13-01, and said public hearing was concluded prior to the adoption of this Resolution.

(iii) This City Council has reviewed and considered all elements of said proposed General Plan Amendment together with the associated Negative Declaration and the information contained therein.

(iii) All legal prerequisites to the adoption of this Resolution have occurred.

B. Resolution.

NOW, THEREFORE, the City Council of the City of Buena Park does hereby find, determine and resolve and recommend the City Council find as follows:

1. In all respects as set forth in the Recitals, Part A, of this Resolution.

2. This City Council finds that General Plan Amendment No. GP13-001 will continue to promote the orderly development of the City and the public health, safety, and welfare. State law requires adoption of a Housing Element as part of the required General Plan and that said element be periodically updated. The City submitted a copy of the draft Housing Element update to the California Department of Housing and Community Development (HCD) and received written correspondence from HCD recommending revisions which have been satisfactorily incorporated within the final document, as determined by HCD.

3. This City Council finds that said Amendment will increase and will not diminish the land available for all types of housing for all economic segments within the City, and will promote increased availability of affordable housing within the City, while improving the maintenance and viability of the City's housing stock.

4. This City Council finds that Negative Declaration No. ND 13-01 for the Housing Element of the City of Buena Park has been prepared in compliance with the California Environmental Quality Act of 1970, as amended, and the Guidelines promulgated thereunder and said Negative Declaration reflects the independent judgment of the City of Buena Park. Further, the City Council affirms the Planning Commission determination, after independent review and consideration, that the information contained in the Negative Declaration substantiates that no significant adverse environmental effects will occur with respect to the project identified in this Resolution.

5. This City Council finds that facts supporting the above-specified findings are contained in the Negative Declaration, the staff report and exhibits, and information provided in this hearing conducted with respect to the project and Negative Declaration.

6. This City Council hereby approves and adopts an amendment updating the Housing Element of the General Plan.

7. The Community Development Director shall cause a Notice of Determination to be filed regarding Negative Declaration No. ND13-01, in accordance with the law and the Determination of No Effect granted by the California Department of Fish and Game for the General Plan Housing Element Update for 2008-2014.

PASSED AND ADOPTED this 26th day of November 2013 by the following called vote:

AYES:	COUNCILMEMBERS:	Smith, Berry, Brown, Oh, Swift
NOES:	COUNCILMEMBERS:	None
ABSENT:	COUNCILMEMBERS:	None
ABSTAINED:	COUNCILMEMBERS:	None

Elizabeth Swift
Mayor

ATTEST:

City Clerk

I, Shalice Tilton, City Clerk of the City of Buena Park, hereby certify that the foregoing Resolution was duly and regularly passed and adopted at a regular meeting of the City Council of the City of Buena Park, held this 26th day of November 2013.

City Clerk

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Chapter 11 Housing Element

11.1 INTRODUCTION

The Housing Element represents an awareness of the need within the City of Buena Park to assure that housing is provided for all economic segments of the community. The Element also satisfies the legal requirements that housing policy be a part of the General Plan. This Buena Park Housing Element is in compliance with the 2013-2021 update cycle for jurisdictions in the Southern California Association of Governments (SCAG) region.

11.1.1 COMMUNITY CONTEXT

Located on the northwestern boundary of Orange County, the City is comprised of 10.28 square miles located in the northwestern portion of Orange County, southeast of the Los Angeles County line. Surrounding communities include Anaheim, Cypress, Fullerton, La Habra, La Palma, and the Los Angeles County communities of Cerritos and La Mirada. Buena Park has been fully urbanized for many years and development is characterized by a mix of housing types, a solid commercial base, a prosperous tourist/entertainment industry, and a well established manufacturing and distribution base. Residential development is the dominant land use in the City, with much of this development occurring during the 1950s and 1960s.

In 2010, the City population was estimated to be 80,530, an increase of about three percent in the ten years since the 2000 Census. The Census reported an increase in average household size from 3.32 persons per household in 2000 and to 3.37 persons in 2010. This could mean a trend towards larger families, or a trend towards extended families sharing living quarters. During this same period, the housing stock increased by only 3.3 percent.

Buena Park offers a mix of housing types. Single-family homes make up about 67 percent of the housing stock, the multi-family share is about 32 percent, and mobile homes comprise the remaining one percent. However, the majority of the Buena Park housing stock is 30 or more years old (built before 1970), with less than four percent of the housing stock being approximately ten years old (constructed since 2000). Many homes are well maintained; however, some may be in need of nominal rehabilitation. Programs offered by the City to encourage rehabilitation will prevent deterioration.

The median price of a single-family home in Buena Park was estimated at about $386,000 and about $310,000 for a condominium as of March 2013. Apartment rents range from $975 for a studio apartment to $2,100 for a four-bedroom unit. Although lower income households might be able to afford some smaller rental units in the City, most of them would not be able to afford homeownership.

Demographic shifts are occurring in the City. In 1990, almost 60 percent of the population was White. The Hispanic and Asian share of the population was 25 percent and 14 percent, respectively. The 2000 Census documented an increase in Hispanic residents to 34 percent of the City population. Share of Asian residents also increased to 21 percent. The 2010 Census documented a continued increase in Hispanic residents to 39 percent and Asian residents to 26 percent.

Buena Park has been actively addressing its housing issues by developing affordable housing, improving the existing housing, and providing assistance to households in need. As part of this Housing Element update, the City will assess its current housing issues and cost-effectiveness of housing programs to ensure that an appropriate and effective housing strategy is developed for the 2013-2021 planning period.

11.1.2 ROLE OF HOUSING ELEMENT

The Housing Element is concerned with specifically identifying ways in which the housing needs of existing and future resident population can be met. This Housing Element covers the planning period of October 15, 2013 through October 15, 2021, and identifies strategies and programs that focus on:

- Conserving and improving existing affordable housing;
- Providing adequate housing sites;
- Assisting in the development of affordable housing;
- Removing governmental and other constraints to housing development; and
- Promoting equal housing opportunities.

An important goal of this element is to preserve the character of existing single-family residential neighborhoods and continue to improve the higher density neighborhoods. Diversity in the types of housing in the City is necessary to accommodate a population with varying socioeconomic needs. This Housing Element provides policies and programs to address these issues.

The Buena Park Housing Element consists of the following major components:

- **Introduction:** An overview of the purpose and contents of the Housing Element (Section 11.1).

- **Housing Needs Assessment:** An analysis of the demographic and housing characteristics and trends (Section 11.2).

- **Housing Constraints:** A review of potential market, governmental, and environmental constraints to meeting the identified housing needs (Section 11.3).

- **Housing Resources:** An evaluation of resources available to address housing goals (Section 11.4).

- **Review of Past Accomplishments:** An evaluation of accomplishments under the adopted Housing Element (Section 11.5).

- **Housing Plan:** A statement of the Housing Plan to address the identified housing needs, including housing goals, policies and programs (Section 11.6).

11.1.3 PUBLIC PARTICIPATION

Public participation by all economic segments in preparation of the element is important and is required by state law. To meet this requirement, several opportunities have been provided to review and comment on the City's Housing Element and to recommend strategies.

Planning Commission Study Session

A study session was conducted on July 24, 2013 before the Planning Commission to discuss the Draft 2013-2021 Housing Element. The meeting notice was posted at City Hall, the Buena Park Library, and Ehlers Community Recreation Center and advertised in the Buena Park Independent and special invitations were sent out to a number of agencies serving low and moderate income households, as well as persons with special needs. These agencies were invited to attend the meeting to discuss housing issues and offer suggestions. The agencies invited to the Study Session are listed in Appendix A. Representatives from the following agencies attended the meeting and voiced their support of the Housing Element:

- Regional Center of Orange County
- Kennedy Commission
- Fair Housing Foundation
- Community Partnerships and Services

Comments received were summarized in Appendix A.

Public Review of Draft Housing Element

The Draft 2013-2021 Buena Park Housing Element was available for public review beginning on July 11, 2013 prior to the July 24, 2013 Planning Commission meeting, at the following locations:

- Buena Park City Hall
- Buena Park City Library
- Buena Park City Website

Public Hearings

The City conducted a public hearing before the Planning Commission on October 9, 2013 and a public hearing before the City Council on November 26, 2013 for the adoption of the Housing Element. No public comments were received.

11.1.4 RELATIONSHIP TO OTHER GENERAL PLAN ELEMENTS

The Buena Park General Plan consists of nine elements: Land Use and Community Design; Mobility; Community Facilities; Conservation and Sustainability; Open Space and Recreation; Safety; Noise; Economic Development; and Housing. The Housing Element complements other General Plan elements and is consistent with the policies and proposals set forth by the Plan. For example, residential densities established in the Land Use and Community Design Element are

incorporated within the Housing Element and form the basis for establishing the residential capacity within the City. Environmental constraints identified in the Safety Element, such as areas of the City in which potential residential development could be impacted by flood waters, are recognized in the Housing Element.

The City adopted the Buena Park 2035 General Plan in December 2010. The 2013-2021 Housing Element was prepared to ensure internal consistency with the new General Plan. As portions of the General Plan are amended in the future, the Housing Element will be reviewed along with other elements to ensure internal consistency is maintained.

As the General Plan was recently updated, flood hazards and flood management have been incorporated into the General Plan. No disadvantaged unincorporated communities are located within the City's planning area.

11.1.5 DATA SOURCES

In preparing the Housing Element, various sources of information are consulted. The 2000 and 2010 Census provide the basis for population and household characteristics. In addition, several sources are used to provide reliable updates to the 2010 Census, including the following:

- 2009-2011 and 2007-2011 American Community Surveys (ACS) by the Census Bureau for detailed housing and demographic information
- Housing market information, such as home sales and rents from DQNews.com and Craigslist.org; and
- Lending patterns for home purchase and home improvement loans

11.2 HOUSING NEEDS ASSESSMENT

To determine the specific housing needs of present and future residents, an assessment of the demographic, socioeconomic, and existing housing characteristics is required. The Housing Needs Assessment serves to identify the nature and extent of current and future housing needs in the City.

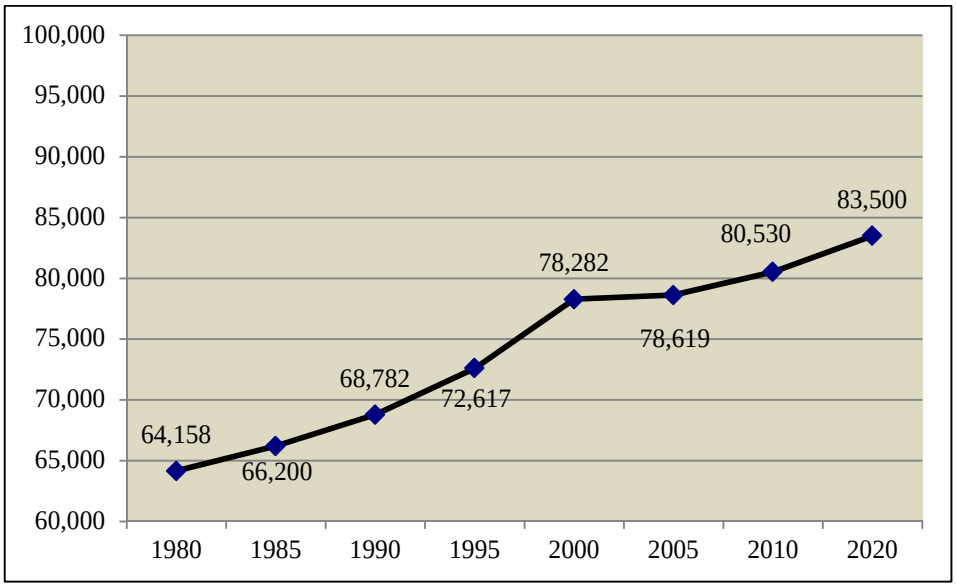
11.2.1 POPULATION CHARACTERISTICS

Understanding the characteristics of a population is vital in the process of planning for the future needs of a community. Characteristics such as size, age, race and ethnicity provide a unique demographic profile of the City.

Population Growth Trends

Census data and projections from the Southern California Association of Governments (SCAG) show a steady increase in the City's population since 1980. Buena Park's population is expected to continue increasing through 2020 (see Figure 1).

Figure 1: Population Growth Trend in Buena Park



Sources:
1. Bureau of the Census, 1980, 1990, 2000, and 2010 Census.
2. SCAG Regional Transportation Plan, 2012-2035.

Table 1 shows the population of Buena Park and nearby communities. Buena Park is a mid-sized city compared to neighboring jurisdictions and the population growth experienced by the City from 2000 to 2010 has been the most similar to Anaheim. The 2010 Buena Park population was estimated at 80,530 according to the Census, representing a three-percent increase over the past ten years. By 2020, SCAG projects the City's population will reach 83,500 persons (a 10 percent

increase from 2010 estimates). This rate of projected growth is similar to that of Orange County as a whole but higher than most neighboring jurisdictions.

Table 1: Population Growth – Buena Park and Neighboring Jurisdictions

Jurisdiction	2000	2010	% Increase 2000-2010	2020 Projected	% Increase 2010-2015
Anaheim	328,014	336,265	2.5%	369,100	9.8%
Buena Park	78,282	80,530	2.9%	83,500	3.7%
Cypress	46,229	47,802	3.4%	50,300	5.2%
Fullerton	126,003	135,161	7.3%	145,500	7.6%
La Habra	58,974	60,239	2.1%	62,800	4.3%
La Palma	15,408	15,568	1.0%	15,600	0.2%
Orange County	2,846,289	3,010,232	5.8%	3,266,000	8.5%

Sources:
1. Bureau of the Census, 2000 and 2010 Census.
2. SCAG Regional Transportation Plan, 2012-2035.

Age Characteristics

The age distribution in the population is an important factor in determining housing demand. Traditional assumptions are that the young adult population (20 to 34 years old) tends to favor apartments, low to moderate cost townhomes/condominiums, and smaller single-family units. The adult population (35 to 64 years old) represents the major market for moderate to relatively high cost condominiums and single-family homes. The senior population (65 years and older) tends to generate demand for low to moderate cost apartments and condominiums, group quarters, and mobile homes. In order to create a balanced community, it is important to provide housing options that suit the needs of various age groups.

Table 2: Age Distribution - 2010

Age Group	Buena Park		County
	#	%	
Under 5	5,240	6.5%	6.4%
5 to 9	5,305	6.6%	6.6%
10 to 14	5,902	7.3%	7.0%
15 to 19	6,509	8.1%	7.6%
20 to 24	6,015	7.5%	7.1%
25 to 34	11,235	14.0%	13.7%
35 to 44	11,453	14.2%	14.6%
45 to 54	12,045	15.0%	14.8%
55 to 64	8,275	10.3%	10.7%
65 to 74	4,538	5.6%	6.2%
75+	4,013	5.0%	5.4%
Total	80,530	100.0%	100.0%
Median Age		35.1	36.2

Source: Bureau of the Census, 2010 Census.

The age distribution in Buena Park is similar to that of Orange County. The 2010 Census reported that the largest proportion of Buena Park residents were in the young adult to middle adult age groups (25 to 54 years of age) (see Table 2). There was also a significant proportion of children aged 19 and under (22,956 persons making up 29 percent of the population) in the City. This indicates a large number of families with children in the City. Families tend to gravitate towards single-family homes and townhomes. A total of 8,551 people (or 11 percent of the population) were over the age of 65 and only eight percent of the population was between the ages of 20 and 24, i.e., the college aged group. The age distribution reveals that Buena Park is a community made up mostly of families, much like Orange County as a whole. The overall median age in Buena Park was 35.1 years, compared to the 36.2 years countywide.

Race and Ethnicity

Race and ethnicity[1] provide valuable insight about the housing needs of a community because housing preference varies along cultural lines. Different cultures have different housing needs. For example, some cultures are accustomed to living with extended family members or other relatives, or having a large family size.

Table 3 shows that Buena Park's racial and ethnic makeup has experienced significant changes from 1990 to 2010. In 1990, almost 59 percent of the population was White. By 2000, the proportion of White residents in the City had dropped to 38 percent, and by 2010, just 28 percent of Buena Park's population was White. Conversely, the City experienced dramatic increases in its proportion of Hispanic and Asian residents. In 1990, Hispanic residents comprised about 25 percent of the City's residents, but this proportion had increased to 39 percent by 2010. Similarly, Asian residents made up just 14 percent of the population in 1990 but, by 2010, Asians comprised 26 percent of the City's residents.

Table 3: Race and Ethnicity – 1990 to 2010

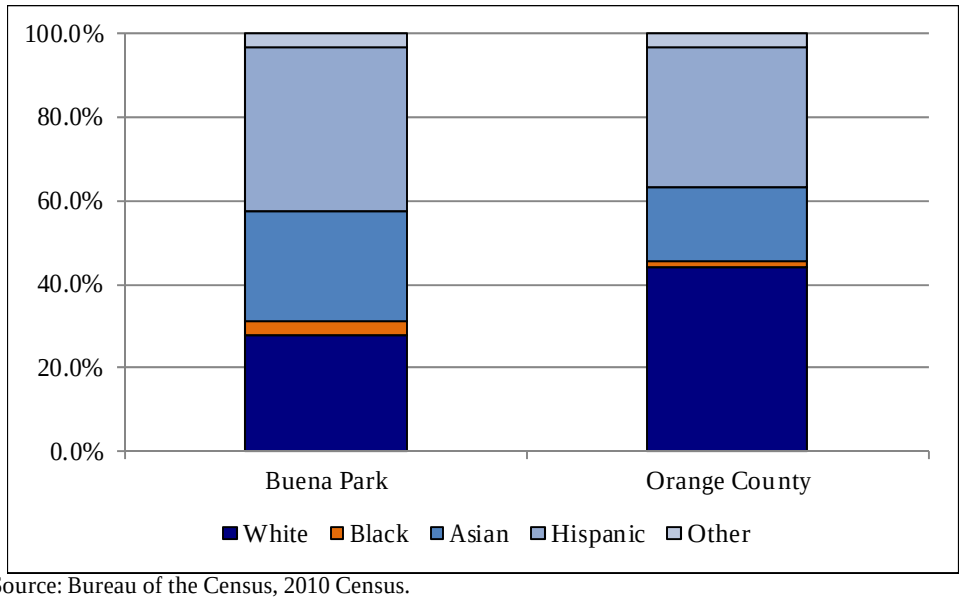
Race/Ethnicity	1990		2000		2010	
	#	%	#	%	#	%
Non-Hispanic						
White	40,298	58.6%	29,885	38.2%	22,302	27.7%
Black	1,640	2.4%	2,826	3.6%	2,809	3.5%
American Indian	345	0.5%	315	0.4%	188	0.2%
Asian/Pacific Islander	9,508	13.8%	16,696	21.3%	21,232	26.4%
Other	114	0.2%	2,339	3.0%	2,361	2.9%
Hispanic	16,879	24.5%	26,221	33.5%	31,638	39.3%
Total	68,784	100.0%	78,282	100.0%	80,530	100.0%

Source: Bureau of the Census, 1990, 2000, and 2010 Census.

Figure 2 provides a side by side comparison of racial and ethnic demographics in Buena Park and Orange County. Buena Park is slightly more diverse than Orange County as a whole. Overall, Orange County had a much higher proportion of White residents (44 percent versus 28 percent in Buena Park) and a much lower proportion of Asian residents (18 percent) compared to Buena Park (26 percent).

[1] The Census distinguishes racial groups from ethnic groups. It counts ethnicity as either being of Hispanic or Latino origin or not being of Hispanic of Latino origin. The groups are based on social and political considerations, not scientific or anthropological ones and the Census asks respondents to indicate whether or not they are of Hispanic origin as well as the racial group they identify with.

Figure 2: Race and Ethnicity – Buena Park and Orange County



Source: Bureau of the Census, 2010 Census.

11.2.2 HOUSEHOLD CHARACTERISTICS

The Census defines a "household" as all persons who occupy a housing unit, which may include single persons living alone, families related through marriage or blood, or unrelated persons sharing living quarters. Persons living in retirement or convalescent homes, dormitories, or other group living situations are not considered households. Furthermore, the Census classifies households by type according to the gender of the householder and the presence of relatives. Household characteristics such as size, type, income, and tenure reveal important information about the housing needs of a community. Different household sizes, types and income levels often prefer different housing options.

Household Type

The 2010 Census reports that 814 residents were living in group quarters, comprising only one percent of the population. The majority of the Buena Park residents were in households and most of these households were families as seen in Table 4.

In 2010, approximately 81 percent of all households in Buena Park were family households, including 27.8 percent of households as married couples with children under the age of 18. An additional 23.4 percent of all households were categorized as other families, which include single-parent households and households made up of blood related people living together. From 1990 to 2000, other families and married couples with children increased in the community. However, between 2000 and 2010, the number of married couples with children actually decreased by approximately 13 percent, while the proportion of married couples without children increased by 13 percent.

The greatest change was in other non-family households, which includes unrelated roommates. This household type experienced a 288 percent increase between 2000 and 2010, though

proportionally, other non-family households continue to represent just a small part of the total population (five percent). There was also a 49 percent increase in households of elderly residents living alone.

Average household size in Buena Park increased from 3.08 persons per household in 1990 to 3.32 persons per household in 2000 and further to 3.37 persons per household by 2010. This aligns with the increases in the number of family households over the past two decades.

Table 4: Household Types – 1990 to 2010

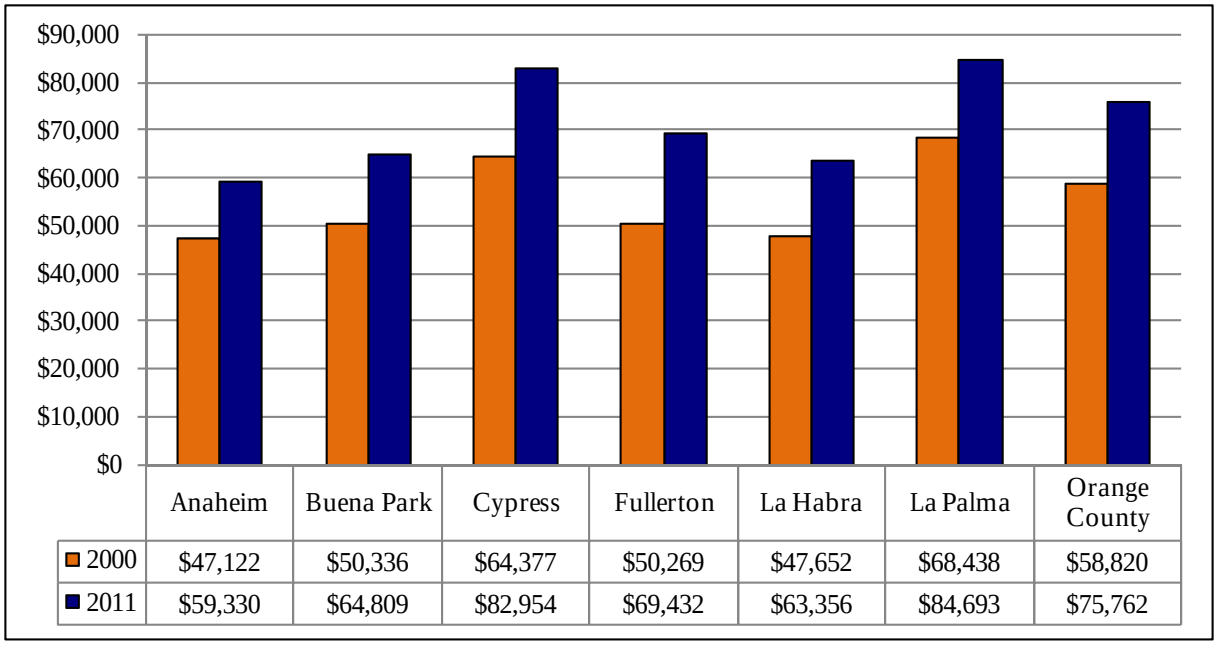
Household Type	1990		2000		2010		% Change	
	#	%	#	%	#	%	1990-2000	2000-2010
Total Households	22,210	100.0%	23,332	100.0%	23,686	100.0%	5.1%	1.5%
Family Households	17,343	78.1%	18,733	80.3%	19,105	80.7%	8.0%	2.0%
Married with children	7,094	31.9%	7,572	32.5%	6,591	27.8%	6.7%	-13.0%
Married without children	6,227	28.0%	6,199	26.6%	6,979	29.5%	-0.4%	12.6%
Other Families	4,022	18.1%	4,962	21.3%	5,535	23.4%	23.4%	11.5%
Non-Family Households	4,867	21.9%	4,599	19.7%	4,581	19.3%	-5.5%	-0.4%
Singles	2,363	10.6%	3,361	14.4%	3,398	14.3%	42.2%	1.1%
Elderly Living Alone	996	4.5%	933	4.0%	1,386	5.9%	-6.3%	48.6%
Other Non-Families	1,508	6.8%	305	1.3%	1,183	5.0%	-79.8%	287.9%
Average Household Size		3.08		3.32		3.37	--	--

Notes: The U.S. Census Bureau partnered with state, local, and tribal governments across the nation to help ensure a complete and accurate count in the 2010 Census. The Census Bureau's goal was to count everyone once, only once, and in the right place. There are historically a small percentage of cases where a wrong geographic boundary or coding of a housing unit was used to produce the official census population and housing counts for a local area. There may also be processing errors. The Census Bureau established the 2010 Census Count Question Resolution (CQR) Program by which State, local and Tribal area elected officials may challenge their jurisdiction's 2010 Census counts.
Source: Bureau of the Census, 1990, 2000, and 2010 Census.

Household Income

Household income indicates the wealth of a community and is therefore directly connected to the ability to afford housing. Median household income in Buena Park increased 15 percent between 1990 and 2000. Between 2007 and 2011, the median household income in Buena Park was $64,809, 15 percent less than the Orange County median household income. The City's median income was most similar to that of La Habra, while nearby Cypress, Fullerton, and La Palma had higher median incomes. Figure 3 shows that Buena Park's median household income was moderate compared to surrounding communities.

Figure 3: Median Household Income – 2000 and 2011



	Anaheim	Buena Park	Cypress	Fullerton	La Habra	La Palma	Orange County
2000	$47,122	$50,336	$64,377	$50,269	$47,652	$68,438	$58,820
2011	$59,330	$64,809	$82,954	$69,432	$63,356	$84,693	$75,762

Sources:
1. Bureau of the Census, 2000 Census.
2. Bureau of the Census, 2007-2011 American Community Survey (ACS).

To facilitate the analysis of income distribution among households in communities, the State Department of Housing and Community Development (HCD) groups households into categories by income. Income categories are determined as a percentage of the Area Median Income (AMI) and then adjusted for household size in the following manner:

- Extremely Low Income – 0 to 30 percent AMI
- Very Low Income – 31 to 50 percent of the AMI
- Low Income – 51 to 80 percent of the AMI
- Moderate Income – 81 to 120 percent of the AMI
- Above Moderate Income – above 120 percent of the AMI

The 2010 Census does not collect information on the number of households belonging to each of the income categories described above. However, household income data were tabulated by the Southern California Association of Governments (SCAG) using the 2005-2009 ACS (Table 5). As shown below, between 2005 and 2009, approximately 49 percent of the City's households earned lower incomes, while approximately 51 percent earned moderate or above moderate incomes. During this same period, Orange County as a whole had a smaller proportion of lower income households (40 percent).

Table 5: Income Distribution - 2009

Income Group	Number of Households	Percent of Total	Orange County Percent
Extremely Low (30% or less)	3,057	13.1%	11.9%
Very Low (31 to 50%)	3,272	14.0%	11.0%
Low (51 to 80%)	5,140	22.0%	16.8%
Moderate (81 to 100%)	4,579	19.6%	18.4%
Above Moderate (over 100%)	7,342	31.4%	42.0%
Total	**23,390**	**100.0%**	**100.0%**

Source: SCAG (ACS, 2005-2009).

11.2.3 EMPLOYMENT MARKET

The City of Buena Park is home to a range of employment opportunities, including manufacturing, office, and service jobs. The West Orange County Regional Chamber of Commerce reports that there are approximately 100 manufacturing plants in the City. Table 6 lists the major employers in Buena Park. Knott's Berry Farm is by far the largest employer during peak operation times. However, manufacturing companies and business firms such as Prologis California I, Pepsi, the Leach Corporation, and Access Business Group are also major employers in the City.

Table 6: Major Employers - 2012

Firm	Industry	Employees
Knott's Berry Farm*	Family Entertainment	5,071
Prologis California I LLC	Industrial Real Estate Developer	800
Pepsi	Bottling and Distribution	489
Leach Corporation	Electronic Manufacturing	483
Access Business Group, LLC	Manufacturing	479
J.C. Penny	Retail	382
ADP	Payroll Processing	358
Yamaha	Musical Instruments	342
RIA Financial Services	Financial Services	333
City of Buena Park	City Government	309

Note: *=Employment for Knott's Berry Farm is during peak times of the year.
Source: City of Buena Park , California Comprehensive Annual Financial Report, FY 2011-2012.

The 2007-2011 ACS Census data shows that 19 percent of Buena Park residents worked in educational, health and social services, 13 percent worked in manufacturing, and 12 percent worked in both the arts, entertainment, recreation, accommodation, and food service industry and the retail trade industry (Table 7). These four industries were the largest in Buena Park. Jobs in these industries tend to offer lower wages (Table 8).

Table 8 also displays mean annual wage data for occupations compiled by the California Employment Development Department (EDD). While the industries used in the Census do not align perfectly with the occupations used by the EDD, they are useful tools to analyze wages in

the area. Table 8 shows that the mean salary through the first-quarter of 2012. Overall, the top four employment industries in Buena Park pay between $22,800 and $53,500, well below the median household income for the City and the County:

- The education, health and social services industry falls into either the community and social services occupations earning an average annual salary of $51,991 or the healthcare support occupations earning an average annual salary of $32,244.
- Those working in production occupations earned an average of $33,129 per year.
- Those working in arts, entertainment, recreation, accommodation and food service occupations fall into either the arts, design, entertainment, sports and media occupations earning an average of $53,520 per year, and the food preparation and serving occupations earning $22,801 per year on average.
- Those working in the retail industry fall into the sales occupation category with a mean salary of $45,147.

Management is the highest paying occupation in the area and about ten percent of the Buena Park residents were employed in management related industries.

Table 7: Employment by Industry - 2011

Industry	# of Employed Residents	% of Total
Education, Health and Social Services	7,132	19.4%
Manufacturing	4,725	12.9%
Arts, Entertainment, Recreation, Accommodation and Food Service	4,321	11.8%
Retail Trade	4,320	11.8%
Professional, Scientific, Management, Administration and Waste Management	3,751	10.2%
Finance, Insurance and Real Estate and Rental and Leasing	2,586	7.0%
Construction	2,024	5.5%
Wholesale Trade	1,980	5.4%
Transportation, Warehousing and Utilities	1,957	5.3%
Other Services	1,591	4.3%
Public Administration	1,308	3.6%
Information	914	2.5%
Agriculture, Forestry, Fishing, Hunting, And Mining	131	0.4%
Total	**36,740**	**100.0%**

Source: Bureau of the Census, 2007-2011 American Community Survey (ACS).

Table 8: Mean Salary by Occupation – First Quarter of 2012 (Santa Ana-Anaheim-Irvine Metropolitan District)

Occupation	Mean Annual Salary
Management	$125,218
Legal	$107,520
Architecture and Engineering	$87,056
Computer and Mathematical	$85,644
Healthcare Practitioners and Technical	$81,240
Business and Financial	$73,187
Life, Physical and Social Sciences	$72,501
Arts, Design, Entertainment, Sports and Media	$53,520
Construction and Extraction	$52,247
Community and Social Services	$51,991
Protective Service	$51,495
Installation, Maintenance and Repair	$47,953
Sales	$45,147
Office and Administrative Support	$38,614
Production	$33,129
Healthcare Support	$32,244
Transportation and Material Moving	$32,108
Personal Care and Service	$26,502
Building and Grounds Cleaning and Maintenance	$26,141
Farming, Fishing and Forestry	$23,058
Food Preparation and Serving	$22,801

Source: California Employment Development Division, Orange County Wage Data, 2012.

11.2.4 HOUSING PROBLEMS

The SCAG data estimating the number of households at each income level presented earlier does not provide any detail on the specific housing needs and problems faced by the City's lower income households. The Comprehensive Housing Affordability Strategy (CHAS) developed by the Census Bureau for HUD, however, provides detailed information on housing needs by income level for different types of households in Buena Park. Detailed CHAS data based on the 2005-2009 ACS data is displayed in (Table 9). Housing problems considered by CHAS include:

- Units with physical defects (lacking complete kitchen or bathroom);
- Overcrowded conditions (housing units with more than one person per room);
- Housing cost burden, including utilities, exceeding 30 percent of gross income; or
- Severe housing cost burden, including utilities, exceeding 50 percent of gross income.

The types of problems vary according to household income, type, and tenure. Some highlights include:

- In general, renter-households had a higher level of housing problems (64 percent) compared to owner-households (44 percent).
- Large renter-families had the highest level of housing problems regardless of income level (91 percent).
- Very low income and extremely low income households had the highest incidence of housing problems (79 percent and 78 percent, respectively).

Table 9: Housing Assistance Needs of Lower Income Households – 2005 to 2009

Household by Type, Income, and Housing Problem	Renters				Owners			Total Households
	Elderly	Small Families	Large Families	Total Renters	Elderly	Large Families	Total Owners	
Extremely Low Income (0-30% MFI)	**585**	**1,010**	**470**	**2,425**	**710**	**40**	**890**	**3,315**
% with any housing problem	79.5%	84.7%	100.0%	86.2%	50.0%	75.0%	57.3%	78.4%
% with cost burden >30%	79.5%	70.8%	100.0%	80.2%	50.0%	75.0%	57.3%	74.1%
% with cost burden > 50%	55.6%	54.5%	76.6%	61.2%	36.6%	75.0%	44.9%	56.9%
Very Low Income (31-50% MFI)	**105**	**1,265**	**625**	**2,170**	**580**	**365**	**1,405**	**3,575**
% with any housing problem	100.0%	88.9%	98.4%	91.0%	28.4%	95.9%	61.2%	79.3%
% with cost burden >30%	100.0%	85.0%	86.4%	85.3%	29.3%	87.7%	59.4%	75.1%
% with cost burden >50%	61.9%	38.7%	12.8%	32.3%	14.7%	68.5%	42.7%	36.4%
Low Income (51-80% MFI)	**80**	**1,340**	**430**	**2,105**	**1,075**	**475**	**3,085**	**80**
% with any housing problem	75.0%	59.7%	81.4%	62.2%	34.4%	80.0%	63.0%	62.7%
% with cost burden >30%	75.0%	51.5%	46.5%	49.9%	40.5%	76.8%	64.0%	58.3%
% with cost burden > 50%	0.0%	6.3%	0.0%	4.0%	19.1%	35.8%	34.5%	22.2%
Total Households	**915**	**5,155**	**1,835**	**9,200**	**3,265**	**2,355**	**13,320**	**22,520**
% with any housing problem	68.9%	58.8%	91.3%	64.4%	31.7%	61.8%	44.1%	52.4%
% with cost burden >30%	68.9%	50.5%	65.9%	54.3%	33.8%	49.0%	41.7%	46.9%
% with cost burden > 50%	42.6%	21.8%	24.0%	24.7%	18.5%	21.4%	18.7%	21.2%

Note: Data presented in this table are based on special tabulations from sample Census data. The number of households in each category usually deviates slightly from the 100% total due to the need to extrapolate sample data out to total households. Interpretations of these data should focus on the proportion of households in need of assistance rather than on precise numbers.
Source: HUD Comprehensive Housing Affordability Strategy (CHAS), 2005-2009 ACS data.

Cost Burden

It is important to identify the rate of housing cost burden in a community in order to assess the availability of affordable housing. Cost burden is defined as households paying more than 30 percent of their income for housing. When a household overpays for housing, it has less available income for other necessities such as healthcare, food, and transportation, thereby impacting quality of life.

As shown in Table 9, the prevalence of cost burden generally increases as income decreases. Cost burden impacted extremely low and very low income households almost equally, and renter-households were more impacted by cost burden than owner-households overall.

In terms of household type, cost burden was almost indiscriminate, impacting virtually all household types in the extremely low and very low income levels, although low income elderly owner households were less affected by cost burden than other types of households.

Overcrowding

The State Department of Housing and Community Development (HCD) defines overcrowding as a household with more than one person in a room (excluding bathrooms and the kitchen). Severe overcrowding is more than 1.5 persons per room. Overcrowding occurs when there are not enough adequately sized housing units in a community that are affordable to households with various income levels. When this occurs, families may live in housing units that are too small in order to afford other necessities or they may "double-up" with other families. Overcrowding is a serious health and safety concern and must be addressed appropriately.

Overcrowding in Buena Park increased significantly between 1990 and 2000; however, the rate of overcrowding has since declined to 1990 levels, based on 2011 estimates (Table 10). Total overcrowding decreased by nearly 48 percent and severe overcrowding also significantly declined, from 13 percent to just three percent between 2000 and 2011. Overcrowding among renter-households was more prevalent than among owner-households in 1990 and this pattern continued through 2011. In 2011, the rate of severe overcrowding in renter-households was significantly higher than for owner-households (seven percent versus one percent, respectively).

Table 10: Overcrowded Households – 1990 to 2011

Overcrowding	Owner-Household		Renter-Household		Total	
	#	%	#	%	#	%
1990						
Total Overcrowded (>1.0 persons per room)	974	4.4%	2,164	9.7%	3,138	14.1%
Severely Overcrowded (>1.5 persons per room)	346	1.6%	1,183	5.3%	1,529	6.9%
2000						
Total Overcrowded (>1.0 persons per room)	1,401	6.0%	3,659	15.7%	5,060	21.7%
Severely Overcrowded (>1.5 persons per room)	719	3.1%	2,356	10.1%	3,075	13.2%
2011						
Total Overcrowded (>1.0 persons per room)	661	5.0%	1,985	21.2%	2,646	11.7%
Severely Overcrowded (>1.5 persons per room)	78	0.6%	694	7.4%	772	3.4%

Source: Bureau of the Census, 1990 and 2000 Census.
2007-2011 American Community Survey (ACS).

11.2.5 SPECIAL NEEDS

Certain segments of the population have greater difficulty in finding decent, affordable housing due to special circumstances. Special circumstances may include income, employment, disability, or family characteristics, among other things. Persons and households with special needs include seniors, persons with disabilities (including persons with developmental disabilities), large households, single parents, persons living in poverty, homeless persons, farm workers and students. These special needs groups within Buena Park may be more vulnerable to housing problems. Table 11 summarizes the special needs groups within the City.

Table 11: Special Needs Groups

Special Needs Groups	Number of Households/ Persons	Owners		Renters		Percent of Total Household/ Persons
		#	%	#	%	
Households that include at least one Senior (person age 65 or over)	6,194	n.a.	n.a.	n.a.	n.a.	26.2%
Senior-Headed Households	4,676	3,598	76.9%	1,078	23.1%	19.7%
Senior Living Alone	1,386	922	66.5%	464	33.5%	5.9%
Persons with Disabilities**	7,875	n.a.	n.a.	n.a.	n.a.	9.8%
Large Households	5,430	2,968	54.7%	2,462	45.3%	22.9%
Single-Parent Households	2,269	n.a.	n.a.	n.a.	n.a.	9.6%
Female-Headed Households With Children	1,605	n.a.	n.a.	n.a.	n.a.	6.8%
People Living in Poverty*	8,174	n.a.	n.a.	n.a.	n.a.	10.2%
Homeless***	186	n.a.	n.a.	n.a.	n.a.	<1%
Farmworkers (persons)*	131	n.a.	n.a.	n.a.	n.a.	<1%
Students (College/Graduate)*	6,197	n.a.	n.a.	n.a.	n.a.	7.7%

Notes:
*=2010 Census data not available. Estimate is from the 2007-2011 ACS.
**=2010 Census data not available. Estimate is from the 2009-2011 ACS.
***=2010 Census data not available. Estimate is from 2011 Orange County Homeless Census and Survey.
n.a.= Data not available.
Sources: Bureau of the Census (2010), and American Community Survey (ACS), (2007-2011) and (2009-2011). Orange County Homeless Census and Survey.

Seniors

Seniors face unique housing circumstances because of three factors: a limited or fixed income; health care costs; and disabilities. Housing programs that help address the housing needs of elderly persons include Section 8 rental assistance and rehabilitation loans and grants.

The 2010 Census reported that 26 percent of the City's households included at least one senior member. Among the elderly residents in Buena Park, over one-third were living in family households either with a spouse or with other family members (Table 12). Approximately 18 percent of the elderly residents were living in non-family households, primarily living alone but some were living with roommates. Another three percent of the elderly persons were living in group quarters such as convalescence homes.

Table 12: Elderly Residents by Household Type

Household Type	#	%
Family Households	3,123	36.5%
Living with Spouse	1,670	19.5%
Other Family Household	1,709	20.0%
Non-Family Households	1,553	18.2%
Elderly Living Alone	1,386	16.2%
Group Quarters	278	3.3%
Total Elderly Population	8,551	100.0%

Source: Bureau of the Census, 2010 Census.

There were 4,676 senior-headed households in Buena Park, according to the 2010 Census. Among senior-headed households, 1,078 (23 percent) were renter-households and 3,598 (77 percent) were owner-households. As shown in Table 9, nearly half of the lower income (extremely low, very low, and low income) senior renter-households in the City were affected by housing cost burden.

Resources Available

The City recognizes the extensive housing needs of seniors in the community and assisted in the development of the Dorado Senior Apartments in 2007. In addition, the City contracts with the Orange County Housing Authority to provide Section 8 assistance to very low income households. Senior households that pay more than 50 percent of their income on housing generally receive priority for assistance. The City also facilitates housing options for seniors through residential care facilities. A total of 28 senior residential care facilities are operating in the City, with a total capacity of over 300 beds.

Senior residents can also benefit from the activities and programs offered at the Buena Park Senior "Activity" Center. The Senior Center offers a range of recreational, educational, social and human service programs, including: Meals on Wheels, medical transportation, Community SeniorServ (Nutrition Program), and a senior daycare program. A monthly newsletter is distributed by the Senior Center to residents that details weekly programs available. Senior residents in need of further of assistance with food distribution programs, medical transportation, affordable housing, and assisted living facilities can contact the Orange County Office on Aging.

Persons with Disabilities (including Developmental Disabilities)

Physical, mental, and/or developmental disabilities may prevent a person from working, restrict one's mobility, or make it difficult to care for oneself. Thus, disabled persons often have special housing needs related to limited earning capacity, a lack of accessible and affordable housing, and higher health costs associated with a disability. Some residents in Buena Park have disabilities that prevent them from working, restrict their mobility, or make it difficult to care for themselves. An additional segment of residents suffers from disabilities that require living in an institutional setting. Because of these conditions, persons with disabilities have special housing needs.

The 2010 Census did not collect information on disability. According to 2009-2011 ACS data, disabled persons make up approximately ten percent of the population in Buena Park (Table 13). Many of the City's disabled residents (47 percent) were between the ages of 18 and 64. About 41 percent of disabled persons were elderly. The ACS also tallied the number of disabilities by type for residents with one or more disabilities. Among the disabilities calculated, ambulatory difficulties were the most prevalent (54 percent), while cognitive (42 percent) and independent living (33 percent) difficulties were also common.

Disabled individuals have unique housing needs because they may be limited in mobility or ability to care for themselves. In addition, the earning power of disabled persons may be limited. Their housing need is compounded by design and location requirements which often increase housing costs. For example, special needs of households with wheelchair-bound or semi-ambulatory individuals may require ramps, holding bars, special bathroom designs, wider doorways, lower cabinets, and other interior and exterior design features. Affordable housing and housing programs that address accessibility can assist persons with disabilities.

Table 13: Disability Status

Disability Type	% of Disabilities Tallied			
	Age 5 to 17	Age 18 to 64	Age 65+	Total
With a hearing difficulty	27.3%	15.6%	37.2%	25.9%
With a vision difficulty	7.8%	16.8%	17.2%	15.8%
With a cognitive difficulty	73.4%	39.0%	34.7%	41.5%
With an ambulatory difficulty	9.4%	54.6%	66.4%	53.9%
With a self-care difficulty	19.4%	18.0%	36.3%	25.7%
With an independent living difficulty	--	28.6%	48.5%	33.2%
Total Persons with Disabilities	**969**	**3,635**	**3,212**	**7,816**

Notes:
1. Persons under 5 years of age are not included in this table.
2. Persons may have multiple disabilities.

Source: Bureau of the Census, 2009-2011 American Community Survey (ACS).

The housing needs of disabled persons in Buena Park are of particular importance because as a built out community, about 92 percent of the City's housing units were built prior to 1990. Therefore, the majority of the City's housing stock does not comply with the American with Disabilities Act for accessibility. Housing options for persons with disabilities in the community are limited.

Persons with Developmental Disabilities

A recent change in State law requires that the Housing Element discuss the housing needs of persons with developmental disabilities. As defined by the Section 4512 of the Welfare and Institutions Code, "developmental disability" means "a disability that originates before an individual attains age 18 years, continues, or can be expected to continue, indefinitely, and constitutes a substantial disability for that individual. As defined by the Director of Developmental Services, in consultation with the Superintendent of Public Instruction, this term shall include mental retardation, cerebral palsy, epilepsy, and autism. This term shall also include

disabling conditions found to be closely related to mental retardation or to require treatment similar to that required for individuals with mental retardation, but shall not include other handicapping conditions that are solely physical in nature." Reflects the individual's need for a combination and sequence of special, interdisciplinary, or generic services, individualized supports, or other forms of assistance that are of lifelong or extended duration and are individually planned and coordinated.

The Census does not record developmental disabilities. According to the U.S. Administration on Developmental Disabilities, an accepted estimate of the percentage of the population that can be defined as developmentally disabled is 1.5 percent. This equates to 1,208 persons in the City of Buena Park with developmental disabilities, based on the 2010 Census population.

According to the State's Department of Developmental Services, as of July 17, 2013, 755 Buena Park residents with developmental disabilities were being assisted at the Regional Center of Orange County. Most of these individuals were residing in a private home with their parent of guardian and 329 of these persons with developmental disabilities were under the age of 21.

Many developmentally disabled persons can live and work independently within a conventional housing environment. More severely disabled individuals require a group living environment where supervision is provided. The most severely affected individuals may require an institutional environment where medical attention and physical therapy are provided. Because developmental disabilities exist before adulthood, the first issue in supportive housing for the developmentally disabled is the transition from the person's living situation as a child to an appropriate level of independence as an adult.

Resources Available

The City operates the Home Improvement and Multi-Family Rental Rehabilitation programs to improve or repair housing occupied by lower income households. Accessibility improvements to benefit persons with disabilities are eligible uses of these programs.

Housing options for persons with disabilities also include more than 60 community care facilities. Combined, these facilities offer a capacity of over 500 beds. These include:

- 29 Adult Residential Care facilities – 175 beds total
- 3 Group Homes – 18 beds total
- 28 Residential Care for the Elderly facilities – 314 beds total

Residents with disabilities can also benefit from a range of services offered by various agencies throughout Orange County. Service groups in neighboring communities include: Regional Center of Orange County, Ability First, In-Home Supportive Services of Orange County, Integrity House, New Visions of Southern California, Team of Advocates for Special Kids, Catholic Deaf Community, and the Assistive Technology Exchange Center operated by Goodwill of Orange County.

Large Households

Large households are a special needs group because their income is stretched to support more people due to the size of their household. A large household is one with five or more members.

Large households often face overcrowding and cost burden issues because of their size and income constraints.

In 2000, 22 percent of the Buena Park households were considered large households. This proportion increased slightly to 23 percent by 2010 (Table 14). Approximately 2,968 large households (55 percent) owned their homes, while 2,462 large households (45 percent) were renters. The majority of households in the City continue to be small households.

Lower income large renter-households usually face several housing issues, including cost burden, overcrowding, and deteriorated housing conditions. According to CHAS data, 91 percent of all large renter-households and 62 percent of all large owner-households had housing problems (Table 9).

Table 14: Household Size

Household Size	Renters	Owners	Total Households	% of Total Households
2000				
Small Households (< 4 persons)	7,695	10,498	18,193	78.0%
Large Households (5 or more persons)	2,311	2,828	5,139	22.0%
Total	**10,006**	**13,326**	**23,332**	**100.0%**
2010				
Small Households (< 4 persons)	7,796	10,460	18,256	77.1%
Large Households (5 or more persons)	2,462	2,968	5,430	22.9%
Total	**10,258**	**13,428**	**23,686**	**100.0%**

Source: Bureau of the Census, 2000 and 2010 Census.

Resources Available

Large households in Buena Park can benefit from the general housing programs and services offered by the City. The City operates the Home Improvement and Multi-Family Rental Rehabilitation programs to improve or repair housing occupied by lower income households. To alleviate overcrowding, homeowners receiving Deferred or Amortized Loans through the Home Improvement Program can be awarded an additional $25,000 (on top of the maximum loan amount of $60,000) for room additions upon recommendation by City staff. The Section 8 Housing Choice Vouchers program also extends assistance to large households with overcrowding and cost burden issues.

Single-Parent Households

Single-parent households often require special consideration and assistance as a result of their greater need for affordable housing and accessible day-care, health care, and other supportive services. Female-headed households with children, in particular, tend to have lower incomes than other types of households. Because of their relatively low income, such households often have limited housing options and restricted access to supportive services.

According to the Census, 11 percent of Buena Park households were single-parent households in 2000; this proportion has decreased slightly to ten percent in 2010 (Table 15). There were more than twice as many female-headed single-parent households than male-headed single-parent households in 2010. According to ACS data, 16 percent of female-headed single-parent households and 19 percent of male-headed single-parent households were living below the poverty level in 2011.

Table 15: Single-Parent Households

Household Type	1990		2000		2010	
	#	%	#	%	#	%
Single Male with Children	621	2.8%	697	3.0%	664	2.8%
Single Female with Children	1,747	7.9%	1,770	7.6%	1,605	6.8%
Total Single Parent Households	**2,368**	**10.7%**	**2,467**	**10.6%**	**2,269**	**9.6%**
Total Households	**22,210**	**100.0%**	**23,332**	**100.0%**	**23,686**	**100.0%**

Source: Bureau of the Census, 1990, 2000, and 2010 Census.

Resources Available

Buena Park's single-parent households can benefit from the City's general affordable housing programs for lower income households including Housing Choice Vouchers, First-Time Homebuyer, and housing rehabilitation programs. In addition, the City's density bonus program offers incentives for the development of affordable housing with child care facilities.

Single-parent households in Buena Park can also benefit from various services offered by the City, especially child care services. The Buena Park Community Center offers year-round recreational and special interest classes to youth and teen residents. Additionally, summer camp opportunities at the community gymnasium at the Buena Park Junior High School are available. The City sponsors youth sports leagues opportunities for the community, in addition to several non-profit youth sports organizations that operate.

A number of service agencies located in areas surrounding Buena Park provide services including emergency and transitional shelter, food distribution, vouchers for various needs, and rental and utility assistance that can benefit lower income single-parent households living in poverty or are at risk of becoming homeless. Table 16 details the service providers and services offered.

Residents Living Below the Poverty Level

Families with incomes below the poverty level, typically with extremely low and very low incomes, are at greatest risk of becoming homeless and typically require special programs to assist them in meeting their rent and mortgage obligations so as to not become homeless. The 2007-2011 ACS identified ten percent of all Buena Park residents as living below the poverty level. These households need assistance with housing subsidies, utility and other living expense subsidies, and other supportive services.

Resources Available

City households living in poverty can benefit from services offered by providers located in neighboring communities. Assistance is often provided in cases of financial emergencies by providing services such as, food vouchers, gasoline vouchers, bus tokens, rental assistance, utility payments, and referrals to other services. Agencies offering such services include the Catholic Charities Outreach Family Center, Family Support Network, Pathways of Hope, and Salvation Army Family Services. Table 16 details a complete listing of providers and the services they offer, including providers of emergency and transitional housing.

Homeless

According to a point-in-time (PIT) count conducted by the 2011 Orange County Homeless Census and Survey, a total of 6,939 homeless persons were estimated to be living in the County. Orange County's homeless population consists of working families and individuals as single individuals made up 75 percent of the PIT homeless population, while persons in families made up 25 percent. Nearly two-thirds (62 percent) of homeless persons identified were unsheltered. Many live in cars, parks, under bridges, motels, and in homeless shelters trying to maintain their dignity while they struggle to survive. As a result, most homeless remain hidden.

Specific homeless information for local jurisdictions is not available from the Orange County homeless census. Given that homelessness is a regional housing issue, a proportionate share of the region's homeless population is estimated based on the City's population. Buena Park's population represents approximately 2.7 percent of the countywide population, correlating to 186 homeless persons in the City.

Resources Available

The City annually provides CDBG funds to various local agencies that provide services and referrals to the homeless, those at risk of becoming homeless, and lower income households in general. Services and facilities available to the homeless in and around Buena Park are listed in Table 16. Residents needing further assistance can utilize 2-1-1 Orange County, a toll free phone number available 24 hours a day that connects people quickly and effectively to existing health and human service programs, joblessness support, and disaster response information.

Table 16: Homeless Services and Facilities Serving the Buena Park Area

Organization	Beds and/or Services Provided
Anaheim Interfaith Shelter (Pathways of Hope) Anaheim, CA 92815 (714) 774-8502	Provides housing for up to 9 families. Supportive case management, career services, Life Skills classes, and connections to permanent housing are provided.
Catholic Charities Outreach Family Center 1800 East 17th Street Santa Ana, CA 92705 (714) 668-1130	Provides emergency assistance for crisis intervention including food, clothing, shelter, and financial assistance to individuals and families at risk of homelessness
Family Support Network 1015 S. Placentia Avenue Fullerton, CA 92831 (714) 447-3301	Provides services and resources that help children with special needs or are "at risk" and their families. Emergency needs program helps provide families who cannot afford items that are needed to keep their children safely at home.
First Southern Baptist Church of Buena Park Shelter 6801 Western Avenue Buena Park, CA 90621 (714) 522-7201	Provides 30 beds for individuals and families. Supportive counseling and other services including daily meals, clothing, transportation, medical/dental services, and job referrals.
Pathways of Hope 514 Amerige Fullerton, CA 92832 (714) 680-3691	Provides services including food, rental assistance, utilities (when funds are available), referrals to other social service providers, motel vouchers, grocery vouchers, home-delivered meals, and transitional housing.
Mercy House PO Box 1905 Santa Ana, CA 92702 (714) 836-7188	Homeless prevention program offers aid to families and individuals through limited rental assistance, case management assistance, and life skills education. OC Armory Emergency Cold Shelter Program provides up to 400 beds per night for the homeless in Fullerton and Santa Ana during cold winter months. Transitional housing is available to residents for 6-24 months at three Santa Ana locations.
New Vista Shelter (Pathways of Hope) Fullerton, CA 92634 (714) 680-3691	Provides housing for up to 12 families with children for up to 6 to 9 months. Services include life skill classes, budgeting, computer lab, career development, job search assistance, child care assistance and counseling.
Salvation Army Family Services 1515 W. North Street Anaheim, CA 92801 (714) 783-2344	Provides emergency food, clothing, household items, transportation (gas, vouchers, bus tickets), referrals to other social service providers, youth and adult programs, and shelter and utility assistance (when funds are available).
Women's Transitional Living Center PO Box 6103 Orange, CA 92863 (714) 992-1939 Ext. 101	Provides shelter for battered women and children. Services include food, clothing, employment assistance, and counseling. Stays of 9 months to 2 years are permitted in their transitional living program, and the emergency shelter program offers both a 45-day and a 90-day program..

Farmworkers

Farmworkers are traditionally defined as persons whose primary incomes are earned through seasonal agricultural labor. They have special housing needs because of their relatively low income and the transient, seasonal nature of their job.

The 2011 ACS reported that 131 Buena Park residents were employed in the agriculture, farming, fishing and forestry occupations, making up less than 0.2 percent of the City's population.

Resources Available

Because farmworkers comprise such a small proportion of the City's population, no special housing programs and services are necessary for this group. The housing needs of farmworkers in Buena Park can be addressed through the City's general affordable housing programs for lower income households.

Students

In general, students face challenges in finding housing because of their limited budget and need for temporary housing. The 2011 ACS estimated that 6,917 persons in Buena Park were enrolled in college and graduate or professional schools. Nearby universities and colleges include California State University at Fullerton, Fullerton Community College, Cypress Community College, American Career College, University of Phoenix, South Baylo University and Huntington College. These are primarily commuter colleges where students commute from their place of residence or work to school. Compared to traditional colleges and universities that offer a full experience of campus life, commuter colleges tend to have less impact on the local housing market.

Resources Available

Students can benefit from the general services available to all lower and moderate income residents of Buena Park.

11.2.6 HOUSING STOCK CHARACTERISTICS

Housing Growth

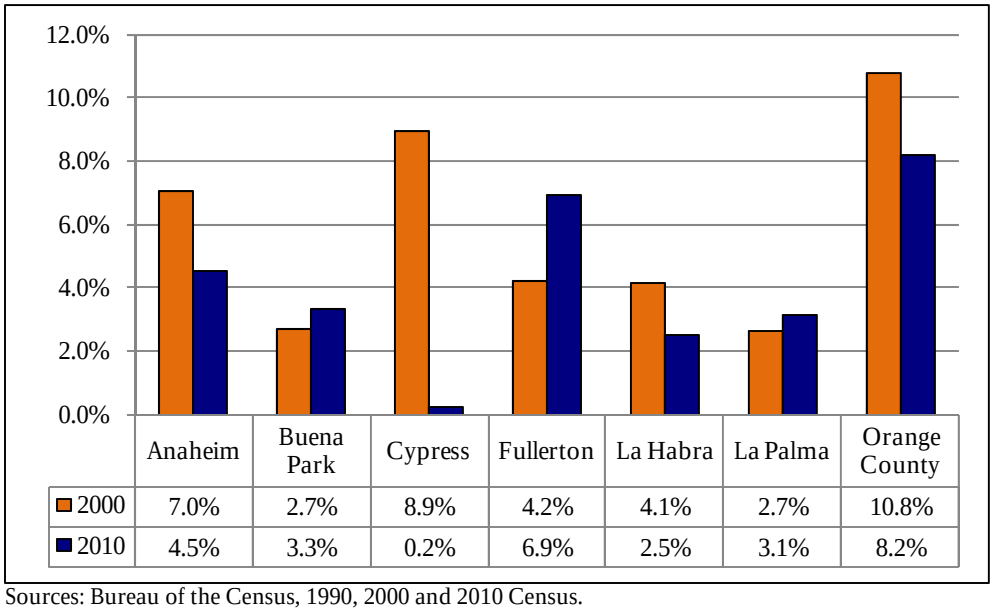
Buena Park is a fully urbanized community and a majority of its housing stock was constructed in the 1950s and 1960s. As such, housing unit growth in Buena Park has occurred at much lower levels than for Orange County as a whole. Between 1990 and 2000, Orange County increased its housing stock by almost 11 percent while Buena Park experienced a less than three-percent increase (Table 17). The City's housing growth maintained a steady pace at three percent between 2000 and 2010, while housing growth throughout most of Orange County slowed, primarily a result of the economy and downturned housing market (Figure 4).

Table 17: Housing Stock Growth

Jurisdiction	1990	2000	2010	Change in 1990-2000		Change in 2000-2010	
				#	%	#	%
Anaheim	93,177	99,719	104,237	6,542	7.0%	4,518	4.5%
Buena Park	23,200	23,826	24,623	626	2.7%	797	3.3%
Cypress	14,715	16,028	16,068	1,313	8.9%	40	0.2%
Fullerton	42,956	44,771	47,869	1,815	4.2%	3,098	6.9%
La Habra	18,670	19,441	19,924	771	4.1%	483	2.5%
La Palma	4,935	5,066	5,224	131	2.7%	158	3.1%
Orange County	875,072	969,484	1,048,907	94,412	10.8%	79,423	8.2%

Sources: Bureau of the Census, 1990, 2000, and 2010 Census.

Figure 4: Housing Growth – Buena Park and Neighboring Jurisdictions



Sources: Bureau of the Census, 1990, 2000 and 2010 Census.

Housing Type and Tenure

Table 18 shows the mix of housing units in Buena Park in 2011. Buena Park's housing stock is comprised mostly of single-family detached homes (58 percent). Another eight percent of housing units are single-family attached units (such as zero lot line or second units). Approximately one third of the units in the City are multi-family dwelling units. Mobile homes, boats, RVs, vans, etc. make up the remaining two percent of the City's housing stock.

According to the 2010 Census, 57 percent of the occupied housing units in the City were owner-occupied and 43 percent were renter-occupied. Comparing the City's housing stock with tenure distribution (owner- versus renter-occupied) indicates that a portion of the City's single-family homes are used as rentals.

The vacancy rate in the City indicates the balance between the population and available housing units in the community. A low vacancy rate means there is a high demand for housing in the area. A high demand for housing can increase the cost of housing as well as become a disincentive for property owners to maintain their property. A vacancy rate between three and five percent is considered optimal for rental housing and optimal vacancy rate for ownership housing is usually estimated at two to three percent. Between 2007 and 2011, the City's overall vacancy rate was 3.5 percent, indicating a healthy housing market.

Table 18: Housing Stock Characteristics

Unit Type	Number	Percent
Single Family	15,607	66.6%
Detached	13,687	58.4%
Attached	1,920	8.2%
Multi-Family	7,440	31.7%
2-4 Units	1,687	7.2%
5+ Units	5,753	24.5%
Mobile Homes; Boat, Van, RV, etc.	401	1.7%
Total Housing Units	**23,448**	**100.0%**
Total Occupied	22,627	96.5%
Vacancy Rate		3.5%

Source: 2007-2011 American Community Survey (ACS).

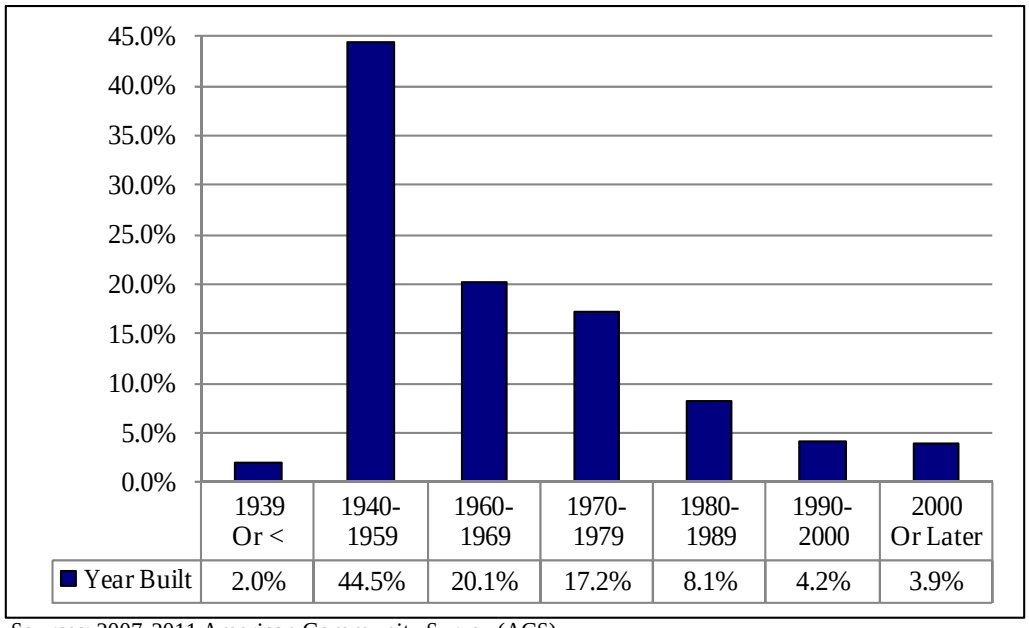
Age and Condition of Housing Stock

The age of housing is commonly used as a measure of when housing may begin to require repairs. Most homes will require minor repairs and modernization improvements after 30 years of age, while units over 50 years of age will likely require major rehabilitation such as roofing, plumbing and electrical system upgrades. After 70 years of age a unit is generally deemed to have exceeded its useful life. Figure 5 shows the age distribution of housing units in Buena Park.

Overall, approximately 84 percent of the units in the City are older than 30 years of age. The largest proportion (45 percent) of housing units in Buena Park was built between 1940 and 1959, making these units approximately 50 and 70 years of age. Most of these units have likely already undergone major rehabilitation that may enable them to continue to be useful in the coming years. Another two percent of the units were constructed prior to 1940 and if not already rehabilitated, will likely cease to be adequate housing within the next decade.

According to the City's rehabilitation specialists and Code Enforcement staff, an estimated 30 percent of the units in the City require substantial rehabilitation and five percent require replacement.

Figure 5: Year Units Built



Sources: 2007-2011 American Community Survey (ACS).

11.2.7 HOUSING COST AND AFFORDABILITY

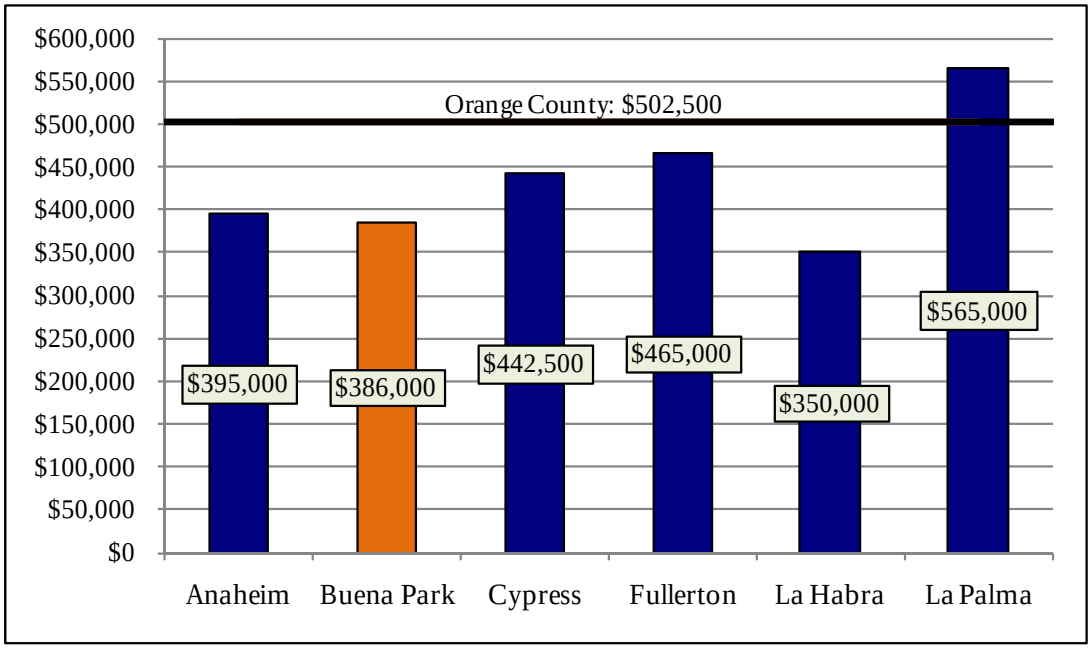
The cost of housing is directly related to the extent of housing problems in a community. If housing costs are relatively high in comparison to household income, there will be a correspondingly higher prevalence of overpayment and overcrowding. This section summarizes the cost and affordability of the housing stock to Buena Park residents.

Ownership Housing

According to DataQuick, a company that collects real estate data nationwide, median home prices in Buena Park and nearby communities were well below the countywide median sales price of $502,500, with the exception of La Palma (Figure 6). The City's median home sales price in March of 2013 was $386,000, approximately 23 percent less than the County's median price.

The City's median sales price in 2012 represents a decrease of approximately one percent from the previous year (Table 19). However, home prices in the region appear to have stabilized in 2013. When comparing monthly sales data through March of 2013, the City actually experienced an increase of 17 percent in median home sales price compared to March of 2012. Most neighboring jurisdictions saw slightly larger increases in median sales prices than Buena Park, including the County as a whole. The largest change in median sales price during this time period occurred in Fullerton (33 percent).

Figure 6: Median Home Sales Price (March 2013)



Note: Includes new and resale home prices.
Source: DQnews, (2013).

Table 19: Changes in Median Home Sale Prices (2011-2013)

Jurisdiction	2011	2012		2013*		Percent Change in Median Sale Price	
	Price	Number Sold	Price	Number Sold	Price	2011-2012	2012-2013
Anaheim	$332,000	2,713	$345,000	234	$395,000	3.9%	22.7%
Buena Park	$345,000	678	$342,000	48	$386,000	-0.9%	17.0%
Cypress	$410,000	458	$415,000	48	$442,500	1.2%	11.5%
Fullerton	$365,000	1,279	$376,000	129	$465,000	3.0%	32.9%
La Habra	$305,000	633	$305,000	56	$350,000	0.0%	17.7%
La Palma	$482,500	101	$467,000	5	$565,000	-3.2%	21.5%
Orange County	$422,000	34,915	$439,000	3,121	$502,500	4.0%	25.6%

Note:
*= Sales data documents trends up to March 2013. Percent change in median sale price between 2012 and 2013 is based on initial median documented in March 2012.
Source: DQnews, (2013).

Rental Housing

Market rents for apartments in Buena Park are shown in Table 20. Rents in Buena Park ranged from $975 to $2,200, depending on unit size. Most of the units available for rent were two-bedroom units.

Table 20: Apartment Rents

Size	Range		Median	Average	#
	Low	High			
Studio	--	--	--	$985	1
1 Bedroom	$975	$1,355	$1,175	$1,166	22
2 Bedrooms	$1,150	$1,690	$1,395	$1,425	51
3 Bedrooms	$1,400	$2,200	$1,625	$1,667	26
4 Bedrooms	--	--	--	$2,100	1
Total	**$975**	**$2,200**	**$1,400**	**$1,433**	**101**

Source: Craigslist.org, April 24 to May 2, 2013,

Housing Affordability by Income Level

In general, housing is considered affordable when it requires 30 percent or less of the household's income. The 30 percent includes rent or mortgage payment, utilities, taxes, and insurance. The California Health and Safety Code Sections 50052.5 and 50053 provide guidelines for estimating affordable housing costs for different income groups and tenure types. These guidelines are presented in Table 21. Affordable housing rents and home purchase prices based on these guidelines are estimated for different income groups and presented in Table 21.

Table 21: Affordable Housing Cost Guidelines

Income Level	For Sale	For Rent
Extremely Low	30% of 30% of AMI	30% of 30% of AMI
Very Low	30% of 50% of AMI	30% of 50% of AMI
Low	30% of 70% of AMI	30% of 60% of AMI
Median	35% of 100% of AMI	30% of 100% of AMI
Moderate	35% of 120% of AMI	35% of 120% of AMI

Note: Affordability levels should be adjusted for household size

When comparing the home prices and rents shown earlier in Table 19 and Table 20 with the maximum affordable housing costs presented in Table 22, it is evident that extremely low and very low income households in Buena Park have limited housing options. Some low income households and most moderate income households are able to afford market rents in the City, though larger households in these income categories may still find it difficult to find affordable adequately sized units. Homeownership is generally beyond the reach of most lower and moderate income households.

Figure 7 shows the incomes needed to afford a median-priced home or apartment in Buena Park in comparison to the average salaries of typical occupations in Orange County. In general, low paying occupations such as health care support and food preparation do not pay adequate salaries to afford housing costs in Buena Park.

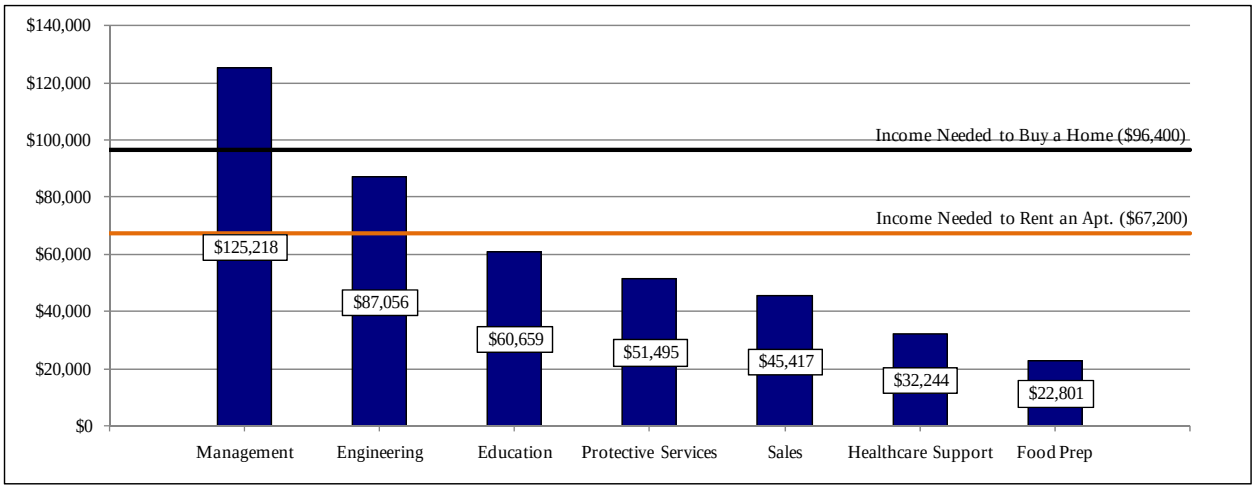
Table 22: Maximum Affordable Housing Costs (2013)

Annual Income Limits		Affordable Housing Cost		Utilities, Taxes and Insurance			Affordable Price	
		Rent	Owner-ship	Rent	Owner-ship	Taxes/Insurance	Rent	Sale
Extremely Low Income (0-30% AMI)								
1-Person	$20,250	$506	$506	$76	$92	$101	$430	$72,846
2-Person	$23,150	$579	$579	$96	$112	$116	$483	$81,690
3-Person	$26,050	$651	$651	$114	$130	$130	$537	$90,999
4 Person	$28,900	$723	$723	$153	$169	$145	$570	$95,188
5 Person	$31,250	$781	$781	$170	$186	$156	$611	$102,171
Very Low Income (31-50% AMI)								
1-Person	$33,750	$844	$844	$76	$92	$169	$768	$135,684
2-Person	$38,550	$964	$964	$96	$112	$193	$868	$153,372
3-Person	$43,350	$1,084	$1,084	$114	$130	$217	$970	$171,525
4 Person	$48,150	$1,204	$1,204	$153	$169	$241	$1,051	$184,791
5 Person	$52,050	$1,301	$1,301	$170	$186	$260	$1,131	$198,988
Low Income (51-80% AMI)								
1-Person	$53,950	$1,349	$1,349	$76	$92	$270	$1,273	$229,709
2-Person	$61,650	$1,541	$1,541	$96	$112	$308	$1,445	$260,896
3-Person	$69,350	$1,734	$1,734	$114	$130	$347	$1,620	$292,548
4 Person	$77,050	$1,926	$1,926	$153	$169	$385	$1,773	$319,312
5 Person	$83,250	$2,081	$2,081	$170	$186	$416	$1,911	$344,215
Median Income (81-100% AMI)								
1-Person	$61,050	$1,526	$1,781	$76	$92	$356	$1,450	$310,119
2-Person	$69,750	$1,744	$2,034	$96	$112	$407	$1,648	$352,709
3-Person	$78,500	$1,963	$2,290	$114	$130	$458	$1,849	$396,037
4 Person	**$87,200**	$2,180	$2,543	$153	$169	$509	$2,027	$434,205
5 Person	$94,200	$2,355	$2,748	$170	$186	$550	$2,185	$468,262
Moderate Income (101-120% AMI)								
1-Person	$73,250	$1,831	$2,136	$76	$92	$427	$1,755	$376,371
2-Person	$83,700	$2,093	$2,441	$96	$112	$488	$1,997	$428,465
3-Person	$94,200	$2,355	$2,748	$114	$130	$550	$2,241	$481,295
4 Person	$104,650	$2,616	$3,052	$153	$169	$610	$2,463	$528,967
5 Person	$113,000	$2,825	$3,296	$170	$186	$659	$2,655	$570,355

Assumptions: 2013 HCD income limits; 30.0% gross household income as affordable housing cost; 20.0% of monthly affordable cost for taxes and insurance; 10.0% downpayment; and 4.0% interest rate for a 30-year fixed-rate mortgage loan. Utilities based on Los Angeles County Utility Allowance.

Sources: HCD (2013); and Veronica Tam and Associates (2013).

Figure 7: Income Needed to Afford Housing Compared with Income



Sources: State Employment Development Department (2013) and Veronica Tam and Associates (2013).

11.2.8 AFFORDABLE HOUSING

State law requires the City to identify, analyze, and propose programs to preserve existing multi-family rental units that are currently restricted to low income housing use and that will become unrestricted and possibly be lost as low income housing (i.e., "units at risk" or "at-risk units"). State law requires the following:

- An inventory of restricted low income housing projects in the City and their potential for conversion within ten years from the Housing Element update deadline;
- An analysis of the costs of preserving and/or replacing the units at risk and a comparison of these costs;
- An analysis of the organizational and financial resources available for preserving and/or replacing the units "at risk"; and
- Programs for preserving the at-risk units.

The following discussion satisfies the first three requirements of State law listed above pertaining to the potential conversion of assisted housing units into market-rate housing between October 15, 2013, and October 15, 2023 (ten-year at-risk housing analysis period). The Housing Plan section includes a program for preserving the at-risk units, which meets the final requirement of State law.

Publicly Assisted Rental Housing

The City of Buena Park has ten publicly assisted housing developments that total 776 units, including 608 units that are set aside as housing affordable to lower income households. These projects are presented in Table 23, along with information on the funding programs, unit mix, and duration of affordability.

Table 23: City Assisted Multi-Family Rental Housing Projects

Project Name Address	Total Units	Program	Assisted Units	Bedroom Mix	Potential Conversion Date
Not At-Risk					
Park Landing 8850 La Palma Avenue	71	Redevelopment Set-Aside, CDLAC, MHP, LIHTC	70	6 1-bd 41 2-bd 24 3-bd	TBD (Under Construction - Completion expected Summer 2013)
8111 West 9th Street	12	Redevelopment Set-Aside	12	10 2-bd 2 3-bd	2026
Western Development for Affordable Housing	10	Redevelopment Set-Aside	10	1 1-bd 9 2-bd	2026
Flower Tree Apts./Walden Glen Apts. 6664 Knott Avenue	189	Redevelopment Set-Aside	25	6 studios 2 1-bd 178 3-bd	2027
Emerald Garden 8720-8732 Valley View Street	110	Redevelopment Set-Aside; LIHTC	110	1 1-bd 109 2-bd	2031
5816 Panama Drive	1	CDBG Funding	1	1 3-bd	2031
6382 Marshall Street	1	CDBG Funding	1	1 2-bd	2034
7541 Jackson Way	4	CDBG Funding	4	4 2-bd	2036
6062 Kingman Avenue	3	CDBG Funding	3	3 2-bd	2038
Palm Village/OCCHC Apartments 7602-7638 9th Street	38	Redevelopment Set-Aside	38	23 2-bd 15 3-bd	2050
Harmony Park Senior Housing 7252-7272 Melrose Street	59	Redevelopment Set-Aside	59	57 1-bd 2 3-bd	2051
Dorado Senior Apartments 8622 Stanton Ave.	150	Redevelopment Set-Aside	150	132 1-bd 18 2-bd	2061
Hope Family Transitional Housing 8057 Whitaker Street	17	Redevelopment Set-Aside	17	12 2-bd 5 3-bd	2062
Subtotal	**665**		**500**		
At-Risk					
Newport House 8361 Knott Avenue	11	Section 202 Section 8	10	10 1-bd	6/1/2027
				10 1-bd	11/23/2013
Casa Santa Maria 7551 Orangethorpe Avenue	100	Section 202 Section 8	98	98 1-bd	2/11/2017
				98 1-bd	2/11/2014
Subtotal	**111**		**108**		
Total Assisted Units	**776**		**608**		

Source: City of Buena Park, 2013

Units at Risk of Converting to Market-Rate Housing

Two projects in the City – 11-unit Newport House and 100-unit Casa Santa Maria – are considered at risk of converting to market-rate housing during the planning period of this at-risk analysis (October 15, 2013 through October 15, 2023). Both projects are Section 202 housing for seniors with expiring project-based Section 8 contracts. Combined 108 assisted units provide affordable housing to very low income senior households. However, these projects are considered at low risk of conversion for a number of reasons:

- Projects are owned by nonprofit housing organizations with a mission to provide affordable housing;
- Section 202 funding requires that projects to continue as affordable housing; and
- Expiring Section 8 contracts for Section 202 projects are prioritized by HUD to receive funding for contract renewal. Few, if any, Section 202 projects in California are converted to market-rate housing due to non-renewal of the Section 8 contracts by HUD.

Preservation and Replacement Options

Preservation of these at risk units in Buena Park can be achieved in several ways: 1) restructuring of the mortgage financing; 2) provision of rental assistance to tenants and/or using funding sources other than Section 8 contracts.

Typically, transferring the at-risk projects to nonprofit ownership would ensure the long-term affordability of the units. However, this option is not applicable to the at-risk projects in Buena Park. Newport House and Casa Maria are already owned by nonprofit organizations and are only at risk of losing their rent subsidies. The applicable options for these projects are to restructure financing in such a way that rent subsidies would no longer be needed, and/or to substitute the expiring Section 8 assistance with rent subsidies from other funding sources.

Restructuring Mortgage Financing

Restructuring the mortgage financing of a subsidized project can eliminate or reduce the need to provide ongoing subsidies. The Multifamily Assisted Housing Reform and Affordability Act of 1997 addresses expiring Section 8 contracts. This act provides authority to HUD to operate a program to reduce over-subsidized Section 8 contracts, restructure project financing, and provide funds for rehabilitation needs. Under this program, owners are given favorable tax treatment provided that they preserve units at rents affordable to low- and moderate-income households. Newport House and Casa Maria may be eligible to participate in the HUD-funded Mark-to-Market program which offers tax incentives for the financial restructure of the projects to reduce Section 8 subsidies required. Furthermore, both Newport House and Casa Maria are nonprofit-owned housing for seniors. Renewal of Section 8 subsidies is given a priority by HUD.

Rent Subsidies

Other funding may be used to substitute the Section 8 funding for rent subsidies. The total amount needed to subsidize the rent for the tenants to remain in the at-risk projects is shown in Table 24. Given the unit mix of all 108 at-risk units, the total cost of subsidizing the rents for

these units is estimated at $552,096 annually. For a ten-year affordability covenant, a total subsidy of more than $5.5 million would be needed.

Table 24: Rent Subsidies Required for At-Risk Units

Unit Size/Household Size	Number of Units	Fair Market Rent[1]	Household Annual Income	Affordable Housing Cost[3]	Monthly per Unit Subsidy[4]	Total Monthly Subsidy
Very Low Income (50% AMI)						
1 Bedroom/ 2-Person Household	108	$1,294	$38,550	$868	$426	$46,008
Total Monthly	**108**	**$46,008**				
Total Annual Subsidy		**$552,096**				

Source: Veronica Tam and Associates, 2013.
Notes:
1. Fair Market Rent (FMR) is determined by HUD. These calculations use the 2013 Orange County, CA HUD Metro FMR Area.
2. Rents are restricted to 50% AMI in these buildings, which puts residents in the Very Low Income Category, set by the California Department of Housing and Community Development (HCD).
3. The affordable housing cost is calculated based on 30% of the AMI, minus utilities for rentals.
4. The monthly subsidy covers the gap between the FMR and the affordable housing cost

Construction of Replacement Units

In the unlikely event that the two senior projects choose to opt out as affordable housing, construction of new low income housing units as a means of replacing currently at-risk units may be an option for Buena Park. The cost of developing housing depends upon a variety of factors including the density and size of the units (i.e. square footage and number of bedrooms), location, land costs, and type of construction. Based on general assumptions for average construction costs, it would cost approximately $10.2 million to construct 108 affordable replacement units, excluding land costs and other soft costs (such as architecture and engineering). Including land costs, the total costs to develop replacement units would be significantly higher.

Table 25: Estimated New Construction Costs

Unit Size	(A)	(B)	(C)	(D)
	Total Units	Estimated Average Unit Size (sq. ft.)	Estimated Gross Building Size (sq. ft.)	Estimated Gross Building Costs
1 Bedroom	108	650	70,200	$10,242,531
Total	**108**		**70,200**	**$10,242,531**
Average Per Unit Cost:				**$94,838**

(C) = (A) x (B) x 1.20 (i.e. 20% inflation to account for hallways and other common areas).
(D) = (C) x $97.27 (per square foot construction costs) x 1.25 (i.e. 25% inflation to account for parking and landscaping costs).

Agencies to Assist in Preservation

The City of Buena Park works with a number of developers to facilitate the development and preservation of affordable housing. A list of potential developers is included in Section 11.4, Housing Resources, of this Housing Element, under the subsection of "Administrative Resources."

11.3 HOUSING CONSTRAINTS

Actual or potential constraints on the provision and cost of housing affect the development of new housing and the maintenance of existing units for all income levels. Market, governmental, infrastructural, and environmental constraints to housing development in Buena Park are discussed below.

11.3.1 MARKET CONSTRAINTS

Economic Factors

Market forces on the economy and the trickle down effects on the construction industry can act as a barrier to housing construction and especially to affordable housing construction. California's housing market experienced an influx of housing supply coupled with low interest rates and peaked in the summer of 2007 (with a median price of close to $600,000). Since then the housing market plummeted and has only recently recovered from significant losses in market values. Between March 2012 and March 2013, median home price in Buena Park recovered by approximately 17 percent to a median price of $386,000.

Land and Construction Costs

A key component of the total cost of housing is the price of raw land and any necessary improvements. Residentially designated vacant land in Buena Park is nearly non-existent. Based on a survey of listings for vacant land in March 2013 on Realtor.com, one vacant property for mixed-use development was available for sale at $1.5 million per acre.

Availability of Mortgage and Rehabilitation Financing

The availability of financing affects a person's ability to purchase or improve a home. Interest rates are determined by national policies and economic conditions, and there is little that local government can do to affect these rates. Jurisdictions can, however, offer interest rate write-downs to extend home purchasing opportunities to a broader economic segment of the population. In addition, government-insured loan programs may be available to reduce mortgage down payment requirements.

Under the Home Mortgage Disclosure Act (HMDA), lending institutions are required to disclose information on the disposition of loan applications and the income, gender, and race of loan applicants.

As shown in Table 26, a total of 943 households applied for loans, either conventional or government-backed, to purchase homes in Buena Park in 2011. Approval rates were nearly equal for both types of home purchase loans with 76 percent of government-backed and 75 percent of conventional loan applications approved. The approval rate for home improvement loans was 80 percent. Given the high rates of approval for home purchase and improvement loans, financing was generally available to Buena Park residents. Overall, the majority of loan applications submitted in Buena Park during 2011 were for home refinancing (2,834 applications), 66 percent of which were approved.

Table 26: Disposition of Home Purchase and Improvement Loan Applications - 2011

Loan Type	Total Applications	Percent Approved	Percent Denied	Percent Other
Government Backed Purchase Loans	381	76.1%	10.8%	13.1%
Conventional Purchase Loans	562	74.7%	11.9%	13.3%
Refinance	2,834	65.5%	18.6%	15.9%
Home Improvement Loans	100	80.0%	14.0%	6.0%
Total	**3,877**	**68.3%**	**16.7%**	**15.0%**

Notes:
1. Percent Approved includes loans approved by the lenders whether or not accepted by the applicant.
2. Percent Other includes loan applications that were either withdrawn or closed for incompleteness.

Source: www.LendingPatterns.com™, 2013.

Foreclosures

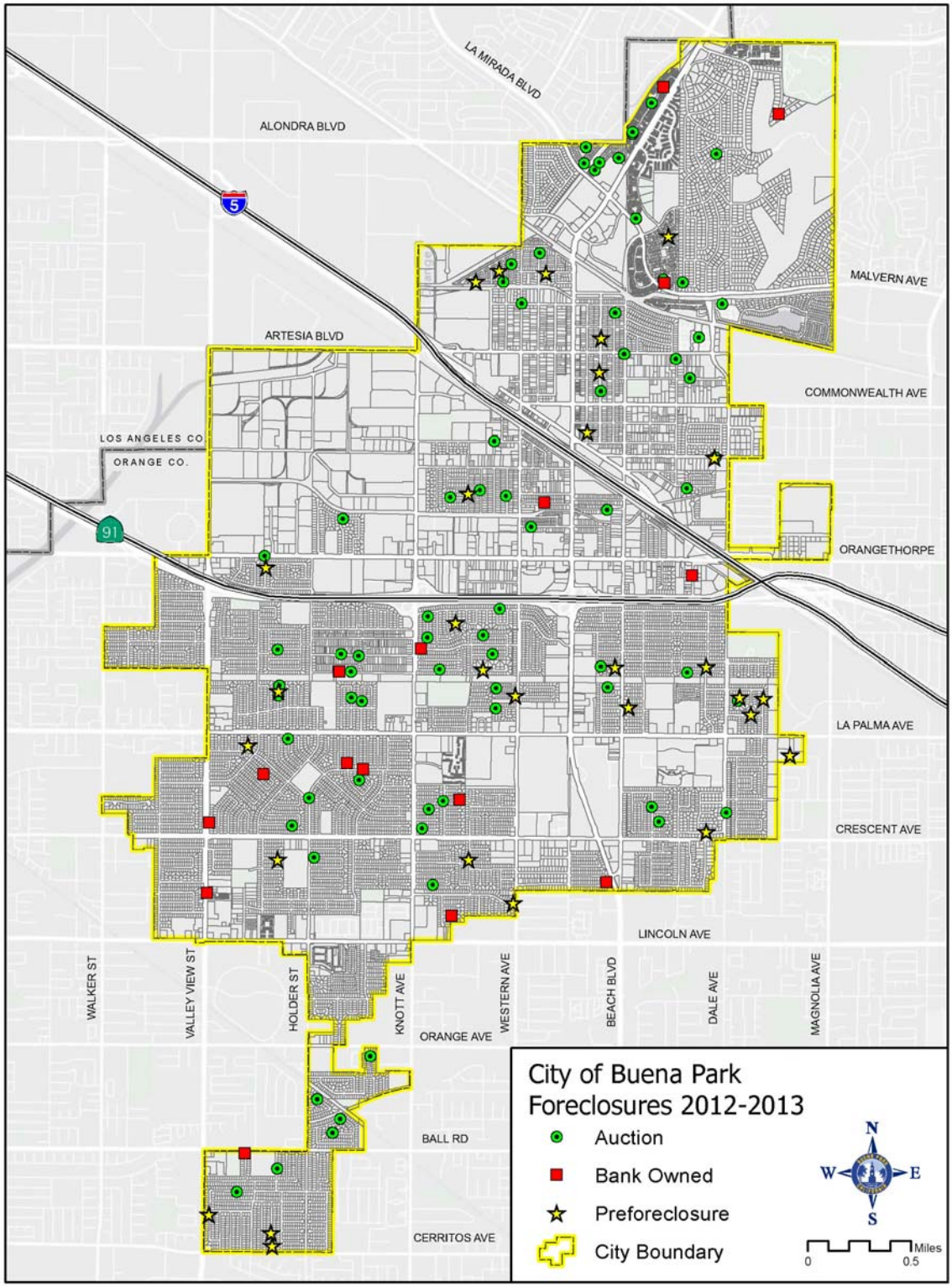
Foreclosure occurs when households fall behind on one or more scheduled mortgage payments. The foreclosure process can be halted if the homeowner is able to bring their mortgage payments current. If payments cannot be resumed or the debt cannot be resolved, the lender can legally use the foreclosure process to repossess (take over) the home. If the home is worth less than the total amount owed on the mortgage loan, a deficiency judgment could be pursued. The homeowner would lose their home and also would owe the home lender an additional amount.

Figure 8 illustrates the location of all the properties within the City that were in the foreclosure process as of March 2013. As shown, foreclosures are not concentrated in any specific neighborhoods.

Homes can be in various stages of foreclosure. Typically, the foreclosure process begins with the issuance of a Notice of Default (NOD). An NOD serves as an official notification to a borrower that he or she is behind in their mortgage payments, and if the payments are not paid up, the lender will seize the home. In California, lenders will not usually file an NOD until a borrower is at least 90 days behind in making payments. As of March 2013, 29 properties in Buena Park were in this pre-foreclosure stage.

Once an NOD has been filed, borrowers are given a specific time period, typically three months, in which they can bring their mortgage payments current. If payments are not made current at the end of this specified time period, a Notice of Trustee Sale (NTS) will be prepared and published in a newspaper. An NTS is a formal notification of the sale of a foreclosure property. In California, the NTS is filed 90 days following an NOD when a property owner has failed to make a property loan current. Once an NTS has been filed, a property can then be sold at public auction. According to foreclosure records, 71 properties in Buena Park were in the auction stage of the foreclosure process.

Figure 8: Foreclosures (March 2013)



11.3.2 GOVERNMENTAL CONSTRAINTS

Aside from market factors, housing affordability is also affected by factors in the public sector. Actions by the City can have an impact on the price and availability of housing. Land use controls, site improvement requirements, building codes, fees, and other local programs intended to improve the overall quality of housing may serve as a constraint to housing development.

Land Use Controls

In December 2010, the City of Buena Park adopted the 2035 General Plan, a comprehensive update to the City's General Plan which was originally adopted in 1994. The 2035 General Plan is comprised of nine elements. The Land Use and Community Design Elements help to serve as a long-range planning guide for development within the City. It describes the type of appropriate land uses, including development intensity and density throughout the City. The Land Use and Community Design Element will help guide future development in the City, so that overall public and private development will contribute to a high quality visual environment. The 2035 General Plan Land Use and Community Design Element provides for three broad residential land use categories and three mixed-use designations that allow for residential development:

Low-Density Residential: Provides for single-family detached homes on individual lots. The typical lot size for this category is 6,000 square feet, though larger lot and estate development is also included in this residential category. The base development density standard is up to 7.2 units per acre. Densities up to 14.4 units per acre are allowed with an Affordable Senior Housing Bonus and densities up to 9.0 units per acre are allowed with an Affordable Housing Bonus.

Medium-Density Residential: Provides for single-family attached housing and smaller scale multi-family housing. The designation is a transition between detached single-family areas and higher-density multiple family areas and includes duplexes, triplexes, condominiums, and apartments. The base development density standard is a maximum of 10 units per acre. Densities up to 16 units per acre are allowed with the Site Area Bonus. The development intensity may be increased up to 30 units per acre with the application of the Affordable Senior Housing Bonus and up to 20 units per acre with the application of the Affordable Housing Bonus.

High-Density Residential: Characterized by condominium and apartment development. The base development density standard is 20 units per acre. The density standard may increase to 24 units per acre with the application of the Site Area Bonus. The Affordable Housing Area Bonus may further increase the density to 30 units per acre and the Affordable Senior Housing Area Bonus may increase the density to 48 units per acre.

General Mixed-Use: Provides for a horizontal or vertical mix of high-density residential and neighborhood commercial uses along major arterials. Floor area ratios up to 1.0 are permitted and the base density is 32 units per acre.

Central Buena Park Mixed-Use: Encourages the addition of higher-density residential and/or office uses above existing commercial and office uses in a pedestrian-friendly setting that respects the adjacent residential uses. Floor area ratios up to 1.0 are permitted and the base density is 45 units per acre.

Entertainment Mixed-Use: Provides for a mix of higher-density residential, entertainment and commercial uses that support entertainment and tourism uses within the City. Floor area ratios up to 3.0 are permitted and the base density is 80 units per acre.

According to the Land Use and Community Design Element, the base land use density refers to the maximum number of units per acre permitted under the corresponding zoning district. The development intensity standards for the residential land use designations may vary through the use of bonuses granted as part of a development approval. These include the Site Area Bonus, Affordable Senior Housing Area Bonus and Affordable Housing Area Bonus. Increased density can also be achieved through planned development and cluster planning techniques.

Each General Plan land use designation is linked to one or more zone districts. As a result, the development intensity standards for the residential land use designations are dependent on the base zoning. In addition, the development intensity standards for the residential land use designations may vary further, depending on the nature of development bonuses granted as part of a development approval. The development intensity standards for land use designations that allow for residential development in the City are summarized below.

- Low Density Residential – ranges from 2.7 to 14.4 units per acre (including bonuses)
- Medium Density Residential – ranges from 10 to 30 units per acre (including bonuses)
- High Density Residential - ranges from 20 to 48 units per acre (including bonuses)
- General Mixed-Use – up to 32 units per acre
- Central Buena Park Mixed-Use – up to 45 units per acre
- Entertainment Mixed-Use – up to 80 units per acre

There is not a one-to-one correspondence between the City's General Plan residential land use designations and zoning districts. The General Plan has three residential land use designations and three mixed-used designations: Low Density Residential; Medium Density Residential; High Density Residential; General Mixed-Use; Central Buena Park Mixed-Use; and Entertainment Mixed-Use. These six land use designations are being implemented through eight zoning districts (Table 27):

- Low Density Residential: RS6, RS8, RS10, and RS16
- Medium Density Residential: RMH and RM-10
- High Density Residential: RM-20
- General Mixed-Use: GMU
- Central Buena Park Mixed-Use: GMU
- Entertainment Mixed-Use: GMU

Table 27: Residential Categories and Zoning Districts

General Plan Land Use Designation	Zoning District	Base Density (du/ac)	With Bonuses (du/ac)	Description
Low Density Residential	One-Family Residential RS-6	7.26	Cluster: 8.7 Affordable: 9.1 Senior: 14.4	For the development and preservation of residential areas of single-family homes located on moderate to minimum-size lots on relatively flat terrain.
	Suburban Residential RS-8	5.45	Cluster: 6.5 Affordable: 8.1 Senior: 10.9	For the development and preservation of residential areas of single-family homes on medium-size lots located in hillside areas or near a golf course.
	Estate Residential RS-10	4.36	Cluster: 5.2 Affordable: 5.5 Senior: 8.7	For the development and preservation of residential areas of single-family homes on relatively large lots located adjacent to or near a golf course.
	Select Estate Residential RS-16	2.72	Cluster: 3.3 Affordable: 3.4 Senior: 5.4	For the development and preservation of residential areas of single family homes on large lots in order to maintain a park-like setting within a hillside environment.
Medium Density Residential	Mobile home Park Zone RMH	12	--	For the development and preservation of mobile home park communities which are attractive for permanent residence and include the facilities and services for such residence.
	Low-Density Multi-family Residential Zone RM-10	10	Site Area: 16.0 Affordable: 13.5 Senior: 20.0	For the development and preservation of relatively low-density garden apartments, townhouses, condominiums, and other forms of attached dwellings in an attractive environment, with outdoor areas for both private and common use.
High Density Residential	Medium-Density Multi-family Residential Zone RM-20	20	Site Area: 24.0 Affordable: 27.0 Senior: 40.0	For the development and preservation of medium-density apartments, condominiums, and group quarters in locations convenient to community commercial, recreational, and cultural activities.
General Mixed-Use Central Buena Park Mixed-Use Entertainment Mixed-Use	General Mixed Use GMU	32.0 45.0 80.0	--	For a horizontal or vertical mix of high density residential and neighborhood commercial uses along major arterials.

Source: City of Buena Park Zoning Ordinance, 2013.

Site Area Bonus

The City promotes the assembly of parcels to encourage larger multiple-family developments. As indicated in the General Plan, up to six additional units per acre (over the number permitted by the base land use density) may be granted as a site assembly bonus in areas designated as Medium Density Residential. The site area bonus for the High Density Residential category is four additional units per acre.

Affordable Housing Bonus

The City provides for the development of affordable housing for lower-income households through its affordable housing bonus program, in accordance with State density bonus law. The City amended the Municipal Code to outline specific provisions of this density bonus program in July 2013 (see Section 19.308.030 of the Buena Park Municipal Code). When utilizing the affordable housing bonus program, the allowable density is increased by up to 100 percent for senior housing and 35 percent for non-senior housing.

Housing Opportunities Overlay

To provide for affordable housing opportunities consistent with AB 2348, the 2035 General Plan includes a Housing Opportunities Overlay designation. The base density for the overlay designation is 30 units per acre.

Cluster Bonus/Planned Development

For single-family residential developments that apply cluster or planned development designs, a cluster bonus of 20 percent may be granted, reducing the average lot size and increasing the density permitted.

Residential Development Standards

The City of Buena Park Zoning Ordinance contains eight zoning districts which are intended to provide for a range of housing types and prices. A description of the zones including density factors are shown in Table 27. Residential development standards are summarized in Table 28 and parking standards are presented in Table 29.

Apart from the maximum density permitted by the Zoning Ordinance, two standards that may affect the number of units that can be constructed on a given lot are maximum lot coverage and height limits. Buena Park's Zoning Ordinance restricts the amount of lot area that may be covered by development to 40 percent in all residential zones (except RMH).

Height Limits

Two-story (35') building heights are permitted in the City's Multifamily Residential zones as long as the proposed building is more than 50 feet from a Single-Family Residential (RS) zone; buildings within 50 feet of the RS zone are limited to 15 feet in height. Increased building height may be authorized by Conditional Use Permit. Consistent with commercial zone height requirements, and as previously approved, developers may request additional building height of one vertical foot for every horizontal foot separation from the RS zone boundary. There are no other Code requirements for approval of a height limit increase. Furthermore, the City has no height limitations in its General Mixed Use zone. The City's Housing Opportunities Overlay designation increases the allowable density of a parcel, but does not modify its height standards, and the height requirements of the underlying zone will still apply. If the Overlay is applied to an RM zoned property, projects would still be limited to two stories (or more with approval of a

CUP). If the Overlay is applied to a PD or GMU zoned property, projects would have no height restrictions.

Future residential development will occur primarily in four High Density Residential focus areas and various Mixed-Use sites identified by the City as prime opportunities for recycling. These areas are zoned RM-20 and GMU. Given their locations, the two-story or 35-foot height limit most likely will apply. This height limit is able to accommodate developments at well over 30 units per acre and therefore does not serve to constrain housing development. Furthermore, the City grants a variety of bonuses to facilitate affordable housing development. Under the RM-20 category the City has realized developments that range from 20 to over 60 units per acre, depending upon lot size and the developer's desire to construct affordable units:

- 8202-8212 Artesia Blvd – An infill 14-unit apartment project at 22 units per acre. This project was built as a two-story project. (Completed in 2007)
- Dorado Senior Apartments – This senior community was completed at a density of 61.4 units per acre, including a density bonus. The project was able to meet the density bonus without increasing the two-story limit. (Completed in 2007)
- 6785 Knott Avenue – A two-story 22-unit project approved at a density of 21 units per acre. (Approved in 2013)
- Park Landing Apartments – An affordable housing project currently under construction at a density of 33 units per acre, including a density bonus. This project is located within 50 feet of single-family residential; however, due to the setbacks and configuration of the site, the project was permitted at a peak height of four-stories without being over the two-stories within 50 feet of the adjacent residential property height limitation. (Expected completion in 2013)

As evidenced by previous residential development in Buena Park, the City's height limits do not constrain affordable housing development.

Table 28: Residential Development Standards by Zoning District

Standards	RS-6	RS-8	RS-10	RS-16	RM-10	RM-20	RMH	GMU
Minimum Lot Area[1]	6,000 sq.ft.	8,000 sq.ft.	10,000 sq.ft.	16,000 sq.ft.	12,500 sq.ft.	12,500 sq.ft.	200,000 sq.ft.	TBD[3]
Maximum Building Coverage	40%	40%	40%	40%	40%	40%	40%	TBD[3]
Maximum Building Height	2 Stories or 30'	2 Stories or 30'	2 Stories or 30'	2 Stories or 30'	2 Stories or 35' if more than 50' from RS zone, otherwise 15' or one story[2]	2 Stories or 35' if more than 50' from RS zone. otherwise 15' or one story[2]	2 Stories or 30'	TBD[3]

Notes:
1. As specified in Section 19.308.050 of Zoning Ordinance. However, for cluster and planned developments, a 20% density bonus may be granted, reducing the minimum lot size.
2. With a Conditional Use Permit, the maximum building height can be increased.
3. All residential development standards within the GMU zone shall be reviewed and approved through a regulatory plan or Development Agreement.

Source: City of Buena Park Zoning Ordinance, 2013.

Parking Standards

The City amended its parking standards in 2006 to address the severe shortage in parking citywide. Buena Park has one of the largest average household sizes in Orange County, behind only Santa Ana, Anaheim, and Stanton. These parking standards may constrain the development of small apartments and condominiums. However, most recent infill developments in the City are indeed apartment and condominium projects, indicating that the parking standards can be met. Furthermore, the City facilitates affordable senior housing development and transitional housing by offering reduced parking requirements. Parking requirements for mixed-use developments are not defined within City standards and shall be approved through a regulatory plan or Development Agreement based on each project.

Table 29: Parking Requirements

Use	Parking Spaces Required
Residential Uses	
Single-Family Dwelling	2 garage spaces (see Note 1)
Condominium, Cooperative Apartment, Community Apartment	0-3 bedrooms = 2 garage spaces (plus 1 additional open space) 4 = bedrooms = 2 garage spaces (plus 1.5 additional open spaces) (a minimum of 25 percent of required open parking spaces shall remain outside security gates and be evenly distributed throughout the development)
Mobilehome Park	2 spaces (tandem parking permitted) plus 0.25 visitor space per unit.
Multi-Family Apartments	
RM-10 Zone and RM-20 Zone	0-1 bedrooms = 2 spaces (1 covered) 2 bedrooms = 2.5 spaces (1 covered) 3+ bedrooms = 3 spaces (1 covered) (a minimum of 25 percent of required open parking spaces shall remain outside security gates and be evenly distributed throughout the development)
Group Quarters	
Rooming House, Dormitory, Sorority Fraternity, etc.	1 space per sleeping room (plus 1 space per 100 sq. ft. of total net floor area in sleeping rooms which are in excess of 150 square feet in each such room) plus 2 spaces for any manager's dwelling unit.
Religious Group Quarters	0.5 space per sleeping room (plus 0.5 space per 100 sq. ft. of total net floor area in sleeping rooms which are in excess of 150 sq. ft. in each such room)
Emergency Shelters	A minimum of one (1) parking stall for every four (4) beds or half (½) parking space for each bedroom designated for family units with children, plus one (1) parking stall for each employee/volunteer on duty
Community Residential Care	
Small Group Care Home	2 spaces (in garage)
Other Community Residential Care Facility	To be determined under conditional use permit based on licensed capacity, type of care, and number of employees.
Affordable Senior Units	
Units with Kitchens	1 space per unit, plus 2 spaces for any manager's unit, and 0.25 visitor space per unit
Units without Kitchens	0.5 space per unit, plus 2 spaces for any manager's unit

1. Any new home constructed with five bedrooms or including at least 3,000 sq. ft. of living space shall maintain 3 garage spaces (one tandem garage space is allowed) and 3 open spaces in the driveway. "New" construction is defined to include any existing home with a minimum of 80% removal of the existing home.

Provisions for a Variety of Housing Types

Housing element law specifies that jurisdictions must identify adequate sites to be made available through appropriate zoning and development standards to encourage the development of various types of housing for all economic segments of the population, including multi-family rental housing, factory-built housing, mobile homes, emergency shelters, and transitional housing. This section describes the City's provisions for various types of housing (see Table 30).

Table 30: Provisions for a Variety of Housing Types

	RS-6	RS-8	RS-10	RS-16	RM-10	RM-20	RMH
Single-family dwellings	P	P	P	P	P	P	---
Multi-family dwellings	---	---	---	---	P	P	---
Manufactured Housing	P	P	P	P	P	P	---
Mobile Home Park	---	---	---	---	---	--	P
Second dwelling units	P	P	P	P	---	--	---
Residential Care Facility (1-6 residents)	P	P	P	P	P	P	---
Other Residential Care facility (>6 residents)	C	C	C	C	C	C	---
Small Child Day Care (1-14 children)	I	I	I	I	P	P	---
Small Adult Day Care (1-6 adults)	I	I	I	I	P	P	---
Child Day Care Center (> 14 children)	---	CI	---	CI	CI	CI	---
Adult Day Care Center (> 6 adults)	---	CI	---	CI	CI	CI	---
Emergency Shelters*	I	---	---	---	I	I	---
Transitional Housing	P	P	P	P	P	P	---
Supportive Housing	P	P	P	P	P	P	---

P = Permitted; C = Conditionally Permitted; I= Incidental Use; CI = Conditional Incidental Use; --- = Not Permitted
* Emergency shelters serving up to 30 persons are also permitted in the following non-residential zones (which are not included in the table above): CO, CS, CG and CM. Emergency shelters serving more than 30 persons are conditionally permitted in the following non-residential zones (which are not included in the table above): CO, CS, CG and CM.

In addition to single-family dwellings, the City offers a variety of housing opportunities that are available to residents of all economic segments, as well as some of the more vulnerable members of the community, including lower income households, seniors, and the homeless. These housing opportunities include multi-family dwellings, mobile homes, second units, and a number of special needs housing options.

Multi-Family Dwellings

Multi-family housing makes up nearly one-third of the City's housing stock. Buena Park's Zoning Ordinance provides for multiple family developments in its low and medium density residential (RM-10 and RM-20) zones. The maximum dwelling unit base densities range from 10 units per acre in the RM-10 zone, to 20 units per acre in the RM-20 zone. Density bonuses are available for residential projects that provide affordable housing units or utilize lot consolidation in order to achieve large-scale developments.

Mobile Homes and Manufactured Housing

Mobile homes and modular housing offer alternatives to conventionally constructed homes. The California State Legislature passed a law in 1981 requiring localities to either allow manufactured housing in all single-family residential zones or designate specific areas in which manufactured housing could be located. This law also states that manufactured housing must be installed on State approved foundations. Buena Park permits manufactured housing in all of its residential zones and provides for mobile home parks within the Mobile Home Park (RMH) zone, subject to the provisions of the Uniform Building Code.

Second Units

The City amended its Second Unit Ordinance in 2003 to comply with State law. Second units are located on the same lot as the primary unit and provide complete, independent living facilities for one or more persons, including permanent facilities for living, sleeping, eating, cooking and sanitation. The City's Zoning Ordinance permits second dwelling units in all single-family residential zones on parcels of conforming lot size which contain an existing single-family dwelling. Specific standards established for the second units include:

- Maximum unit size is 30 percent of the primary unit or 1,200 square feet, whichever is less;
- No more than one bedroom; and
- One 220 square feet garage.

Farmworker Housing

The 2007-2011 ACS reported 131 Buena Park residents employed in the agriculture, forestry, fishing and hunting, and mining industry. The City has no agriculturally designated zones; however, agricultural uses are permitted uses in the City's Open Space (OS), Recreational Open Space (OR), and One-Family Residential (RS-6) zones with Agricultural Overlay. These zoning provisions are remnants from older days; currently no agricultural operations remain in the City outside of the Edison right-of-way.

Given the limited number of farmworkers in the City, housing needs for this group can be addressed through affordable housing programs for lower income households offered by the City.

Residential Care Facilities

Buena Park's Municipal Code defines three types of community care facilities that are licensed by the Community Care Licensing Division of the State Department of Social Services. Adult day care is defined as a licensed community care facility for the regular care and supervision of the elderly, developmentally disabled adults, or mentally disordered adults for periods less than 24 hours in a non-residential setting outside the licensee's own residence with incidental non-acute medical care and a variety of social and related support services. A child day care center is a licensed community care facility for the regular, non-medical care and supervision of infants, toddlers, preschoolers, and/or school-age children for periods of less than 24 hours in a non-residential setting outside the licensee's own residence. A community residential care facility is defined as a facility licensed for 24 hour care pursuant to the California Community Care Facilities Act.

These community care facilities are either "small group care homes" or other community care facilities. Small day care homes are incidental or permitted uses in residential districts in nearly all zoning districts (see Table 30). Large day care homes are conditionally permitted in residential districts if they are incidental uses. Small residential care facilities are permitted uses in all residential zones except in the PD district, where it is conditionally permitted. Large residential care facilities are conditionally permitted in most residential zones.

More than 60 community care facilities are located in Buena Park. These include:

- One Adult Day Care facility
- 29 Adult Residential Care facilities – 175 beds total and mostly small facilities with six or few beds but a few facilities have eight or more beds
- 3 Group Homes – 18 beds total
- 28 Residential Care for the Elderly facilities – 314 beds total

Emergency Shelters

State law requires that local jurisdictions strengthen provisions for addressing the housing needs of the homeless, including the identification of a zone or zones where emergency shelters are allowed as a permitted use without a conditional use permit. Section 50801(e) of the California Health and Safety Code defines emergency shelters as housing with minimal supportive services for homeless persons that is limited to occupancy of six months or fewer by a homeless person. There is currently one emergency shelter for the homeless within the City of Buena Park.

In July 2013, the City amended the Zoning Ordinance to permit emergency shelters serving up to 30 persons in the CO, CS, CG and CM zones. Emergency shelters serving more than 30 persons are conditionally permitted in the same zones (CO, CS, CG and CM). The amendment also permitted emergency shelters as an incidental use to a religious assembly use in the RS6, RM10 and RM20 zones.

In addition to identifying specific zones for the development of emergency shelters, the City established the following development standards for these facilities:

- The maximum number of beds/persons permitted will be based on the individual capacity of the building and overall facility, which shall not be less than fifty (50) square feet per person served. The shelter is limited to a maximum of 30 occupants.

- Maximum stay at the facility shall not exceed one hundred eighty (180) days in a three hundred sixty-five (365) day period.

- Facility location shall be within a half (1/2) mile radius from an OCTA bus stop, as measured from the property line.

- A minimum distance of three hundred (300) feet shall be maintained from any other emergency shelter.

- A minimum of one (1) staff member per fifteen (15) beds shall be awake and on duty when the facility is in operation.

- A minimum of one (1) parking stall for every four (4) beds or half (½) parking space for each bedroom designated for family units with children, plus one (1) parking stall for each employee/volunteer on duty, shall be maintained.

- Bike rack parking shall also be provided by the facility.

- Exterior lighting shall be provided for the entire outdoor area of the site consistent with the provisions of the Municipal Code.

- On-site client waiting and intake areas shall be located internally in the building where feasible. If not feasible, a waiting area shall be provided which contains a minimum of ten (10) square feet per bed provided at the facility. The waiting area shall be in a location not adjacent to the public right-of-way, shall be visually separated from public view by minimum six (6) foot tall visually screening mature landscaping or a minimum six (6) foot tall decorative masonry wall, and shall provide consideration for shade/rain provisions.

- Any outdoor storage, including, but not limited to, items brought on-site by clients for overnight stays, shall be screened from public view. Any outdoor storage areas provided shall be screened from public view by minimum six (6) foot tall visually screening mature landscaping or a minimum six (6) foot tall decorative masonry wall.

- Facility improvements shall additionally provide:
  - A minimum of one (1) toilet for every eight (8) beds per gender;
  - A minimum of one (1) shower for every eight (8) beds per gender; and
  - Private shower and toilet facility for each area designated for use by individual families.

- An operational plan shall be provided for the review and approval of the Community Development Director.

- The facility may provide the following services in a designated area separate from sleeping areas:
  - A recreation area either inside or outside the shelter;
  - A counseling center for job placement, educational, health care, legal, or mental health services;
  - Laundry facilities to serve the number of clients at the shelter
  - Kitchen for the preparation of meals;
  - Dining hall;
  - Client storage area (i.e. for the overnight storage of bicycles and personal items); or
  - Similar services geared to homeless clients.

A total of 78 parcels, with a combined acreage of approximately 60 acres, within the City meet the zoning and development standards described above. The majority of the parcels are located within the CM (Commercial Manufacturing) zones. These parcels are currently occupied by older commercial and light industrial structures, including smaller strip malls, business and office centers, contractors storage facilities, warehouses and independent retailers with large areas designated for surface parking. This capacity is more than adequate for meeting the City's homeless needs.

Transitional Housing

Transitional housing is a type of housing used to facilitate the movement of homeless individuals and families to permanent housing. Transitional housing can take several forms, including group quarters with beds, single-family homes, and multi-family apartments and typically offers case management and support services to return people to independent living (usually between 6 and 24 months).

In July 2013, the City amended the Zoning Ordinance to specifically permit the development of transitional housing in all of its residential zones, with the exception of the RMH zone. Transitional housing is also conditionally permitted in the City's PD zones, consistent with other similar uses. Within the City's General Mixed Use zone, any use, including transitional housing, may be permitted with the approval of a Regulatory Plan or a Development Agreement.

Supportive Housing

The California Health and Safety Code (50675.14 [b]) defines supportive housing as housing with no limit on length of stay that is occupied by a target population as defined in subdivision (d) of Section 53260, and that is linked to onsite or offsite services that assist the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live and, when possible, work in the community. Target population includes adults with low incomes having one or more disabilities, including mental illness, HIV or AIDS, substance abuse, or other chronic health conditions, or individuals eligible for services provided under the Lanterman Developmental Disabilities Services Act (Division 4.5, commencing with Section 4500, of the Welfare and Institutions Code) and may, among other populations, include families with children, elderly persons, young adults aging out of the foster care system, individuals exiting from institutional settings, veterans, or homeless people. Similar to transitional housing, supportive housing can take several forms, including group quarters with beds, single-family homes, and multi-family apartments.

In July 2013, the City amended the Zoning Ordinance to specifically permit the development of supportive housing in all of its residential zones, with the exception of the RMH zone. Supportive housing is also conditionally permitted in the City's PD zones, consistent with other similar uses. Within the City's General Mixed Use zone, any use, including supportive housing, may be permitted with the approval of a Regulatory Plan or a Development Agreement.

Single-Room Occupancy (SRO)

The Buena Park Zoning Ordinance does not contain specific provisions for SRO units. The Zoning Ordinance will be amended within one year of adoption of the housing element to specifically address the provision of SRO units in either high density residential zone or in commercial zones along major corridors. The City will establish appropriate development standards in the Zoning Ordinance for SRO units.

Housing for Persons with Disabilities

Land Use Controls: The Lanterman Development Disabilities Service Act (Sections 5115 and 5116) of the California Welfare and Institutions Code declares that mentally and physically disabled persons are entitled to live in normal residential surroundings. The use of property for the care of six or fewer persons with disabilities is a residential use for the purposes of zoning. A State-authorized or certified family care home, foster home, or group home serving six or fewer persons with disabilities or dependent and neglected children on a 24-hour-a-day basis is considered a residential use that is permitted in all residential zones.

As demonstrated in Table 30 and discussions above, the City's Zoning Ordinance complies with the Lanterman Act and permits small residential care facilities (including adult and senior residential facilities, as well as small family homes) in all residential zones. Facilities for more than six persons are conditionally permitted in most residential zones as well. The City has not established any distance requirement between any facilities.

Definition of Family: Local governments may restrict access to housing for households failing to qualify as a "family" by the definition specified in the Zoning Ordinance. Specifically, a restrictive definition of "family" that limits the number of and differentiates between related and unrelated individuals living together may illegally limit the development and siting of group homes for persons with disabilities, but not for housing families that are similarly sized or situated.[2] The Buena Park Zoning Ordinance does not contain a definition of "family."

Building Codes: The City enforces Title 24 of the California Code of Regulations that regulates the access and adaptability of buildings to accommodate persons with disabilities. Furthermore, Government Code Section 12955.1 requires that 10 percent of the total dwelling units in multi-family buildings without elevators consisting of three or more rental units or four or more condominium units are subject to the following building standards for persons with disabilities:

- The primary entry to the dwelling unit shall be on an accessible route unless exempted by site impracticality test;
- At least one powder room or bathroom shall be located on the primary entry level served by an accessible route;
- All rooms or spaces located on the primary entry level shall be served by an accessible route. Rooms and spaces located on the primary entry level and subject to this chapter may include but are not limited to kitchens, powder rooms, bathrooms, living rooms, bedrooms, or hallways;
- Common use areas shall be accessible; and

[2] California court cases (City of Santa Barbara v. Adamson, 1980 and City of Chula Vista v. Pagard, 1981, etc.) have ruled an ordinance as invalid if it defines a "family" as (a) an individual; (b) two or more persons related by blood, marriage, or adoption; or (c) a group of not more than a specific number of unrelated persons as a single housekeeping unit. These cases have explained that defining a family in a manner that distinguishes between blood-related and non-blood related individuals does not serve any legitimate or useful objective or purpose recognized under the zoning and land use planning powers of a municipality, and therefore violates rights of privacy under the California Constitution.

- If common tenant parking is provided, accessible parking is required.

The City has not adopted unique restrictions that would constrain the development of housing for persons with disabilities. Compliance with provisions of the Code of Regulations, California Building Standards Code, and federal Americans with Disabilities Act (ADA) is assessed and enforced by the Building Division of the Community Development Department as a part of the building permit submittal.

Reasonable Accommodation: Both the Federal Fair Housing Act and the California Fair Employment and Housing Act direct local governments to make reasonable accommodations (i.e. modifications or exceptions) in their zoning laws and other land use regulations when such accommodations may be necessary to afford disabled persons an equal opportunity to use and enjoy a dwelling. For example, it may be reasonable to accommodate requests from persons with disabilities to waive a setback requirement or other standard of the Zoning Ordinance to ensure that homes are accessible for the mobility impaired. Whether a particular modification is reasonable depends on the circumstances.

In 2008, the City adopted a formal Reasonable Accommodations for Persons with Disabilities procedure. A notice to the public of the availability of the Reasonable Accommodations process was also made available on the City's website and at all counters where an application can be made for a permit, license or other authorization for the siting, funding, development or use of housing.

Permits and Fees: No fees are charged for requesting or granting a reasonable accommodation under the Reasonable Accommodations for Persons with Disabilities procedure.

Development and Planning Fees

Planning Fees

The City collects various fees from developers to cover the costs of processing permits and providing necessary services and infrastructure. Table 31 provides a listing of planning fees the City charges for residential development. The City's fees are some of the lowest in the area (Table 32).

Development Impact Fees

The only development impact fees charged by the City are for traffic mitigation and park and recreational facilities. Traffic impact fees are $109 per unit for residential developments south of the 5 Freeway and $207 per unit for projects north of the 5 Freeway. This fee is minimal compared to those of neighboring jurisdictions. Park and recreational facilities fees vary by project but typically range from $10,000-$15,000 per single-family unit and $8,000-$12,000 per multi-family unit. City staff has the ability to use discretion in calculating park fees for affordable units, however, and affordable projects have typically been assessed much lower park fees per unit.

Conclusion

Planning, building, and engineering fees usually add significantly to the cost of housing development. In Buena Park, total fees (including planning, building, engineering and impact fees) average about $35,300 for a single-family home and $158,000 for a five-unit multi-family project ($31,600 per unit). Mixed-use projects are generally consistent with multi-family residential projects. These fees, in comparison to surrounding communities, are considered moderate and therefore do not unduly constrain or deter housing development in Buena Park.

While the City does not provide a waiver of fees for the development of affordable housing, the City does have discretion in calculating certain impact fees, such as the park and recreational facilities fees. Affordable housing projects have historically been assessed much lower park fees than market rate housing developments. If funding permits, the City may also "gap finance" affordable housing developments. Furthermore, the City uses density bonus incentives, site area bonus incentives, as well as reduced development standards (open area, building coverage, setbacks, and parking development standards) to facilitate affordable housing development.

Table 31: Planning Fees

Fee Type	Fees	Appeal Fees
Adjustment		
Single-Family	$100	$50
Other	$400	$200
CC & Rs	$975	$487.50
Conditional Use Permit	$1,600	$800
Density Bonus Agreement/Recordation	$185	---
Development Agreement	Actual Costs + $2,500	---
Driveway Plan Review	$35	---
Environmental Impact Report Review		
Categorical Exemption	$100	---
Negative Declaration	$315	---
EIR	Actual costs + 10%	
Extension of Approval	$150	$75
Extension of Non-Conforming Privileges	$1,025	$512.50
General Plan Amendment	$1,400	$700
Preliminary Plan Review	$395	---
Site Plan: Single-Family Residence	$275	$137.50
Site Plan: Other than Single-Family	$1,585	$792.50
Tentative Parcel Map (4 Lots or less)	$780	$390
Tentative Tract Map (5 or more lots)	$1,475	$737.50
Specific Plan	Actual Costs +15%	---
Variance: Single-Family Residential	$525	$262.50
Zone Change	$1,400	$700

Source: City of Buena Park, 2013

Table 32: Comparison of Planning Fees

Fee Type	Buena Park	Anaheim[1]	Cypress[2]	Fullerton	La Habra	La Palma
Conditional Use Permit	$1,600	$10,000	$2,000	$3,109.60	$3,199.50	$900
Variance	$525	$10,000	$1,000	$2,683.20	$3,199.50	$1,105
Zone Change	$1,400	N/A	$2,000	$626.08	$3,999.50	$2,335
General Plan Amendment	$1,400	$12,000	$600	$3,901.04	$3,999.50	$2,495
Tentative Parcel Map	$780	$5,700	$1,100	$3,296.80	$3,199.50	$810
Tentative Tract Map	$1,475	$10,700	$1,600	$3,621.80 +$53/lot	$3,199.50	$810

Notes:
1. Amounts represent minimum initial deposits.
2. Amounts represent minimum fees.

Sources: Cities of Buena Park (Updated 2009), Anaheim (Updated 2012), Cypress (Updated 2006), Fullerton (Updated 2013), La Habra (Updated 2012), and La Palma (Updated 2012).

On- and Off-Site Improvements

Requirements for on- and off-site improvements vary depending on the presence of existing improvements, as well as the size and nature of the proposed development. Given the built-out character of Buena Park, most residential areas are already served with infrastructure. The City has established specific standards for improvements and facilities to serve new development, including: concrete curbs, gutters, asphalt concrete street pavement, sidewalks, and streetlights. These standards are specified in Public Works Standard Plans.

Public street widths are specified in the City's General Plan. This document establishes street standards for various types of streets. For typical residential streets, the standard is 60 feet right of way (ROW). Private streets must be wide enough to meet standards established in the California Fire Code for Fire Department equipment needs.

Building Codes and Enforcement

In addition to land use controls, local building codes also affect the cost of housing. The City of Buena Park has adopted the Uniform Building Code (UBC) which establishes the minimum standards for new construction. While the City may impose more stringent standards, it cannot adopt standards that are below those of the UBC. No standard has been adopted above the minimum standards of the UBC.

Local Permits and Processing Times

The processing time needed to obtain development permits and required approvals is often cited as a contributor to the high cost of housing. Additional time may be necessary for environmental review, depending on the location and nature of a project. In response to State law, California cities are required to improve the efficiency of permit and review processes by providing "one-stop processing," thereby eliminating duplication of effort. The passage of Assembly Bill 884, which took effect on January 1, 1978 has also helped reduce government delays by: 1) limiting

processing time in most cases to one year; and 2) eliminating some of the "red tape" by requiring agencies to specify the information needed to complete an acceptable application.

Development of new single-family homes requires a site plan review. The most typical single-family zoning in Buena Park is RS-6. Review of the site plan for single-family homes in RS-6 is performed by the Zoning Administrator or Planning Commission. No public hearing is required; the review is ministerial.

Multi-family residential development is permitted by right in the RM-10 and RM-20 districts. Design review is conducted concurrently with the site plan review. Site plan review for multi-family developments of five or fewer units is performed by the Zoning Administrator. No public hearing is required; the site plan review is ministerial. Site plan review for larger multi-family apartment developments is performed by the Planning Commission. However, if the projects meet all development standards, no public hearing is required and the review is ministerial. Larger multi-family condominium developments are approved by the Planning Commission through the Conditional Use Permit public hearing process.

When residential projects are initiated with specific requests such as a CUP, a General Plan Amendment, Variance, or a zone change, the processing timeframe may be extended. The most common housing applications and permit processing times are indicated in Table 33. Also, depending on the level of environmental review required, the processing time for a project may be lengthened. Since many of these reviews are conducted concurrently, the extension in timeframe for processing is not cumulative.

In general, the review process for a single-family home can be completed within three to six weeks. For a small multi-family project, the review process can also typically be completed within three to six weeks. Reviews of larger multi-family projects (of more than five units) may take slightly longer but are usually completed within six to eight weeks. The City's permit processing and review procedures do not unduly constrain housing development.

The General Mixed-Use zoning designation provides for mixed-use development featuring higher density residential and neighborhood commercial uses along major arterials. A regulatory plan or Development Agreement must be established prior to development within this zoning designation and be approved by the Planning Commission. A regulatory plan or Development Agreement can typically be completed within eight to ten weeks.

Table 33: Approximate Development Processing Times

Process	Time
Conditional Use Permit	6 - 8 weeks
General Plan Amendment	8 - 12 weeks
Environmental Impact Reports	8 - 12 months
Plan Checking/Building Permits	6 - 8 weeks
Site Plan Review	3 - 6 weeks
Tentative Tracts	4 - 6 weeks
Variance	6 - 8 weeks
Zone Change	8 - 10 weeks
Development Agreement	8 -10 weeks

Source: City of Buena Park, 2013.

The City provides clear instruction and specific guidelines to help developers navigate through the development review process.

Site Plan Review Standards

The City requires a Site Plan Review for multi-family projects. The Planning Division uses the following criteria to evaluate the project:

- The proposed development meets all applicable requirements of the Zoning Ordinance and other laws;
- The site arrangement and improvements will not be detrimental to the existing and intended character of the area as defined by the General Plan, any applicable specific plans, and the Zoning Ordinance;
- Property values will be conserved;
- Effective and satisfactory methods are provided to protect nearby structures and activities from noise, vibration, and other adverse environment effects generated by the subject development;
- The exterior architectural design is in reasonable harmony with the architectural character of the area; and
- The arrangement and design for pedestrian and vehicular traffic will minimize congestion and protect pedestrian and vehicular safety.

If multi-family projects meet all development standards and no CUP is required for height increase, or condominium development, no public hearing is required. This review is ministerial.

The City has developed Multi-Family Design Guidelines (described below) which includes recommended design and site planning criteria. The intent of the Design Guidelines is to establish objective standards for conducting the site planning and design reviews while ensuring compatibility with surrounding neighborhoods and expediting development.

Design Review Standards

Design review is required for multi-family residential projects. The City has developed Design Guidelines to express the intended character for future residential development within Buena Park. When used in conjunction with the City Zoning Ordinance, the Design Guidelines will provide useful information to the developer during the initial design phase of a project. Also, recognizing that zoning regulations alone cannot ensure quality design, the Design Guidelines provide the City with a consistent means of reviewing and evaluating future residential projects. Elements of the design review include: building mass, architectural elements and materials, site planning and hardscape, landscape, open space amenities, utilities, and fences.

Design review is conducted by the Planning Commission and does not add time to the overall processing time as it is conducted concurrently with the project review process.

Conditional Use Permit

Certain uses require the approval of a Conditional Use Permit (CUP). The Planning Division uses the following criteria to evaluate the CUP applications:

- The proposed use and development is consistent with the General Plan and any applicable specific plans.
- The site is adequate in size, shape, topography, location, utilities and other factors to accommodate the use and development.
- Adequate street access and traffic capacity are or will be available to serve the proposed development as well as existing and anticipated development in the surrounding area.
- Adequate utilities and public services are or will be available to serve the proposed development as well as existing and anticipated development in the surrounding area.
- The use and development will be compatible with the intended character of the area.

State Tax Policies and Regulations

Proposition 13

Proposition 13, a voter initiative that limits increases in property taxes except when there is a transfer of ownership, may have increased the cost of housing. The initiative forced local governments to pass on more of the costs of housing development to new homeowners.

Federal and State Environmental Protection Regulations

Federal and State regulations require environmental review of proposed discretionary projects (e.g., subdivision maps, use permits, etc.). Costs, resulting from fees charged by local government and private consultants needed to complete the environmental analysis and from delays caused by the mandated public review periods, are also added to the cost of housing and passed on to the consumer. However, the presence of these regulations helps preserve the environment and ensure environmental quality for Buena Park residents.

11.3.3 ENVIRONMENTAL AND INFRASTRUCTURE CONSTRAINTS

Buena Park is subject to environmental and infrastructure constraints. The City is located in a seismically active region with a number of faults found in its proximity. The potential for seismic activity and related slope stability issues present constraints upon development. In order to accommodate future residential development, improvements to the infrastructure, such as sewer, water, and electrical systems, are necessary.

Seismic Hazards

The City of Buena Park is located in a seismically active region, with a number of faults in close proximity. The Norwalk Fault traverses the north and northeast portion of Buena Park and the Los Coyotes Fault is located near the City's northern boundary. Additionally, faults located within five miles of the City include Whittier-Elsinore, Newport-Inglewood, and Los Alamitos Faults. The Norwalk Fault is the only fault located within the City; however no surface faulting has been associated with this fault. Furthermore, the Norwalk Fault is not a State designated Alquist-Priolo Earthquake Fault Zone. The northeastern areas of the City are most susceptible to damage resulting from an earthquake.

A related seismic hazard of some concern in the City of Buena Park is liquefaction. According to the California Geologic Survey Quadrangles, liquefaction susceptibility is considered high throughout the majority of the City. However, the northern part of the City is generally not recognized as susceptible to liquefaction, except for those areas adjoining Coyote Creek.

Landslide potential in Buena Park is considered to be low due to the flat topography of the City. However, there is the potential for landslides in the Coyote Hills area due to the sloping topography, though the City is not located within an area identified as having the potential for earthquake-induced landslides.

Flooding and Severe Storm Hazards

Large winter storms can lead to localized flooding in the City of Buena Park, especially in its northern portion. The majority of the City is located outside the one percent chance (100-year) flooding. However, certain portions of the City lie in Zone AO, identified as having a 100-year shallow flooding with average depths between one and three feet. The City of Buena Park is also located within proximity to four dams which can pose flooding hazards: Prado Dam, Fullerton Dam, Brea Dam, and Carbon Canyon Dam.

Fire Hazards

Urban fires are most likely to occur within Buena Park due to the urbanized nature of the City. Urban fires are largely related to fires involving a structure and/or its contents, and the cause of such fires is often human carelessness and negligence. Because Buena Park's climate includes long periods of hot, dry weather combined with sometimes high-velocity winds, the potential exists for large, spreading fires. Delayed reporting to proper authorities, combustible construction materials, the absence of automatic sprinklers, and inadequate emergency vehicles and water supplies can exacerbate the threat of a fire.

The Buena Park Draft Fire Hazard Severity Zones in Local Responsibility Areas (LRA) map (September 17, 2007) identifies the northeastern-most portion of the City, adjacent to the City of Fullerton, as located within Fire Hazard Severity Zones.

Hazardous Material

Currently, there are a variety of existing business operations in the City that use, store, or transport hazardous substances, as well as generate hazardous waste. These sites present risk to both users and adjacent properties. Transportation routes also present some risks to the release of hazardous materials. The SR-91 Freeway and the I-5 Freeway are heavily traveled routes open to vehicles carrying hazardous materials. Major surface streets in the City of Buena Park providing freeway access include Valley View Street, Orangethorpe Avenue, Beach Boulevard, Knott Avenue, and Auto Center Drive. Rail lines that go through the City are also used for the transport of hazardous materials and wastes.

Additionally, a number of underground hazardous material pipelines cross through the City of Buena Park. The lines transport natural gas and oil. Natural gas lines may leak in relatively small quantities from cracks, flaws, or damaged areas of the pipeline, which can typically be repaired. However, rupture of these lines could result in leakage and possible contamination, explosion, and/or fire.

Infrastructure Constraints

Water facilities, sewer facilities, streets, sidewalks, and curbs are of critical importance in the urban environment. The provision and maintenance of these facilities enhance the safety and character of the City's neighborhoods and serve as an incentive to homeowners to maintain their homes. Alternatively, when these public improvements are left to deteriorate or their use is overextended, neighborhoods can become neglected and show early signs of deterioration. Future development may result in the need for additional infrastructure (roads, facilities for the provision of water and power etc.) and public safety facilities including police, fire, and paramedic.

11.4 HOUSING RESOURCES

This section analyzes the resources available for the development, rehabilitation, and preservation of housing in Buena Park. This analysis includes an evaluation of the availability of land resources for future housing development, the City's ability to satisfy its share of the region's future housing needs, the financial resources available to support housing activities, and the administrative resources available to assist in implementing the City's housing programs and policies. Additionally, this section presents opportunities for energy conservation.

11.4.1 AVAILABILITY OF SITES FOR HOUSING

Regional Housing Needs Allocation (RHNA)

State law requires that a community provide an adequate number of sites to allow for and facilitate production of the City's regional share of housing. To determine whether the City has sufficient land to accommodate its share of regional housing needs for all income groups, the City must identify "adequate sites." Under state law (California Government Code section 65583[c][1]), adequate sites are those with appropriate zoning and development standards, with services and facilities, needed to facilitate and encourage the development of a variety of housing for all income levels. Compliance with this requirement is measured by the jurisdiction's ability to provide adequate land to accommodate the RHNA. The Southern California Association of Governments (SCAG), as the regional planning agency, is responsible for allocating the RHNA to individual jurisdictions within the region.

The RHNA is distributed by income category. For the 2013-2021 Housing Element update, the City of Buena Park is allocated a RHNA of 339 units as follows:

- Extremely Low Income (up to 30 percent of AMI): 37 units[3] (11 percent)
- Very Low Income (31 to 50 percent of AMI): 39 units (12 percent)
- Low Income (51 to 80 percent of AMI): 53 units (16 percent)
- Moderate Income (81 to 120 percent of AMI): 62 units (18 percent)
- Above Moderate Income (more than 120 percent of AMI): 148 units (44 percent)

While the Housing Element covers the planning period of October 15, 2013 through October 15, 2021, the RHNA planning period is slightly different – January 1, 2014 through October 31, 2021 (i.e., 2014-2021 RHNA).

[3] The City has a RHNA allocation of 76 very low income units (inclusive of extremely low income units). Pursuant to new State law (AB 2634), the City must project the number of extremely low income housing needs based on Census income distribution or assume 50 percent of the very low income units as extremely low. According to 2005-2009 CHAS data, of the City's 6,329 extremely low and very low income households, approximately 48 percent were extremely low income while 52 percent were very low income) as shown in Table 5. Therefore the City's RHNA of 76 very low income units may be split accordingly into 37 extremely low (48 percent) and 39 very low income (52 percent) units. However, for purposes of identifying adequate sites for the RHNA, State law does not mandate the separate accounting for the extremely low income category.

Pending Projects

The City has several residential projects that are currently pending and can be counted towards the 2014-2021 RHNA. These projects are in various stages of the development process but none of the projects identified in the following discussion are expected to receive building permits prior to January 1, 2014:

Beach and Orangethorpe Mixed-Use Specific Plan ("The Source")

The Source is a proposed retail-focused, mixed-use development located near the junction of two major freeways (Interstate 5 and State Route 91) and along major arterial roads (Beach Boulevard and Orangethorpe Avenue). The Source encompasses approximately 12.75 acres and is located on the northeast corner of Beach Boulevard and Orangethorpe Avenue. The development will function as the northerly gateway to the City's Tourist Entertainment District. The retail portion of the project has already begun construction and plans for the residential component include approximately 250 market-rate dwelling units.

City Yard Development

The former Redevelopment Agency acquired the land in and around the old City Yard site in order to remove blighted commercial, industrial, and residential uses as well as to relocate the obsolete City Yard to a new modern facility. The site consists of approximately 12 acres north of the 91 freeway bound by Orangethorpe and Stanton Avenues. The area is considered one of the most blighted in the City with primarily older structures that do not meet current building codes or planning standards. The General Plan has designated this site as General Mixed-Use (GMU) with a density standard of up to 32 dwelling units per acre. The City is currently in negotiations with a developer and City Ventures to develop the site with approximately 250 new housing units, 50 of which will be affordable to lower income households.

Larwin Park Project

The 5.5-acre Larwin Park located at 6150 Ball Road was identified as a candidate for redevelopment by the City because of the park's overall lower usage, site geography, insufficient parking, lack of active sports fields, minimal park amenities, aging infrastructure and considerable volume of calls for police service. The City is currently working with Red Oak Investments, LLC to trade Dickerson School to be developed as a City park, for the former Larwin Park site to develop into a 120-unit market-rate apartment community.

Table 34: Pending Projects in Buena Park

Site	Project	Total Units	Affordable Units
4	Beach and Orangethorpe Mixed Use Specific Plan ("The Source")	250	n/a
3	City Yard Project	250	50
1	Larwin Park Project	120	n/a
	Total	**620**	

Source: City of Buena Park, 2013.

Residential Sites Inventory

Realistic Capacity

For the purpose of this Housing Element, calculations of realistic capacity assume that properties will achieve a density that is 75 percent of the maximum allowed density. This reduction accounts for applicable land use controls and site requirements and takes into consideration recent development trends in the RM-20 zone. However, this average density should not be construed as a result of the City's development standards. Often times, developers choose not to exhaust available resources to maximize their development, or the failure to maximize the development is due to inefficient site plan and architectural design. Finally, achievable density on a property is often influenced by how much a developer is willing to spend on a development, which is beyond the discretion of the local agency. In a tight housing market, achieving maximum density is financially feasible because the developer is able to recuperate its investment even at high density products that do not usually command the highest market value.

A review of City records indicated that residential developments in RM-20 Buena Park achieve an average of 75 percent of the maximum density allowed (not including a site bonus, see later in Table 36). Table 36 also shows the potential to significantly exceed maximum densities through the site area and State density bonuses. The RM-20 zone also provides for a density bonus for lot consolidation. This bonus has not been applied to the residential capacity calculations presented.

Estimating Potential Units by Income Category

State law requires that jurisdictions demonstrate in the Housing Element that the land inventory is adequate to accommodate that jurisdiction's share of the regional growth. The City is committed to identifying sites at appropriate densities as required by law. The State, through AB 2348, has established "default" density standards for local jurisdictions. State law assumes that a density standard of 30 units per acre for metropolitan jurisdictions, such as Buena Park, is adequate for facilitating the production of housing affordable to lower income households. Therefore, in estimating potential units by income category, it is assumed that:

- A density of zero to 15 units per acre (primarily for single-family homes) is assumed to facilitate housing in the above moderate income category;
- A density of 16 to 29 units per acre (primarily for medium density multi-family developments) is assumed to facilitate housing in the moderate income category; and
- A density of 30 or more units per acre (primarily for higher density multi-family developments) is assumed to facilitate housing in the very low and low income category.

Vacant Land

State law requires that jurisdictions demonstrate in the Housing Element that the land inventory is adequate to accommodate that jurisdiction's share of the region's projected growth. Buena Park is a built-out community. The City's inventory of vacant residential land totals just 1.27 acres. The inventory identifies a 0.33-acre Estate Residential site and a 0.13-acre One-Family Residential site, both yielding the potential for one unit each. Three parcels are designated for

Multi-Family residential. Combined, these contiguous parcels have the capacity for 12 housing units. As these parcels provide the ideal opportunity for lot consolidation, the site area bonus can increase the allowable density on these properties to 24 housing units per acre. Overall, vacant properties in the City have the potential to yield 14 units realistically. Table 35 summarizes Buena Park's vacant residential development potential by land use designation and zoning.

Table 35: Residential Development Potential on Vacant Sites in Buena Park

Site	Land Use (Zoning)	APN	Max. Density[1]	Cluster/ Site Area Bonus	Vacant Acres	Realistic Capacity[2]	Affordability Level
70	Estate Residential (RS-10)	289-162-04	4.4 du/ac	5.2 du/ac	0.33	1	Above Moderate
58	One Family Residential (RS-6)	066-184-26	7.3 du/ac	8.7 du/ac	0.13	1	Above Moderate
55	Multifamily Residential (RM-20)	277-102-16	20 du/ac	24 du/ac	0.12	2	Moderate
	Multifamily Residential (RM-20)	277-102-17	20 du/ac	24 du/ac	0.34	5	Moderate
	Multifamily Residential (RM-20)	277-102-18	20 du/ac	24 du/ac	0.35	5	Moderate
	Total				**1.27**	**14**	

Notes:
1. du/ac = dwelling units per acre
2. 75% of allowed density without site bonus

Source: City of Buena Park, 2013.

Recyclable Land

In addition to vacant sites, future housing units can also be accommodated on underutilized lots where developments are not built out to the maximum density permitted. Recycling opportunities identified in this inventory focus on the RM-20 zone which permits 20 units per acre (24 units per acre with a site bonus). In these areas, development ranges from small scale apartments to three-story apartments. Among these uses are many single-family homes that are transitioning to multi-family uses. These single-family and low density uses comprise the most significant opportunities to augment the City's housing stock. In these areas, properties have realized developments at an average 75 percent of the maximum allowed (see Table 36). Most infill developments in the RM-20 zone have yielded between 14 and 34 units per acre, depending on lot size. Such density level has facilitated the development of housing affordable to moderate-income households.

Given the scarcity of developable land in the City and on the continuing demand for housing, recycling of underutilized land has been the prevalent trend of development in Buena Park. As further evidence of the recycling potential in the City, Table 36 presents recent development projects (since 2004) that have involved recycling of land to achieve additional units. These developments have resulted in 103 net new units over the 20 units that had previously existed on the various sites. This level of intensification represents an over five-fold increase in the number of units on limited land area – a remarkable achievement that demonstrates that incentives offered by the City work well to facilitate and encourage recycling. Two incentives in particular provide the opportunity for developers to consolidate properties. The site area bonus and State density bonus are particularly effective incentives as these can be used simultaneously on a project. As indicated in the General Plan, up to six additional units per acre (over the number permitted by the base land use density) may be granted as a site assembly bonus in areas

designated as Medium Density Residential and four additional units per acre for the High Density Residential category. In addition developers can receive a density bonus consistent with State law of 20 to 35 percent, depending on the amount and type of affordable housing provided.

Table 36: Recent Infill Projects in RM-20 District

Address	Units	Land Use District	Density	% of Max. Allowable Density	Previous Use	Project
8141-8181 9th Street	15	RM-20	15 du/ac	74%	4 single-family homes	condominiums
8062/8072 Artesia Boulevard	10	RM-20	15 du/ac	77%	vacant parcel	condominiums
5792-5802 Kingman Ave. and 5801 Fullerton Avenue	10	RM-20	14 du/ac	68%	1 single-family home	condominiums
8302 Whitaker	5	RM-20	14 du/ac	72%	1 single-family home, church	apartments
7592 Artesia Boulevard	4	RM-20	12 du/ac	61%	vacant parcel	apartments
8202-8212 Artesia Boulevard*	14	RM-20	22 du/ac	108%	2 single-family homes	apartments
5741 Burnham Avenue	5	RM-20	16 du/ac	81%	2 single-family homes	apartments
6032 Kingman Avenue	9	RM-20	21 du/ac	105%	1 single-family home	apartments
8111 8th Street	3	RM-20	8 du/ac	40%	1 single-family home	single-family homes
5962 Burnham Ave./7411-7431 Artesia Boulevard	14	RM-20	34 du/ac	170%	1 single-family home	Condominiums
5922 Western Avenue	8	RM-20	21 du/ac	105%	4 single-family homes	apartments
5741 Kingman Avenue and 7542 Franklin Street*	4	RM-20	11 du/ac	55%	1 single-family home and 1 duplex	single-family homes
6785 Knott Avenue*	22	RM-20	21 du/ac	105%	vacant	apartments

Source: City of Buena Park, 2013.
*This project received a cluster/site bonus

Methodology for Identifying Sites

The City's recyclable land inventory was developed with the use of a combination of resources, including the City's GIS database, updated Assessor's data, field surveys, and review of the City's Land Use Element and Zoning Ordinance. The inventory includes both small and large parcels that can be redeveloped for more intense residential uses.

High Density Residential (RM-20) Sites

The analysis of residentially zoned recyclable land in this section focuses primarily on four of the City's high density residential areas. During extensive fieldwork, these four target areas were identified based on the level of new development and recycling already occurring in these neighborhoods. Particularly, the presence of many single-family homes on larger lots zoned for multi-family development indicates that recycling will continue to occur in these areas as

demand for multi-family housing increases and scarcity of land in the area pushes property values higher.

Specific site selection was based on fieldwork to identify sites that are currently developed with single-family homes or smaller, older, multi-family units. These properties are in contrast to the higher density character of the general area and to development that has occurred more recently in surrounding neighborhoods (as presented in Table 36). Most of the recent developments in these areas are results of recycling lower intensity uses to higher density development. In total, underutilized properties in the four target areas encompass approximately 35 acres of land zoned RM-20. The RM-20 zone allows for a maximum density of 20 units per acre, making these parcels suitable for potential development into housing for moderate income households. Infill trends in the RM-20 zone indicate that multi-family developments such as apartment and condominium developments are the most likely residential products.

Mixed-Use Sites

In addition to the residentially zoned properties identified in the previous section, the City has a number of recently designated Mixed Use properties that have the potential to be redeveloped for mixed-use residential developments. The City of Buena Park adopted the 2035 General Plan in 2010 which established four new Mixed Use land use designations: General Mixed Use, Central Buena Park Mixed Use, Entertainment Mixed Use, and Commercial Office Mixed Use.

Based on staff knowledge as well community input obtained during the General Plan update and outreach process, the City identified approximately 66 parcels (totaling 13 acres) with the most potential for redevelopment. These properties are currently designated General Mixed Use or Central Buena Park Mixed Use and have a base density of over 30 units per acre, making these parcels suitable for potential development into housing for lower income households. The selected properties are considered ideal for mixed-use based on the potential for transition and redevelopment due to the age, condition and adjacency with similar properties suitable for consolidation. The General Mixed-Use or Central Buena Park Mixed Use zoning designation would provide for mixed-use development featuring higher density residential and neighborhood commercial uses along major arterials. A regulatory plan or Development Agreement must be established prior to development within this zoning designation.

Overall Residential Capacity in Recyclable Land

Table 37 presents a summary of the development capacity in the City's underutilized land, as illustrated in Figure 11-C-1 in Appendix C. A detailed sites inventory table is also presented in Appendix C. The analysis indicates that the City's inventory of underutilized/recyclable land has the potential for the development of 827 residential units on 46 acres of high density residential and mixed use properties.

Table 37: Summary of Residential Capacity on Underutilized Land

Area	Underutilized Residential Acreage	Existing Units (based on visual aerial assessment)	Residential Capacity (75% of maximum density permitted - No site/cluster bonus applied)	Affordability Level
High Density Residential (RM-20) Land				
Focus Area A	10.0	58	126	Moderate
Focus Area B	16.7	104	212	Moderate
Focus Area C	4.2	17	53	Moderate
Focus Area D	2.2	12	27	Moderate
Moderate Income Subtotal	*33.1*	*191*	*418*	
Mixed Use Land				
General Mixed-Use	2.4	--	55	Lower
Central Buena Park Mixed-Use	10.6	--	354	Lower
Lower Income Subtotal	*13.0*	--	*409*	
Total	**46.1**	**191**	**827**	

Selected Sites include Detailed Analysis for Meeting RHNA

Only a portion of the identified underutilized sites in Buena Park are needed to meet the City's RHNA. To identify the most appropriate sites that are ripe for redevelopment, a detailed analysis for selected sites was completed. These detailed analyses can be found in Appendix C. While the individual parcels identified may be small, many are contiguous and offer the potential for lot consolidation, particularly in conjunction with the City's site area bonus incentive.

Availability of Infrastructure for Identified Sites

Currently, infrastructure is in place to accommodate all development identified in the site inventory. The water and sewer systems have sufficient capacity to accommodate all housing developments and are undergoing maintenance upgrades consistent with Master Plans adopted in 2005.

In 2005, the City updated its Water Master Plan as a proactive means of ensuring the most efficient water system for its customers. A review of the Master Plan indicates that sites identified in the sites inventory are not subject to water supply constraints. The City currently has eight active wells within the Buena Park city limits that produce groundwater and supply 50 to 75 percent of the City's total demand. The remainder of the City's water supply is imported from the Metropolitan Water District of Southern California (MWD). The Master Plan concludes that water system demand are not expected to change significantly because the City is virtually built-out and only weather related fluctuations are expected.[4]

[4] City of Buena Park 2005 Water Master Plan Study, Page 4-17

The 2005 Sewer Master Plan provides the City with a comprehensive assessment of the City's sewer system and its ability to accommodate current and ultimate sewage flows. The Buena Park sewer service area includes the City and small portions of neighboring cities. The Master plan confirms that the overall condition of the City of Buena Park sewer system is in good condition due to the diligent and continuous maintenance conducted by the City Sewer Maintenance Staff.[5] The Sewer Master Plan identifies problem areas and sewer hot spots (locations prone to blockages). The recyclable land target areas were not identified as problem areas or hot spots. For the identified Citywide improvements and maintenance programs a capital improvement and annual expenditure program for the sewer system has been prepared and consists of a combination of priority improvements, additional flow monitoring to confirm the urgency and priority of the improvement, problem area improvements, maintenance and rehabilitation, and CCTV inspection.

The Environmental Impact Report (EIR) prepared for the General Plan 2035 update further concludes that the Water and Sewer Master Plans project for a build-out population that is beyond the General Plan build-out, and therefore have sufficiently planned for future development.

Comparison of Sites Inventory and RHNA

The City of Buena Park can accommodate 1,461 additional housing units through pending projects and its inventory of vacant and underutilized land. This capacity is more than adequate to accommodate the City's 2014-2021 RHNA of 339 units. Table 38 provides a summary of the City's available sites and RHNA status.

Table 38: Comparison of Sites Inventory and RHNA

	Very Low	Low	Moderate	Above Moderate	Total
RHNA	76	53	62	148	339
Sites Inventory					
Pending Projects	0	50	0	570	620
Vacant Land	0	0	12	2	14
Recyclable Land	409		418	0	827
Total	459		430	572	1,461
Surplus/Deficit	+330		+368	+424	+1,122

[5] City of Buena Park Sewer Master Plan, 2005, Page 45

11.4.2 FINANCIAL RESOURCES

Prior to the dissolution of redevelopment in California in February 2012, redevelopment housing set-aside was the major funding source for the City of Buena Park. Today, Community Development Block Grant program is the only relatively steady source of funding for the City.

Community Development Block Grant (CDBG) Funds

Through the CDBG program, the federal Department of Housing and Urban Development (HUD) provides funds to local governments for funding a wide range of community development activities for low-income persons. The CDBG program is very flexible in that the funds can be used for a wide range of activities. The eligible activities include: acquisition and/or disposition of real estate or property; public facilities and improvements; relocation, rehabilitation and construction (under certain limitations) of housing; homeownership assistance; and clearance activities.

The City of Buena Park is an entitlement jurisdiction eligible to receive CDBG funds directly from HUD on an annual basis. The City anticipates receiving approximately $700,000 in CDBG funds annually. The majority of these funds are utilized for the City's housing rehabilitation programs, commercial rehabilitation program, code enforcement program, parks improvements, and other public services.

HOME Investment Partnership Act (HOME)

The HOME program provides federal funds for the development and rehabilitation of affordable rental and ownership housing for households with incomes not exceeding 80 percent of area median income. The program gives local governments the flexibility to fund a wide range of affordable housing activities through housing partnerships with private industry and non-profit organizations. HOME funds can be used for activities that promote affordable rental housing and homeownership by low-income households.

The City of Buena Park is not eligible to receive HOME funds directly from HUD. However, the City can apply to the State of California for HOME funds administered by the State Department of Housing and Community Development (HCD). During Fiscal Year 2008-2009, the City was awarded $800,000 in HOME funds for a three-year period to support homebuyer assistance programs. In 2013, the City was awarded another $770,000 for home ownership assistance and home improvement activities. While HOME funds are not guaranteed on an annual basis, the City will continue to pursue this as a funding source during the 2013-2021 Housing Element planning period, to the extent possible.

CalHome Funds

The City of Buena Park has been successful in applying for CalHome Program funds from the California Department of Housing and Community Development (HCD). In 2008, the City received a CalHome allocation of $900,000. The City also received additional allocations of $1 million in 2011 and 2013. The funds have been utilized for housing rehabilitation and

homebuyer assistance programs. The City will continue to pursue this as a funding source during the 2013-2021 Housing Element planning period, to the extent possible.

Tax Exempt Multi-family Revenue Bonds

The construction, acquisition, and rehabilitation of multi-family rental housing developments can be funded by tax exempt bonds which provide a lower interest rate than is available through conventional financing. Projects financed through these bonds are required to set aside 20 percent of the units for occupancy by very low income households or 40 percent of the units to be set aside for households at 60 percent of the area median income. Tax exempt bonds for multi-family housing may also be issued to refinance existing tax exempt debts, which are referred to as a refunding bond issue.

Housing Choice Vouchers (Section 8) Rental Assistance

The federal Section 8 program provides Housing Choice Vouchers to very low income households in need of affordable housing. The Housing Choice Vouchers program assists a very low income household by paying the difference between 30 percent of the gross household income and the cost of rent. The Vouchers program allows the voucher recipients to choose housing that may cost above the fair market rent as long as the recipients pay for the additional cost. As of May 2013, 328 households in Buena Park were receiving rental assistance under the HUD Housing Choice Vouchers program.

11.4.3 ADMINISTRATIVE RESOURCES

City of Buena Park Community Development Department

The primary responsibility of the Community Development Department is the long-range planning and physical development of the City to promote livability and appearance. The department ensures the City's viability through enforcement of land use, construction, health, safety, and environmental regulations. This involves land use and development standards, building codes, economic vitality, and adherence to the General Plan. The Community Development Department consists of three divisions: Planning, Building, and Neighborhood Improvement/Code Enforcement.

The Planning Division is responsible for the administration of the General Plan and implementation of the Zoning Ordinance and Specific Plans. The Planning Division reviews plans for new development and expansion. The Building Division assures that all new and remodeled structures within the City conform to the City's Building Code and the California Uniform Building Code to protect public safety and welfare. The Neighborhood Improvement/Code Enforcement Division maintains and improves the City's neighborhoods and housing stock through the enforcement of property maintenance and zoning ordinances, building codes, and health and safety code. The Code Enforcement Division is responsible for proactive property inspections through the City's Neighborhood Improvement Task Force, code enforcement inquiries, citizen complaints, responses, legal proceedings, and the development and implementation of abatement procedures/programs to address problem areas within the City.

City of Buena Park Economic Development Department

The Economic Development Department is responsible for the City's business retention and attraction and affordable housing activities. Within the Department, staff manages the CDBG and HOME funds, including the filing of grant applications and administration of funds made available for City programs. The Department is also responsible for projects involving affordable housing development through new construction and acquisition/ rehabilitation.

Non-Profit Housing Developers

Due to the high cost of housing development in Orange County, many communities have found that partnerships with non-profit housing developers are an effective tool for creating affordable housing units and for preserving existing affordable housing, including those that are at risk of converting to market-rate housing. In Buena Park, several affordable housing developments have been made possible through close coordination and partnership with non-profit housing developers.

The City has also partnered with HomeAid Orange County, John Laing Homes, and the Orange County Rescue Mission to construct the Hope Family Housing-Buena Park development. Comprised of 16 units of townhouses and one management unit, Hope Family Housing-Buena Park's 17-unit townhome community provides long-term housing with supportive assistance to homeless families, many transitioning from motels throughout the county. The Orange County Rescue Mission (OCRM) currently manages Hope Family Housing's day-to-day operations, providing an environment of independent living with supportive services. HomeAid Orange County is the Building Industry Association's philanthropic arm that builds and renovates homeless shelters.

In addition, Jamboree Housing, Bridge Housing, and National Community Renaissance (formerly Southern California Housing Development Corporation) are affordable housing developers that are actively engaged in the preservation of affordable housing in Orange County, including those units that are at risk of converting to market-rate housing. Jamboree Housing recently completed in the Summer of 2013 the 70-unit Park Landing affordable housing project located at 8850 La Palma Avenue in Buena Park.

11.4.4 OPPORTUNITIES FOR ENERGY CONSERVATION

Energy-related housing costs can directly impact the affordability of housing. While state building code standards contain mandatory energy efficiency requirements for new development, the City and utility providers are also important resources to encourage and facilitate energy conservation and to help residents minimize energy-related expenses.

Gases that trap heat in the atmosphere are called greenhouse gases and contribute to global temperatures through the greenhouse effect. Because automobile emissions are major sources of greenhouse gases, a reduction in vehicle trips is the most effective strategy to reduce global warming. The City's policy and land use planning approach will stress more compact developments, at appropriate densities, and incentives (through density) for infill development, and the adoption of mixed uses along major corridors and near major commercial, office, and entertainment/tourist uses. These strategies aim to provide an adequate supply of housing will

ensure sufficient affordable housing for full range of income groups reducing long commutes in search of affordable housing. Specifically:

- Policy 3.2 of the Housing Plan encourages development of residential uses in strategic proximity to employment, recreational facilities, schools, neighborhood commercial areas, and transportation routes. The 2010 City General Plan, established a Mixed Use zone along major corridors including Beach Boulevard and other major corridors. In addition to achieving higher densities and increasing the potential for residential development, planning for sufficient housing supply along Beach Boulevard - close to jobs, services, and amenities - reduces congestion and long commutes. The mixed-use designation will also achieve higher densities than what is currently allowed.

- Policy 3.3 of the Housing Plan encourages compatible residential development in areas with recyclable or underutilized land. By adopting higher densities in mixed-use areas the City will be promoting infill and compact development patterns that can improve housing affordability and maximize use of the City's limited land resources, Incentives such as the site area bonus also encourage lot consolidation and higher density uses.

The incorporation of energy conservation features can contribute to reduced housing costs for homeowners and renters. Two home rehabilitation programs and incentives from utility companies assist low and moderate income homeowners.

- Two City rehabilitation programs allow for energy efficiency-related projects. The Multi-Family Rental Rehabilitation Program is designed to help apartment building owners renovate and repair units in return for renting 51 percent of the units at levels affordable to low income residents. The Home Improvement Program offers loans and rebates to qualified home owners to improve the City's housing stock. Qualified expenses include dual pane windows, insulation, weather stripping, solar panels, solar heaters, and pipe insulation. In addition, the programs include consultation with a contractor to inspect the properties and recommend any improvements that a home owner may not be aware of, including energy-saving projects.

- Southern California Edison participates in the California Alternate Rates for Energy (CARE) program, which offers income-qualified customers a discount of 20 percent or more on their monthly electric bill. The Multifamily Energy Efficiency Rebate Program offers property owners and managers incentives on a broad list of energy efficiency improvements in lighting, HVAC, insulation, and window categories. These improvements are to be used to retrofit existing multiple-family properties of two or more units. Edison also operates the Energy Savings Assistance program, which helps income-qualified households conserve energy and reduce their electricity costs. Southern California Edison pays all the costs of purchasing and installing energy-efficient appliances and equipment, which are free to eligible customers. Services include weatherization, energy efficient lighting and cooling, and refrigerator replacement. And, finally, Edison has an Energy Assistance Fund (EAF) in place, designed to help low-income customers pay their electric bills. A maximum of $100 is available to income-qualified customers once every 12-month period.

- The Southern California Gas Company offers various rebate programs for energy-efficient appliances to its customers. The Comprehensive Mobile Home Program provides

qualifying mobile home customers with no-cost energy conservation evaluations, installations of low-flow showerheads and faucet aerators, and gas energy efficiency improvements, such as duct test and seal of HVAC systems. The Energy Savings Assistance Program offers no-cost energy-saving home improvements and furnace repair or replacement services for qualified limited-income renters and homeowners. The Gas Company also operates the Gas Assistance Fund (GAF), which helps low-income households pay their gas bills through a one-time grant, not exceeding $100. Southern California Gas participates in the state's CARE program, which provides a 20 percent discount on the monthly gas bills of income-eligible households. In addition, the Gas Company participates in the Medical Baseline Allowance Program. Customers with a qualifying medical condition are eligible for a free medical baseline allowance 0.822 therms per day. Under this program additional gas usage is billed at the baseline rate, which is the lowest rate for residential customers. In addition to The Gas Company's programs, customers may qualify for other energy assistance programs. The Low-Income Energy Assistance Program (LIHEAP) is a federally funded energy assistance program that offers income-qualified households assistance with paying their utility bill. Customers may also benefit from the LIHEAP Weatherization Assistance Program to help make their homes more energy efficient.

11.5 REVIEW OF PAST ACCOMPLISHMENTS

State law (California Government Code Section 65588(a)) requires each jurisdiction to review its housing element as frequently as appropriate and evaluate:

- The appropriateness of the housing goals, objectives, and policies in contributing to the attainment of the state housing goal;
- The effectiveness of the housing element in attainment of the community's housing goals and objectives; and
- The progress in implementation of the housing element.

The evaluation provides valuable information on the extent to which programs have been successful in achieving stated objectives and addressing local needs, and to which these programs continue to be relevant to addressing current and future housing needs in Buena Park. The evaluation provides the basis for recommended modifications to policies and programs and the establishment of new objectives in the Housing Element.

This section summarizes the City's accomplishments in implementing the 2008-2014 Housing Element. Table 39 summarizes the quantified objectives contained in the City's 2008 Housing Element, and compares the City's progress in fulfilling these objectives. A program-by-program review is contained in Appendix B.

According to the 2008 Housing Element, the City of Buena Park had a total RHNA of 677 new units to be produced during the 2006-2014 planning period, including 142 units for very low-income households, 116 units for low-income households, 132 units for moderate-income households, and 287 units for upper-income households. Based on City records, between 2006 and 2014 the City fulfilled 114 percent of its regional housing construction needs. By income level, development of lower and moderate income housing fell short, while market rate housing was produced in excess of stated objectives.

In its first development partnership with the City of Buena Park, Jamboree Housing completed in the Summer of 2013, the 70-unit Park Landing affordable housing project located at 8850 La Palma Avenue. Park Landing is a four-story apartment complex with six one-bedroom, 41 two-bedroom, and 22 three-bedroom units.

The City's rehabilitation objective related to the Multi-Family and Single-Family Rehabilitation Programs was 200 units. While the Multi-Family Rehabilitation Program fell short of the 60 units to be assisted primarily due to lack of interest from property owners, the Single-Family Rehabilitation program met the assistance goal planned in the 2008 Housing Element. The City has assisted a total of 418 households in rehabilitating their homes since 2008.

During the previous planning period, of the 110 units that were identified as being at-risk, none was converted to market-rate housing.

Table 39: Summary of 2008 Quantified Objectives and Progress

	Income Level				Total
	Very Low	Low	Moderate	Above Moderate	
Construction Objectives (RHNA)					
Goal	142	116	132	287	677
Progress	134	113	36	488	771
	94%	97%	27%	170%	114%
Rehabilitation Objectives					
Goal	36	36	120		192
Progress	418		--	--	418
Homebuying Assistance Objectives					
Goal	--	54	--	--	54
Progress	14		--	--	14
Section 8 Conservation Objectives					
Goal	230	230	--	--	460
Progress	164	164	--	--	328
	71%	71%	--	--	71%
At-Risk Housing Conservation Objectives					
Goal	110	--	--	--	110
Progress	110	--	--	--	110
	100%	--	--	--	100%

11.6 HOUSING PLAN

The City of Buena Park's long-term housing goal is to provide housing that fulfills the diverse needs of the community. In the short term, this will be accomplished with the objectives, policies, and programs set forth in this Housing Plan. The goals, policies, and programs in the Plan build upon the identified housing needs in the community, constraints confronting the City, and resources available to address the housing needs, and will guide City housing policy through the 2013-2021 planning period.

Goals are statements of community desires which are broad in both purpose and aim, but are designed specifically to establish direction. Policies provide specific standards and/or end states for achieving a goal. Essentially, goals represent desired outcomes the City seeks to achieve through the implementation of policies. Further articulation of how the City will achieve the stated goals is found in the programs. Programs identify specific actions the City will undertake toward putting each goal and policy into action. Quantified objectives identified in particular programs are estimates of assistance the City will be able to offer, subject to available financial and administrative resources.

To make adequate provision for the housing needs of all economic segments of the community, the programs in the Housing Plan aim to:

- Conserve and improve the condition of the existing affordable housing stock;
- Assist in the development of housing for low- and moderate-income households;
- Identify adequate sites to encourage the development of a variety of types of housing for all income levels;
- Address and, where appropriate and legally possible, remove governmental constraints to the maintenance, improvement, and development of housing; and
- Promote housing opportunities for all persons.

11.6.1 CONSERVE AND IMPROVE THE EXISTING HOUSING STOCK

Conserving and improving the housing stock helps maintain investment in the community and keeps existing housing affordable. Because the majority of the housing stock is more than 30 years old, significant rehabilitation needs are anticipated. A number of factors can cause residential units to become unsafe or unhealthy to live in. Preventing these problems from occurring and addressing them when they do occur protect the safety and welfare of the residents and assist in meeting housing needs throughout Buena Park. The City will focus its efforts on rehabilitation, code enforcement, and preserving existing affordable units to take a pro-active approach to conserving the current housing stock. The City allocates a portion of its annual CDBG allocation, along with CDBG program income, to support neighborhood preservation and housing rehabilitation activities (rehabilitation programs and code enforcement).

Goal 1.0: Maintain and enhance the existing viable housing stock and neighborhoods within Buena Park.

Policy 1.1: Enforce adopted code requirements that set forth the acceptable health and safety standards for the occupancy of existing housing.

Policy 1.2: Utilize the Neighborhood Improvement Program and Task Force to bring substandard units into compliance with City codes and to improve overall housing conditions in Buena Park.

Policy 1.3: Continue to offer rehabilitation programs that provide financial and technical assistance to low and moderate income households for the repair and rehabilitation of existing housing with substandard conditions.

Policy 1.4: Facilitate the removal of existing housing that poses serious health and safety hazards to residents and adjacent structures.

Policy 1.5: Work with property owners and nonprofit housing providers to preserve existing housing for low and moderate income households.

Policy 1.6: Continue to offer City services and facilities that encourage neighborhood pride and property maintenance.

Policy 1.7: Promote energy conservation through City housing programs and affordable housing developments that receive City funding or development incentives.

Program 1: Home Improvement Program

The Home Improvement Program provides loans up to $60,000 (at zero to three percent interest) and rebates up to $10,000 to qualified homeowners (earning up to 80 percent AMI) for the repair or rehabilitation of their homes. This program operates through various elements: Deferred Loans, Rebates, and Amortized Loans. The Deferred Loan is available to homeowners earning less than 80 percent AMI. The maximum loan amount under this program is $60,000, accruing simple interest at 3 percent per year. For seniors age 62 and over, the interest rate is zero percent. No payments for Deferred Loans are required for 30 years. The Amortized Loan is also available to homeowners earning less than 80 percent AMI. The maximum loan amount under this program is also $60,000, accruing simple interest at 3 percent per year. Amortized Loans, however, require monthly payments of principal and interest over a term of 30 years. Rebates are available to homeowners earning less than 80 percent AMI. Qualified homeowners are rebated up to 50 percent of home improvement expenditures up to $10,000. Rebates do not need to be repaid by homeowners.

To alleviate overcrowding, homeowners receiving Deferred or Amortized Loans through this program can be awarded an additional $25,000 (on top of the maximum loan amount of $60,000) for room additions upon recommendation by staff. Energy efficiency improvements are also eligible activities under this program.

Objectives and Timeframe:

- Continue to provide rehabilitation loans to qualified low and moderate income homeowners.

- Disseminate information to homeowners regarding rehabilitation standards, preventive maintenance, and energy conservation. Provide information on the City's website under the "City Services" tab of the City's home page, make available information on the program at public counters, and distribute information along with any code enforcement notices.

- Assist 20 low and moderate income households annually through deferred loans, amortized loans, and rebates, for a total of 160 households during the 2013-2021 planning cycle.

Responsible Agency: Economic Development Department
Funding Sources: CDBG, CalHOME

Program 2: Multi-Family Rental Rehabilitation Program

The City designed this program to help apartment building owners renovate and repair units in return for renting 51 percent of their units at levels affordable to low-income residents. Energy efficiency improvements are also eligible activities under this program. The Rental Rehabilitation Program offers deferred loans to owners of rental units in the City. Under this program, property owners agree to make available all assisted units to low income households at affordable rents for 30 years.

Objectives and Timeframe:

- Continue to inform owners of apartment complexes about the Multi-Family Rental Rehabilitation Program. On an ongoing basis, disseminate information to property owners regarding rehabilitation standards, preventive maintenance, and energy conservation.

- Establish an informational packet that includes a program description and application for the Multi-Family Rental Rehabilitation Program. Provide information on the City's website under the "City Services" tab of the City's home page, make available information on the program at public counters, and distribute information to the Chamber of Commerce to provide to interested developers and to Chamber members, and distribute information along with any code enforcement notices.

- Identify and pursue funding sources for this program.

Responsible Agency: Economic Development Department

Funding Sources: CDBG

Program 3: Code Enforcement/Neighborhood Improvement Program (NIP)

The City's Neighborhood Improvement/Code Enforcement Division maintains and improves the City's neighborhoods and housing stock through the enforcement of property maintenance and zoning ordinances, building codes, and health and safety code. The division is responsible for proactive property inspections through the City's Neighborhood Improvement Task Force, code enforcement inquiries, citizen complaints, responses, legal proceedings, and the development and implementation of abatement procedures/programs to address problem areas within the City impacted by high crime and property deterioration. The public/private partnerships established between property owners, residents and Neighborhood Improvement staff has significantly reduced the number of blighted properties throughout the community.

Objectives and Timeframe:

- Continue to provide proactive code enforcement activities to maintain and improve housing and neighborhood qualities.

- Through the NIP, assist 100 households annually through the weatherization, rental housing inspection, and senior code enforcement relief programs, for a total of 800 households during the 2013-2021 planning cycle.

Responsible Agency: Community Development Department
Funding Sources: CDBG, Departmental Budget

Program 4: Conservation of At-Risk Housing

Two projects in the City – 10-unit Newport House and 100-unit Casa Santa Maria – are considered at risk of converting to market-rate housing during the ten-year planning period of this at-risk analysis (October 15, 2013, and October 15, 2023). Both projects are Section 202 housing for seniors with expiring project-based Section 8 contracts. Combined 110 assisted units provide affordable housing to very low income households. The City will monitor all units considered at risk of conversion to market rate and assist property owners in maintaining the affordability of these units.

Objectives and Timeframe:

- Annually monitor status of the 110 affordable housing units that are at risk of converting to market rate between 2013 and 2023. Report on the status of at-risk units during the City's annual report to HCD on the implementation of the Housing Element.

- In the event that a property is scheduled for conversion, contact qualified, non-profit entities, from the State's qualified entities list, to inform them of the opportunity to acquire affordable units. Also inform them of financial assistance available through State and federal programs.

- Support the nonprofit property owners' application for Section 8 contract renewal with HUD.

- As part of the annually monitoring activities, provide information on special Section 8 voucher assistance set aside by the Orange County Housing Authority for residents displaced or impacted by the conversion of federally assisted housing projects.

Responsible Agency: Community Development Department, Economic Development Department
Funding Sources: Departmental Budget

11.6.2 ASSIST IN THE DEVELOPMENT OF AFFORDABLE HOUSING

Providing affordable housing is essential for a healthy community. In addition to a diverse mix of housing types, it is necessary to make available housing for residents of all income levels. Seeking funding from varied sources increases the opportunities for development of affordable housing units. Recognizing that homeownership plays a significant role in establishing strong neighborhoods and a sense of community pride, the City supports programs that make purchasing a home a realistic option for lower income households.

Goal 2.0: Assist in the provision of housing that meet the needs of economic segments of the community.

Policy 2.1: Facilitate homeownership opportunities for low and moderate income households.

Policy 2.2: Use density bonuses and other incentives to facilitate the development of new housing for very low and low income households.

Policy 2.3: Create collaborative partnerships with non-profit agencies and for-profit developers to maximize resources available for the provision of housing affordable to lower income households.

Policy 2.4: Address the housing needs of special populations and extremely low income households through emergency shelters, transitional housing, supportive housing, and single-room occupancy units.

Policy 2.5: Promote the use of energy conservation features in the design of residential development to conserve natural resources and lower energy costs.

Program 5: First-Time Homebuyer Program

The City is committed to expanding homeownership opportunities for lower and moderate income households through the First-Time Homebuyer Program. This program provides assistance to first-time homebuyers through a deferred 30-year second mortgage loan of up to a maximum of $58,500 at three percent simple interest. The funds may be used toward the purchase of a single-family home or condominium/townhome in Buena Park. The borrower must provide a minimum three percent down payment to participate in the program. This program utilizes CalHome funding and is limited to those at or below 80 percent of the Area Median Income of Orange County.

Objectives and Timeframe:

- Continue to apply for State HOME and CalHome funds and other funding sources to support the First-Time Homebuyer program.

- Pending availability of funding, assist approximately five households per year in purchasing their first homes, for a total of 40 households to be assisted during the 2013-2021 Housing Element.

Responsible Agency: Economic Development Department
Funding Sources: HOME funds, CalHOME funds

Program 6: Southern California Home Financing Authority

In addition, the Southern California Home Financing Authority (SCHFA) offers a mortgage revenue bond program that issues 30-year mortgage revenue funds at below-market interest rates. To be eligible for the program, the buyer must be a first-time homebuyer whose income may not exceed 120 percent of the Orange County median income.

Objectives and Timeframe:

- Provide information regarding the program on the City's website and at the public counter, library, post office, and other community locations.

Responsible Agency: Economic Development Department
Funding Sources: Mortgage Revenue Bond

Program 7: Housing Choice Vouchers (Section 8 Rental Assistance) Program

The Housing Choice Vouchers (Section 8 Rental Assistance) Program extends rental subsidies to very low income households that spend more than 30 percent of their gross income on housing. The Housing Choice Vouchers Program not only addresses housing affordability, but also overcrowding by allowing families that may be currently "doubling up" in living arrangements to afford their own housing. The Orange County Housing Authority administers the Housing Choice Vouchers Program on behalf of the City. There are currently 328 households receiving Section 8 rental assistance in Buena Park, with an additional 1,238 residents on the waitlist.

Objectives and Timeframe:

- Work to maintain, and possibly increase, the current level of Housing Choice Vouchers (328 households) and direct eligible households to the program through direct referrals and the City website.

- Continue to provide information and referrals to landlords regarding participation in the Housing Choice Vouchers Program.

Responsible Agency: Economic Development Department; Orange County Housing Authority
Funding Sources: HUD

Program 8: Affordable Housing Incentives

The City will promote the construction, preservation, and acquisition/rehabilitation of affordable housing through various incentives:

- **Affordable Housing Density Bonus:** The City provides for the development of affordable housing for lower and moderate income households through its affordable housing density bonus program, in accordance with State density bonus law. The City amended the Municipal Code to outline specific provisions of this density bonus program in July 2013 (see Section 19.308.030 of the Buena Park Municipal Code). When utilizing the affordable housing density bonus program, the allowable density is increased by up to 100 percent for senior housing and 35 percent for non-senior housing.

- **Other Development Incentives:** In addition to the State density bonus ordinance, the City also offers other development incentives, such as the Site Area Bonus and Housing Opportunities Overlay and Cluster Bonus.

- **Technical Assistance and Support for Funding Applications:** Without redevelopment financing, the City's ability to provide gap financing for affordable housing projects is limited. The City will provide technical assistance and letter of support for funding applications, provided the proposed projects are consistent with the goals and policies of the General Plan.

- **Reduced Impact Fees:** City staff has discretion in calculating certain impact fees, such as the park and recreational facilities fees. Affordable housing projects have historically been assessed much lower park fees than market-rate housing developments. Special consideration for reduced impact fees will be given for projects that reserve units for extremely low income households and persons with disabilities (including those with developmental disabilities).

Objectives and Timeframe:

- Develop a brochure of development incentives by 2014 to promote affordable housing development.

- Provide the brochure to eligible applicants during the pre-application stage at the permitting and planning counters, post information on the City's website under the "Planning/Development Assistance" section of the Business tab of the home page, and distribute to the Chamber of Commerce to provide to interested developers and Chamber members.

- Annually evaluate the applicability of and as appropriate, submit applications to State HCD programs related to funding of affordable housing. Specifically, the City will explore appropriate funding opportunities for affordable housing for extremely low income households and persons with disabilities (including persons with developmental disabilities).

- Periodically review all regulations, ordinances, and residential fees related to housing rehabilitation and/or construction to assess their impact on housing costs, and revise as appropriate.

Responsible Agency: Community Development Department; Economic Development Department

Funding Sources: Departmental Budget; and State and Federal housing funds as available

11.6.3 PROVIDE ADEQUATE HOUSING SITES

A major element in meeting the housing needs of all segments of the community is the provision of adequate sites of all types, sizes and prices of housing. Persons and households of different ages, types, incomes, and lifestyles have a variety of housing needs and preferences that evolve over time and in response to changing life circumstances. Providing an adequate supply and diversity of housing accommodates changing housing needs of residents. The Buena Park General Plan and Zoning Ordinance establish where housing may locate. To provide adequate housing and maximize use of limited land resources, new development should be constructed at appropriate densities that maximize the intended use of the land.

Goal 3.0: Provide suitable sites for housing development which can accommodate a range of housing by type, size, location, price, and tenure.

Policy 3.1: Implement land use policies that allow for a range of residential densities and products, including low-density single-family uses, moderate-density town homes, and higher-density apartments, condominiums, and units in mixed-use developments.

Policy 3.2: Encourage development of residential uses in strategic proximity to employment, recreational facilities, schools, neighborhood commercial areas, and transportation routes.

Policy 3.3: Encourage compatible residential development in areas with recyclable or underutilized land.

Policy 3.4: Allow flexibility within the City's standards and regulations to encourage a variety of housing types.

Policy 3.5: Ensure that future development adjacent to or near the railroad/light rail right-of-way (ROW) is planned with the safety of the rail corridor in mind.

Program 9: Provision of Adequate Sites

The City has more than met its RHNA for the 2014-2021 planning period through pending projects and its inventory of vacant and underutilized sites. The City is committed to ensuring that adequate sites at appropriate densities remain available during the planning period, as required by law.

Objectives and Timeframe:

- Encourage new development to be constructed to maximize the density potential of limited land resources, with the goal of promoting residential densities that achieve at least 75 percent of the maximum allowable density for the specific property.
- Update the residential sites inventory every two years to maintain accurate information.
- Continue to provide a variety of incentives to facilitate the development of vacant and underutilized properties. These include the planned development/cluster bonus, site area bonus, and affordable housing bonus.

Responsible Agency: Community Development Department
Project Funding: Departmental Budget

11.6.4 REMOVE GOVERNMENTAL CONSTRAINTS

Pursuant to State law, the City is obligated to address, and where legally possible, remove governmental constraints affecting the maintenance, improvement, and development of housing. Removing constraints on housing development can help address housing needs in the City by expediting construction, and lowering development costs.

Goal 4.0: Mitigate any potential governmental constraints to housing production and affordability.

Policy 4.1: Review and adjust as appropriate residential development standards, regulations, ordinances, departmental processing procedures, and residential fees related to rehabilitation and construction that are determined to be a constraint on the development of housing, particularly housing for lower and moderate income households and for persons with special needs.

Program 10: Extremely Low Income and Special Needs Housing

Extremely low income households and households with special needs have limited housing options in Buena Park. Housing types appropriate for these groups include: emergency shelters, transitional housing, supportive housing, and single-room occupancy (SRO) units. SRO housing is an alternative housing type suitable for seniors and persons with disabilities, including persons with developmental disabilities. The City has recently amended the Zoning Ordinance to address the provision of emergency shelters, transitional housing, and supportive housing. The Zoning Ordinance does not yet contain specific provisions for SRO units. The Zoning Ordinance will be amended within one year of adoption of the housing element to specifically address the provision of SRO units in either high density residential zone or in commercial zones along major corridors. The City will establish appropriate development standards in the Zoning Ordinance for SRO units.

Objectives and Timeframe:

- Amend the Zoning Ordinance within one year of adoption of the Housing Element to address SRO housing.

- Provide special consideration for reduced impact fees for projects that reserve units for extremely low income households and persons with disabilities (including those with developmental disabilities). (See Program 8)

- Explore appropriate funding opportunities for affordable housing for extremely low income households and persons with disabilities (including persons with developmental disabilities). (See Program 8)

Responsible Agency: Community Development Department
Funding Sources: Departmental Budget

Program 11: Permit Processing

Delays in the development such as plan checking and permit processing procedures will increase the holding cost of development. Complicated procedures may also discourage development especially by affordable and special needs housing developers. To facilitate residential development, the City provides development pre-application review and offers a one-stop processing system that simplifies and expedites development processing.

Time Frame and Objectives:

- Continue to evaluate and improve the one-stop processing system to facilitate residential development.

- Prioritize affordable and special needs housing for processing, including housing for seniors and the disabled (including persons with developmental disabilities).

Responsible Agency: Community Development Department
Funding Sources: Departmental Budget

11.6.5 PROVIDE EQUAL HOUSING OPPORTUNITIES

To meet the housing needs of all segments of the community, the Housing Plan includes a program to promote housing opportunities for all persons. The City works with the Fair Housing Council of Orange County (FHCOC), which provides several fair housing and tenant/landlord services.

Goal 5.0: Continue to promote equal housing opportunity in the City's housing market.

Policy 5.1	Provide fair housing services to Buena Park residents, and ensure that residents are aware of their rights and responsibilities regarding fair housing.
Policy 5.2	Provide equal access to housing for special needs residents such as the homeless, elderly, and disabled.
Policy 5.3	Promote the provisions of disabled-accessible units and housing for mentally and physically disabled (including developmentally disabled).
Policy 5.4	Require affirmative marketing of affordable housing units to outreach to all segments of the community.

Program 12: Fair Housing

The City contracts with the Fair Housing Foundation to provide outreach, educational information, fair housing complaints, tenant/landlord dispute resolution, and housing information and counseling services. A portion of the City's annual CDBG allocation continues to be used to fund fair housing services through the Fair Housing Foundation (FHF). The role of the FHF is to provide services to jurisdictions, agencies, and the general public to further fair housing practices in the sale or rental of housing.

Objectives and Timeframe:

- Continue to promote fair housing practices and provide educational information on fair housing to the public at public counters and on the City's website.

- Continue to refer fair housing complaints to the Fair Housing Foundation.

- Continue to comply with all State and Federal fair housing requirements when implementing housing programs or delivering housing-related services.

- For projects that receive public assistance (either financial assistance or through development incentives), require the developers to implement an affirmative marketing plan to outreach to all segments of the community.

Responsible Agency: Economic Development Department, Fair Housing Foundation
Funding Sources: CDBG; Departmental budget

11.6.6 SUMMARY OF QUANTIFIED OBJECTIVES

Table 40 summarizes the City's quantified objectives for the 2013-2021 planning period by income group.

- Construction of 339 new units, representing the City's RHNA for the 2013-2021 period (including 76 very low income, 53 low income, and 62 moderate income units)
- Rehabilitation of 180 existing units (160 owner-occupied and 20 renter-occupied units)
- Conservation of 108 units at risk

Table 40: Summary of 2013-2021 Quantified Objectives

	Income Level					Total
	Extremely Low	Very Low	Low	Moderate	Above Moderate	
Adequate Sites (RHNA)[1]	37	39	53	62	148	339
Units to be Constructed		76	53	62	148	339
Units to be Rehabilitated				160		160
Housing Choice Vouchers to be Conserved	164	164	0	0	0	328
At-Risk Housing Units to be Conserved	0	108	0	0	0	108
Homebuying Assistance Objective			40			40

Note:
1. AB2634 mandates that localities calculate the subset of the very low income regional need that constitutes the communities need for extremely low income housing. As an alternative to calculating the subset, local jurisdictions may assume that 50 percent of the very low income category is represented by households of extremely low income (less than 30 percent of the MFI).

APPENDIX A: COMMUNITY OUTREACH

AGENCIES INVITED

The following agencies are on the outreach list for the Housing Element update.

Organization	Contact	Address	City/State/Zip
2-1-1 Orange County	Dolores Gonzales-Hayes, Executive Director	P.O. Box 14277	Irvine, CA 92623
Abrazar	Gloria Reyes, CEO/Executive Director	7101 Wyoming St	Westminster, CA 92683
Boys and Girls Club of Buena Park	Bruce Hird, Chief Professional Officer	7758 Knott Ave	Buena Park, CA 90620
Buena Park Coordinating Council	Concha dela Cruz, Director	7957 Whitaker St	Buena Park, CA 90621
Buena Park Noon Lions Club	Pat Donnelly	P.O. Box 372	Buena Park, CA 90620
Buena Park Rotary Club	Mrs. Elizabeth Saldana, President	P.O. Box 5243	Buena Park, CA 90622
Buena Park Woman's Club	Tammy Lynn	6711 Beach Blvd	Buena Park, CA 90621
California Coalition for Rural Housing	Rob Wiener, Executive Director	717 K St, Suite 400	Sacramento, CA 95814
California Rural Legal Assistance Foundation		2210 K St, Suite 201	Sacramento, CA 95814
Catholic Charities of Orange County	Teresa Smith, Executive Director	1820 16th St	Santa Ana, CA 92701
Children's Home Society of California		333 South Anita Dr, Suite 350	Orange, CA 92868
Fair Housing Council of Orange County		201 S Broadway	Santa Ana, CA 92701
Fair Housing Foundaion	Barbara Shull, Executive Director	3605 Long Beach Blvd, #302	Long Beach, CA 90807
Families Forward	Margie Wakeham, Executive Director	8 Thomas	Irvine, CA 92618
Family Assistance Ministries	Mary Gray Perdue, Executive Director	1030 Calle Negocio	San Clemente, CA 92673
Giving Children Hope	Elizabeth Saldana, Director of Community Programs	8332 Commonwealth Ave	Buena Park, CA 90621
HomeAid Orange County	Scott Larson, Executive Director	17744 Sky Park Circle, Suite 170	Irvine, CA 92614
Legal Aid Society of Orange County		2101 N Tustin Ave	Santa Ana, CA 92705
NeighborWorks Orange County	Glen Hayes, President/CEO	128 Katella Ave	Orange, CA 92867
OC Partnerhsip	Karen Williams, Chief Operating Officer	1505 E 17th St, Suite 108	Santa Ana, CA 92705
Orange County Business Council		2 Park Plaza, Suite 100	Irvine, CA 92614
Orange County Food Bank	Mark Lowry, Director	11870 Monarch St	Garden Grove, CA 92841

Organization	Contact	Address	City/State/Zip
Orange County Head Start		2501 S Pullman St, Suite 100	Santa Ana, CA 92705
Orange County Rescue Mission	Jim Palmner, President	One Hope Dr	Tustin, CA 92782
Salvation Army Orange County		10200 Pioneer Road	Tustin, CA 92782
Second Harvest Food Bank OC	Nicole Suydam, CEO	8014 Marine Way	Irvine, CA 92618
Share Our Selves	Karen L. McGlinn, Executive Director	331 W Halesworth	Santa Ana, CA 92701
Soroptimist International of Buena Park	Louise Mazerov, President	P.O. Box 5183	Buena Park, CA 90622
The Kennedy Commission		17701 Cowan Ave, Suite 200	Irvine, CA 92614
West Orange County Regional Chamber of Commerce	Connie Pedenko, President/CEO	8081 Stanton Ave, Suite 306	Buena Park, CA 90620
Western Center on Law and Poverty		3701 Wilshire Blvd, Suite 208	Los Angeles, CA 90010
WHW Santa Ana	Janie Wolicki, CEO/Executive Director	1800 E McFadden Ave, Suite 1A	Santa Ana, CA 92705
YWCA North Orange County	Diane Masseth0Jones, Executive Director	215 E Commonwealth Ave, Suite E	Fullerton, CA 92832
Abode Communities		701 E 3rd St, Suite 400	Los Angeles, CA 90013
AMCAL Multi-Housing, Inc.	Mario Turner, Vice President	2082 Michelsonb Dr, Ste. #306	Irvine, CA 92612
BIA - Orange County Chapter	Mike Balsamo, CEO	17744 Sky Park Circle, Suite 170	Irvine, CA 92614
Brandywine Homes		16580 Aston St	Irvine, CA 92606
BRIDGE Housing Corporation		20321 Irvine Ave, Suite F-1	Newport Beach, CA 92660
California Building Industry Association	Mike Winn, President & CEO	1215 K St, Suite 1200	Sacramento, CA 95814
Centerstone Communities		3500 W Lake Center Dr	Santa Ana, CA 92704
City Ventures		1900 Quail St	Newport Beach, CA 92660
Emblem Development Corp		8681 Hillcrest Rd	Buena Park, CA 90621
Habitat for Humanity	Sharon B. Ellis, Executive Director	2200 Ritchey St	Santa Ana, CA 92705
Hollis Builders		530 So. Lake Ave, Suite 800	Pasadena, CA 91101
Hope Family Housing		8657 Whitaker St	Buena Park, CA 90621
Jamboree Housing Corporation		17701 Cowan Ave, Suite 200	Irvine, CA 92614
KTK Construction, Inc.	Terry W. Smith	10221 Slater Ave, #113	Fountain Valley, CA 92708

Organization	Contact	Address	City/State/Zip
LENNAR Homes		25 Enterprise	Aliso Viejo, CA 92656
LINC Housing Corporation	Hunter L. Johnson, President/CEO	110 Pine Ave, Suite 500	Long Beach, CA 90802
Manufactured Housing Educational Trust		25241 Paseo de Alicia, Suite 120	Laguna Hills, CA 92653
Mayans Development	Steve Romero	22343 La Palma Ave, #132	Yorba Linda, CA 92887
National CORE	Steve PonTell, President & CEO	9241 Haven Ave	Rancho Cucamonga, CA 91730
OCCHC	Allen Baldwin, Executive Director	2024 N Broadway, 3rd Flr	Santa Ana, CA 92706
Orange County Clearinghouse	Brenda J. Rodriguez	23861 El Toro Rd, Suite 401	Lake Forest, CA 92630
Orange County Housing Providers and Economic Partnership		25241 Paseo de Alicia, Suite 120	Laguna Hills, CA 92653
Pacific Sunrise Builders, Inc.		18627 Brookhurst St, #349	Fountain Valley, CA 92708
RSI Construction, Inc		620 Newport Center Dr	Newport Beach, CA 92660
Southern California Assocation of NonProfit Housing	Alan Greenlee, Executive Director	501 Shatto Place, Suite 403	Los Angeles, CA 90020
Taylor Woodrow Homes		15 Cushing	Irvine, CA 92618
The Olson Company	Stephen E. Olson, Chairman & Founder	3010 Old Ranch Parkway, Suite 100	Seal Beach, CA 90740
Western Developments for Affordable Housing, Inc.	Julio Macedo	2183 Fairview Rd	Costa Mesa, CA 92627
Western Pacific Housing, Inc.		300 Continental Blvd, Suite 390	El Segundo, CA 90245
Buena Park Elementary School District	Greg Magnuson, Superintendent	6885 Orangethorpe Ave	Buena Park, CA 90620
Buena Park Library District	Mary McCasland	7150 La Palma Ave	Buena Park, CA 90620
Bank of America - Home Loans		6210 Beach Blvd	Buena Park, CA 90621
Bowman Real Estate	Walt Bowman	9922 Walker St, #A	Cypress, CA 90630
California Association of Realtors		525 South Virgil Ave	Los Angeles, CA 90020
National Association of Industrial and Office Properties		2900 Bristol St, Suite G-105	Costa Mesa, CA 92626
Orange County Assocation of Realtors		8071 Slater Ave, Suite #240	Hunitngton Beach, CA 92647
RE/MAX Diamond	ViVian Ma, Office Manager	6281 Beach Blvd	Buena Park, CA 90621

Organization	Contact	Address	City/State/Zip
South Coast Apartment Association		18552 Mac Arthur Blvd, Suite 205	Irvine, CA 92612
U.S. Bank Home Mortgage		5470 Beach Blvd	Buena Park, CA 90621
First Southern Baptist Church		6801 Western Ave	Buena Park, CA 90621
Knott Avenue Christian Church	Shane Womack, Senior Pastor	315 S Knott Ave	Anaheim, CA 92804
St. Pius V Church	Wendy Hart	7691 Orangethorpe Ave	Buena Park, CA 90621
AIDS Services Foundation Orange County	Phillip Yaegar, Executive Director	17982 Sky Park Circle, Suite J	Irvine, CA 92614
Anaheim VIP Center - Adult Day Health Care		1158 N Knollwood Circle	Anaheim, CA 92801
Beach City Interface Services - Community Service Center		525 Main St	Anaheim, CA 92805
Buena Park Nursing Center		8520 Western Ave	Buena Park, CA 90620
Buena Park Public Safety Survivor's Foundation	Robert R. Chaney, Jr., Chairman	6601 Beach Blvd	Buena Park, CA 90621
Casa Teresa	Stacey Proctor, Executive Director	P.O. Box 429	Orange, CA 92856
Disabilities Ministries - Roman Catholic Diocese of Orange		2811 E Villa Real Dr	Orange, CA 92867
Dorado Senior Apartments		8622 Stanton Ave	Buena Park, CA 90620
Help Me Grow - Orange County	Joseph H. Donnelly, MD, Medical Director		1915 W Orangewood Ave, Suite 303
Mercy House		P.O. Box 1905	Santa Ana, CA 92702
O.C. Health - Behavioral Health Services	Mary R. Hale, M.S., Deputy Agency Director	333 W. Santa Ana Blvd	Santa Ana, CA 92701
O.C. Social Services - North Region		3320 E La Palma Ave	Anaheim, CA 92806
Pathways of Hope	Maria Mazzenga Avellaneda, Executive Director	P.O. Box 6326	Fullerton, CA 92834
Regional Center of Orange County	Larry Landauer, Executive Director	1525 North Tustin Ave	Santa Ana, CA 92705
Smith & Sons Glass and Screen	Sharon Smith, President	7521 Orangethorpe Ave	Buena Park, CA 90620
Speech and Language Development Center	Dawn O'Connor, CEO/Program Director	8699 Holder St	Buena Park, CA 90620
Women's Transitional Living Center, Inc.	Kathy Strong, Director of Contracts	P.O. Box 6103	Orange, CA 98263

PLANNING COMMISSION STUDY SESSION – JULY 24, 2013

Representatives from the following agencies attended the meeting:

- Regional Center of Orange County
- Kennedy Commission
- Fair Housing Foundation
- Community Partnerships and Services

The Regional Center, Kennedy Commission, and Community Partnerships and Services spoke in support of the Draft Housing Element. Both the Kennedy Commission and Community Partnerships and Services provided written comments (attached on following pages).

The Regional Center of Orange County provided statistics for persons with developmental disabilities. The Regional Center emphasized the need for supportive living for persons with developmental disabilities, especially many are children currently living at home. They may need independent living arrangements with supportive services in the future.

The Kennedy Commission recommends providing additional incentives and concessions (beyond State density bonus) and reducing impact fees to facilitate housing for extremely low and lower income households. The Kennedy Commission also recommends evaluating barriers to affordable housing the mixed-use developments. These suggestions are already part of the City's Housing Element (see Program 8 for Site Area Bonus and Cluster Bonus, along with Council discretion for reducing impact fees). Policy 4.1 also calls for the periodic review of development standards to ensure they are appropriate for facilitating affordable housing development.

The Community Partnerships and Services includes recommendations to promote the concept of health in housing. As part of the City's 2035 General Plan, the City incorporated many of the healthy city concepts. The Housing Element promotes mixed use development as a means of fostering sustainable development patterns. Many of the recommendations provided by the Community Partnerships and Services have already been incorporated in other elements of the General Plan (such as Conservation and Sustainability).

July 24, 2013

THE Kennedy COMMISSION
www.kennedycommission.org
17701 Cowan Ave., Suite 200
Irvine, CA 92614
949 250 0909
Fax 949 263 0647

Chair Richard McGuire and Planning Commission Members
City of Buena Park
6650 Beach Boulevard
Buena Park, CA 90622

RE: Comments on Draft 2014-2021 Housing Element Update (July 2013)

Dear Chair McGuire:

Thank you for the opportunity to review and comment on the City of Buena Park's 2014-2021 draft Housing Element. We have reviewed the draft and are submitting this letter to provide public comments.

The Kennedy Commission (the Commission) is a broad based coalition of residents and community organizations that advocates for the production of homes affordable for families earning less than $20,000 annually in Orange County. Formed in 2001, the Commission has been successful in partnering and working with Orange County jurisdictions to create effective housing and land-use policies that has led to the new construction of homes affordable to lower income working families.

The Commission would like to acknowledge and commend the City for its leadership in encouraging and facilitating the development of homes affordable to lower income families. Currently, the City has two affordable home developments in the pipeline. The proposed City Yard development will provide 50 lower income homes and Park Landing, which is under construction and will be completed by the end of summer 2013. Park Landing will not only provide 70 quality homes that will be affordable to workforce families, but it has also created jobs and provided an economic boost to the local economy. According to the National Association of Homebuilders (NAHB), "Park Landing and its residents will generate $5.5 million in local income, $578,900 in taxes for local government, and 85 jobs in the first year of construction. The ongoing impact is expected to translate to $1.68 million in local income, $308,700 in taxes for local government, and 21 jobs each year."[1]

As the City moves forward with the draft Housing Element update, the Commission urges the City to continue it's support for the development of affordable homes. The Commission has provided the following recommendations for the City to incorporate:

1. Continue the City's partnership with the Commission to facilitate the development of affordable rental homes for lower income working families in the City.

[1] "Jamboree Housing Corporation Breaks Ground on Park Landing Workforce Apartment Homes in Buena Park, CA," Jamboree Housing Corp. press release, April 4, 2012, on the City of Buena Park website, http://www.buenapark.com/index.aspx?recordid=274&page=12, accessed July 24, 2013.

2. Prioritize 20% of SERAF repayments (boomerang funds) to proposed extremely low-income affordable rental developments that leverage additional funding sources (e.g., Low-Income Housing Tax Credits).

3. Provide by-right incentives and concessions of certain development standards that developers are not entitled to, in exchange for a dedication of 20% of homes affordable to families at extremely low, very low and low-income levels in the City.

4. Encourage the development of housing affordable to extremely low-income households through application processing fee waivers for proposed developments with a minimum of ten percent very low-income homes (e.g., please refer to Huntington Beach's 2014-2021 Housing Element Program 14).

5. Analyze what the barriers and constraints are to build affordable homes in mixed-use developments. Will this type of construction increase building costs and impact the feasibility and development of affordable homes for lower income families? If yes, how will these constraints be addressed, mitigated or removed?

6. Evaluate on an annual basis how successful the identified CO, CS, CG and CM zones have been to facilitate the development of emergency homeless shelters.

For the 2014-2021 Housing Element planning period, the City has a Regional Housing Needs Assessment (RHNA) of 76 very low- and 53 low-income households. To address the lower income RHNA housing goals, the City identified sites located in the General Mixed Use designation (capacity of 55 homes) and Central Buena Park Mixed Use (capacity of 307 homes) for the development of homes affordable to lower income working families.[2] In particular, the proposed City Yard development will provide 50 lower income homes and it will be counted towards the City's low-income RHNA of 53.[3] **With the remaining RHNA need of 76 very low-income homes, it is important the City create effective policies and programs that encourage and facilitate the development of very-low income homes.**

The need to increase quality affordable rental homes remains a high priority in the City. While the economic downturn is slowly recovering and for-sale homes have been on the rise in the County, the cost to rent apartment homes are also on the rise. In the City, the average rent for large apartment complexes was $1,309 per month, which increased by 2% from the year before that.[4] According to the California Department of Housing and Community Development,

[2] City of Buena Park 2013-2021 Housing Element, p.11-65, July 2013.
[3] City of Buena Park 2013-2021 Housing Element, p.11-61, July 2013.
[4] "Newport Rents Climb $195 A Month, Report Says," Orange County Register, May 2, 2013.

households that earn less than $77,000 fall under the lower income categories and approximately 49 percent of the City's households earned lower incomes.[5] In addition, the City's top four employment industries pay between $22,800 and $53,500.[6] With lower wages that are not keeping up with rising rents, many renting families continue to struggle financially to live and work in this City.

Conclusion

Given the importance of the draft 2014-2021 Housing Element update, the Commission welcomes the opportunity to continue our dialogue on how we can partner with City staff to ensure that the draft Housing Element includes specific policies that will result in new affordable homes for extremely low, very low and low-income working families.

Please keep us informed of any revisions, updates and meetings regarding the draft 2014-2021 Housing Element and if you have any questions, please free to contact me at (949) 250-0909 or cesarc@kennedycommission.org.

Sincerely,

Cesar Covarrubias

Cesar Covarrubias
Executive Director

cc: Lisa Bates, California Housing and Community Development Department

[5] City of Buena Park 2013-2021 Housing Element, p.11-10, July 2013.
[6] City of Buena Park 2013-2021 Housing Element, p.11-12, July 2013.

HEALTH IN HOUSING

- Support healthy aging in place and childhood development by promoting safe and complete streets and a range of housing types and affordability within neighborhoods.

- Promote indoor air quality as a priority. Explore new ordinances that would eliminate exposure to second hand smoke by creating smoke-free environments for multi-housing units.

- Promote green building practices that support healthy homes such as use of materials with low VOC emissions, windows for natural light and heating with minimal need for furnace combustion.

- Maintain rigorous efforts to prevent insect and rodent infestation, reducing vectors for disease and source of asthma inducing allergies before requiring hazardous pesticides.

- Adopt street design guidelines in residential areas that incorporate strategies for Crime Prevention through Environmental Design without creating barriers that disconnect neighborhoods.

Dolores Barrett, Director
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APPENDIX B: 2008-2014 HOUSING ELEMENT REVIEW

Table 11-B-1 provides a summary of the 2008-2014 Housing Element goals, policies, and corresponding implementation measures (programs). The 2008 Housing Element originally covered a planning period of July 1, 2008 through June 30, 2014. However, passage of SB 375 realigns the Housing Element update with the adoption of the Regional Transportation Plan. Therefore, the new fifth cycle update has been moved up to cover the planning period of October 15, 2013 through October 15, 2021.

Table 11-B-1 shows the progress the City made in implementing the Housing Programs. Based on this information an analysis on the effectiveness and continued appropriateness of these programs is provided.

Table 11-B-1: Review of Past Accomplishments

Program	Program Objectives	Accomplishments / Continued Appropriateness
Conserve And Improve The Existing Housing Stock		
Program 1: Single-Family Rehabilitation Program	• Continue to provide rehabilitation loans to qualified low and moderate income homeowners. • Disseminate information to homeowners regarding rehabilitation standards, preventive maintenance, and energy conservation. Provide information on the City's website under the "Residents" tab of the City's home page, make available information on the program at public counters, and distribute information along with any code enforcement notices. • Use CDBG funds to assist 20 low and moderate income households annually through principal reductions, loans, and rebates, for a total of 120 households during the 2008-2014 planning cycle.	**Effectiveness**: The Single-Family Rehabilitation Program is now called the Home Improvement Program. Information on this program has been disseminated through the City's website on home improvement loans as well as through articles in the Buena Park Today, Orange County Register, senior center, and public counter at City Hall. The City's Website provides the application as well as the qualifications for the home improvement loans. The City has assisted a total of 418 households in rehabilitating their homes since 2008. **Continued Appropriateness**: This program continues to be appropriate and is included in the 2013-2021 Housing Element.

Table 11-B-1: Review of Past Accomplishments

Program	Program Objectives	Accomplishments / Continued Appropriateness
Program 2: Multi-Family Rental Rehabilitation Program	• Continue to inform owners of apartment complexes about the Multi-Family Rental Rehabilitation Program. On an ongoing basis, disseminate information to property owners regarding rehabilitation standards, preventive maintenance, and energy conservation. • Establish an informational packet that includes a program description and application for the Multi-Family Rental Rehabilitation Program. Provide information on the City's website under the "Residents" and "Businesses" tabs of the City's home page, make available information on the program at public counters, and distribute information to the Chamber of Commerce to provide to interested developers and to Chamber members, and distribute information along with any code enforcement notices. • Provide loans to rehabilitate 12 apartment units to be occupied by very low income households annually, for a total of 72 units during the 2008-2014 planning cycle.	**Effectiveness:** The City continues to inform owners of apartment complexes about the Multi-Family Rental Rehabilitation Program through the City's website and informational packages. The City continues to provide information on the City's website under the Residents and Business tab of the City's home page and provides information on the program at public counters. The City has assisted in the rehabilitation of no multi-family units using redevelopment housing set-aside funds and CDBG funds since 2008. **Continued Appropriateness:** This program continues to be appropriate and is included in the 2013-2021 Housing Element.
Program 3: Code Enforcement/Neighborhood Improvement Program (NIP)	• Continue to provide proactive code enforcement activities to maintain and improve housing and neighborhood qualities. • Through the NIP, assist 100 households annually through the weatherization, rental housing inspection, and senior code enforcement relief programs, for a total of 600 households during the 2008-2014 planning cycle. • Continue to conduct exterior surveys of all parcels in Buena Park as part of the Program's routine inspection activities to update the extent of code violations and annually update the City's housing condition survey. The Survey was last updated in 2002 and will be updated again within the planning period (2008-2014).	**Effectiveness:** The City continues to provide proactive enforcements activities throughout the City. The City continued to use CDBG funds for the NIP program to bring substandard units up to codes. Between 2008 and 2012, the City assisted 495 households through the weatherization, rental housing inspection, and senior code enforcement relief programs. **Continued Appropriateness:** This program continues to be appropriate and is included in the 2013-2021 Housing Element.

Table 11-B-1: Review of Past Accomplishments

Program	Program Objectives	Accomplishments / Continued Appropriateness
Program 4: Conservation of At-Risk Housing	• Annually monitor status of the 110 affordable housing units that are at risk of converting to market rate during the 2008-2014 Housing Element. Report on the status of at-risk units every January (beginning in January 2009). • In the event that a property is scheduled for conversion, contact qualified, non-profit entities, from the State's qualified entities list, to inform them of the opportunity to acquire affordable units. Also inform them of financial assistance available through State and federal programs. • In the event that a property is scheduled for conversion, explore the possibility of using redevelopment funds to acquire or facilitate the acquisition of the units to preserve affordability • Support the nonprofit property owners' application for Section 8 contract renewal with HUD. • As part of the annually monitoring activities, provide information on special Section 8 voucher assistance set aside by the Orange County Housing Authority for residents displaced or impacted by the conversion of federally assisted housing projects.	**Effectiveness:** Of the 110 units that were identified as being at-risk, none were lost to market conversion. The City continued to support nonprofit property owners' application for Section 8 contract renewal with HUD. The City provides information on Section 8 voucher assistance by the Orange County Housing Authority through its City website and also information at public counters. **Continued Appropriateness:** The City will continue to monitor the at-risk status of these units and pursue opportunities to preserve these units as affordable housing. This program continues to be appropriate and is included in the 2013-2021 Housing Element.
Assist In The Development Of Affordable Housing		
Program 5: First-Time Homebuyer Program	• Continue to apply for State HOME and CalHome funds and other funding sources to support the First-Time Homebuyer program (ongoing; next application to be submitted in August 2008). • Pending availability of funding, assist approximately 9 renters per year in purchasing their first homes, for a total of 54 households to be assisted during the 2008-	**Effectiveness:** The City applied for State HOME and CalHome funds in 2008 and in 2011and was successful in obtaining funding. Overall, the City's First-Time Homebuyer program has assisted 14 households in achieving homeownership since 2008. **Continued Appropriateness:** This program continues to be

Table 11-B-1: Review of Past Accomplishments

Program	Program Objectives	Accomplishments / Continued Appropriateness
	2014 Housing Element. • On a project-by-project basis, explore the option of using redevelopment set-aside funds to provide financial assistance to first-time homebuyers.	appropriate and is included in the 2013-2021 Housing Element.
Program 6: Section 8 Rental Assistance Program	• Work to maintain, and possibly increase, the current level of Section 8 rental assistance (460 households) and direct eligible households to the program through direct referrals and the City website. • Continue to provide information and referrals to landlords regarding participation in the Section 8 Rental Assistance Program.	**Effectiveness:** As of May 2013, 328 households in Buena Park were receiving Housing Choice (Section 8) Vouchers. In addition 1,238 Buena park residents were on the waitlist. The City continues to refer potential applicants to the County of Orange for the Housing Choice Vouchers Program; however, the County of Orange has not opened up its waiting list in over two years. The City does provide information on program on its website and provides a direct link to the County of Orange program. **Continued Appropriateness:** Rental assistance remains the most important type of housing assistance for very low and extremely low income households, as well as seniors. Demand for this program is evident and this program is included in the 2013-2021 Housing Element.
Program 7: Acquisition/Conversion	• Conduct a public hearing prior to committing funds to confirm eligibility of project(s) for RHNA credits. • Establish funding plan for project and pursue adequate funding for conversion project(s) no later than December 31, 2009. • Commit financial assistance via legally enforcement agreement(s) with the project owners/developers no later than June 30, 2010. • Complete conversion and re-occupancy of units no later than June 30, 2012.	**Effectiveness:** There were no newly acquired or converted affordable units in 2012. **Continued Appropriateness:** Without redevelopment funds, the City's ability to pursue such opportunities is limited. This program is incorporated into a new program "Affordable Housing Incentives."
Program 8: Density Bonuses – Affordable Housing Ordinance	• Amend Zoning Ordinance to reflect current State density bonus law provisions in 2009.	**Effectiveness:** In December 2010, the City completed a comprehensive General Plan update in which reflects the current State density bonus laws. In July 2013, the City

Table 11-B-1: Review of Past Accomplishments

Program	Program Objectives	Accomplishments / Continued Appropriateness
	• Develop a brochure of development incentives in January 2009 to promote affordable housing development. Provide the brochure to eligible applicants during the pre-application stage at the permitting and planning counters, post the information on the City's website under the "Development Assistance" section of the Business tab of the home page, and distribute to the Chamber of Commerce to provide to interested developers and Chamber members.	adopted a Density Bonus Ordinance that complies with State law. The City is currently developing a Development Assistance brochure that will reflect the City's new General Plan goals and policies, including the density bonus. **Continued Appropriateness:** This program is completed but the City will continue to promote available bonus programs to interested developers. This program has been combined with Program 11 (Site Area Density Bonus Ordinance) below and a modified version of this program is included in the 2013-2021 Housing Element.
Program 9: Financial Assistance	• Continue to provide financial assistance to interested developers and non-profit organizations to increase the supply of affordable housing in Buena Park. Identify potential eligible applicants during the pre-application process. • Annually evaluate the applicability of and as appropriate, submit applications to State HCD programs related to funding of affordable housing and the Infill Incentive Grant Program, which provides competitive funding for infrastructure improvements necessary to facilitate new infill housing development. • Periodically review all regulations, ordinances, and residential fees related to housing rehabilitation and/or construction to assess their impact on housing costs, and revise as appropriate. The Zoning Code update will include a review of the City's development regulations and ordinances and will be completed by the end of 2009. A review of planning and development fees will be completed by December 2008.	**Effectiveness:** The City has continued to the greatest extent feasible to provide financial assistance to interested developers and non-profit organizations to provide affordable housing. The Redevelopment Agency, which was the primary source to provide financial assistance for future affordable housing projects within the City, was abolished; however, it has continued to work with developers on existing projects with agreements already in place with the City. **Continued Appropriateness:** This program is modified an incorporated into a new program "Affordable Housing Incentives" in the 2013-2021 Housing Element.
Provide Adequate Housing Sites		
Program 10: Provision of Adequate Sites	• By the end of 2009 and as part of the General Plan update, establish a maximum density of at least 30 units per acre and identify appropriate sites in Focus Areas A,	**Effectiveness:** The City has completed a comprehensive General Plan update that allows for a new Housing Opportunities Overlay to provide for maximum density of

Table 11-B-1: Review of Past Accomplishments

Program	Program Objectives	Accomplishments / Continued Appropriateness
	B, C, and D to accommodate 100 percent of the remaining lower and moderate income housing units in the RHNA allocation (i.e. 81 units) with the following specifications: - The sites identified for the new residential designation to meet the remaining lower income RHNA will permit multi-family ownership and rental housing by right and must be of adequate size to accommodate at least 16 units on each site. - At least 50 percent of the remaining lower income RHNA (at least 41 of the 81 units) must be planned on sites that exclusively allow residential uses. - The City will establish appropriate development standards, including height limit and parking requirements, to facilitate housing development at 30 units per acre. Establish residential land use policies in the Land Use Element to promote energy conservation through reduction of automobile use and increased use of public transportation. • Encourage new development to be constructed to maximize the density potential of limited land resources, with the goal of promoting residential densities that achieve at least 75 percent of the maximum allowable density for the specific property. • Update the residential sites inventory every two years to maintain accurate information. • Continue to provide a variety of incentives to facilitate the development of vacant and underutilized properties. These include the planned development/cluster bonus, site area bonus, and affordable housing bonus. • Provide land development counseling and information on available City-owned parcels for lower income developments to private or non-profit housing providers.	30 units per acre to accommodate the remaining lower and moderate income housing needs in the RHNA allocation. The City has continued to provide a variety of incentives to facilitate development on vacant parcels such as the Site Area Bonus and the Housing Opportunities Overlay that allow for increased density opportunities. Although the Redevelopment Department has been abolished, the Economic Development Department has continued to provide information to the public and developers on available City-owned parcels for lower income developments through the City's website and outreach programs. **Continued Appropriateness:** This program continues to be appropriate and is included in the 2013-2021 Housing Element.

Table 11-B-1: Review of Past Accomplishments

Program	Program Objectives	Accomplishments / Continued Appropriateness
Program 11: Site Area Density Bonus Ordinance	• Develop a brochure of development incentives in 2009 to promote affordable housing development. Create a brochure that explains the Site Area Bonus, includes sample calculations and shows how it can be coupled with the State's density bonus. Provide the brochure to eligible applicants during the pre-application stage at the permitting and planning counters, post the information on the City's website under the "Development Assistance" section of the Business tab of the home page, and distribute to the Chamber of Commerce to provide to interested developers and to Chamber members.	**Effectiveness:** The City has continued to promote the Site Area Density Bonus through the City website and Zoning Ordinance online. **Continued Appropriateness:** This program continues to be an important mechanism for providing much-needed rental housing. This program has been combined with Program 8 (Affordable Housing Ordinance) above and a modified version of this program is included in the 2013-2021 Housing Element.
Program 12: Extremely Low Income and Special Needs Housing	• Amend the Zoning Ordinance by the end of 2009 to address provisions for transitional housing, supportive housing, SRO housing, and emergency shelters. • *Transitional Housing:* Differentiate transitional housing that is group quarters versus regular multi-family rental housing. The former will be permitted subject to provisions under community care facilities. The later will be permitted where multi-family housing is permitted. • *Supportive Housing:* Differentiate supportive housing that is group quarters versus regular multi-family rental housing. The former will be permitted subject to provisions under community care facilities. The later will be permitted where multi-family housing is permitted. • *Single-Room Occupancy:* Conditionally permit SRO housing in the appropriate zone subject to established performance standards. • *Emergency Shelters:* Permit emergency shelters by right in the appropriate zone subject to established performance standards. Develop objective standards for emergency shelters to regulate the following, as permitted under SB, including: o The maximum number of beds/persons permitted;	**Effectiveness:** In December 2010, the City completed a comprehensive General Plan update which amended the Plan to reflect current State standards regarding extremely low income and special needs housing requirements. In July 2013, the City amended the Zoning Ordinance to permit emergency shelters serving up to 30 persons in the CO, CS, CG and CM zones. Emergency shelters serving more than 30 persons are conditionally permitted in the same zones (CO, CS, CG and CM). The amendment also permitted emergency shelters as an incidental use to a religious assembly use in the RS6, RM10 and RM20 zones. In addition to identifying specific zones for the development of emergency shelters, the City amended the Zoning Ordinance to specifically permit the development of transitional housing and supportive in all of its residential zones, with the exception of the RMH (Residential Mobile Home) zone. Transitional and supportive housing is also conditionally permitted in the City's PD zones. **Continued Appropriateness:** This program is modified in the 2013-2021 Housing Element.

Table 11-B-1: Review of Past Accomplishments

Program	Program Objectives	Accomplishments / Continued Appropriateness
	o Parking based on demonstrated need but that does not exceed parking requirements for other uses in the same zone; o The size/location of exterior and interior onsite waiting and client intake areas; o The provision of onsite management; o The proximity of other emergency shelters, provided that emergency shelters are not required to be more than 300 feet apart; o The length of stay; o Lighting; and o Security during hours that the emergency shelter is in operation.	
Program 13: Permit Processing	• Continue to evaluate and improve the one-stop processing system to facilitate residential development. • Prioritize affordable and special needs housing for processing.	**Effectiveness:** The City continues to evaluate its permitting procedures and makes changes to streamline entitlement processes to allow for the quickest turnaround. Affordable housing and public assisted projects will continue to be prioritized to provide the most efficient timeline possible. **Continued Appropriateness:** As providing priority processing to developers of affordable and special needs housing will further the development of such housing, the City will continue to offer priority processing of affordable and special needs housing applications. This program continues to be appropriate and is included in the 2013-2021 Housing Element.
Program 14: Fair Housing	• Continue to promote fair housing practices and provide educational information on fair housing to the public at public counters and on the City's website. • Continue to refer fair housing complaints to the Fair Housing Council of Orange County. • Continue to comply with all State and Federal fair housing requirements when implementing housing programs or delivering housing-related services.	**Effectiveness:** The City continues to promote fair housing practices and provides educational information on fair housing to the public at public counters, the City's website, and through Fair Housing Council of Orange County. The City continues to refer any fair housing complaints to the Fair Housing Council of Orange County. The City continues to comply with all State and Federal fair housing requirements when implementing its housing programs. The City provides information on fair housing practices through the Fair Housing Council of Orange County. **Continued Appropriateness:** Providing fair housing resources is an important goal for the City. This program

Table 11-B-1: Review of Past Accomplishments

Program	Program Objectives	Accomplishments / Continued Appropriateness
		continues to be appropriate and is included in the 2013-2021 Housing Element.
Program 15: Reasonable Accommodation	• Create a process in 2009 for making requests for reasonable accommodation to land use and zoning decisions and procedures regulating the siting, funding, development and use of housing for people with disabilities. • Subsequent to the adoption of a reasonable accommodation process (2009), adopt a program addressing reasonable accommodation for persons with disabilities and provide information to residents via public counters and the City website. Distribute information to local organizations that assist disabled and special-needs residents.	**Effectiveness:** In 2008 the City passed Ord. 1527 to allow for Chapter 19.1010 Reasonable Accommodation for Persons with Disabilities within the City Zoning Ordinance. The City has continued to review and analyze proposals to allow for reasonable accommodations for persons with disabilities and provide residents with information on the program through our City website. **Continued Appropriateness:** This program is completed and is no longer included in the 2013-2021 Housing Element.

APPENDIX C: RESIDENTIAL SITES INVENTORY

TABLE 11-C-1: VACANT SITES INVENTORY

Map ID	APN	General Plan	Zoning	Allowable Density	Lot Consolidation	Cluster/Site Area Bonus	Acreage	Realistic Capacity	Infrastructure Capacity	On-Site Constraints	From 2008-2014 HE
70	289-162-04	Low Density Residential	Estate Residential (RS-10)	4.4	No	5.2	0.33	1	Yes	No	✓
58	066-184-26	Low Density Residential	One Family Residential (RS6)	7.3	No	8.7	0.13	1	Yes	No	✓
55	277-102-16 277-102-17 277-102-18	High Density Residential	Multifamily Residential (RM-20)	20	Yes	24	0.81	12	Yes	No	✓
Total							**1.27**	**14**			

TABLE 11-C-2: UNDERUTLIZED HIGH-DENSITY RESIDENTIAL SITES

Map ID	Detailed Analysis	APN	General Plan	Zoning	Allowable Density	Lot Consolidation	Acreage	Existing Use	Existing Units	Realistic Capacity	Infrastructure Capacity	On-Site Constraints	From 2008-2014 HE
Focus Area A													
69		066-122-04	High Density Residential	RM-20	20.0	Yes	0.23	Residential	1	3	Yes	No	✓
		066-122-05	High Density Residential	RM-20	20.0		0.23	Residential	1	3	Yes	No	✓
68		066-123-05	High Density Residential	RM-20	20.0		0.31	Residential	1	4	Yes	No	✓
65		277-101-03	High Density Residential	RM-20	20.0		0.34	Residential	1	5	Yes	No	✓
62		277-101-31	High Density Residential	RM-20	20.0	Yes	0.22	Residential	1	3	Yes	No	✓
		277-101-30	High Density Residential	RM-20	20.0		0.22	Residential	1	3	Yes	No	✓
		277-101-10	High Density Residential	RM-20	20.0		0.22	Residential	1	3	Yes	No	✓
54		277-101-16	High Density Residential	RM-20	20.0	Yes	0.21	Residential	2	3	Yes	No	✓
		277-101-17	High Density Residential	RM-20	20.0		0.21	Residential	1	3	Yes	No	✓
		277-101-18	High Density Residential	RM-20	20.0		0.31	Residential	1	4	Yes	No	✓
53		277-101-20	High Density Residential	RM-20	20.0		0.12	Residential	1	1	Yes	No	✓
40		277-071-19	High Density Residential	RM-20	20.0		0.21	Residential	2	3	Yes	No	✓
		277-071-16	High Density Residential	RM-20	20.0		0.17	Office/ hall	0	2	Yes	No	✓
		277-071-15	High Density Residential	RM-20	20.0		0.16	Residential	1	2	Yes	No	✓
		277-071-14	High Density Residential	RM-20	20.0		0.16	Residential	1	2	Yes	No	✓
		277-071-11	High Density Residential	RM-20	20.0		0.43	Residential	2	6	Yes	No	✓
		277-071-12	High Density Residential	RM-20	20.0		0.21	Residential	1	3	Yes	No	✓
		277-071-13	High Density Residential	RM-20	20.0		0.69	Church and Large Parking Lot	0	10	Yes	No	✓
44	X	277-073-25	High Density Residential	RM-20	20.0		0.20	Residential	2	3	Yes	No	✓
45		277-073-11	High Density Residential	RM-20	20.0		0.42	Residential	3	6	Yes	No	✓
38		277-073-14	High Density Residential	RM-20	20.0		0.21	Residential	1	3	Yes	No	✓
	X	277-073-19	High Density Residential	RM-20	20.0		0.24	Parking Lot	0	3	Yes	No	✓
		277-073-18	High Density Residential	RM-20	20.0		0.12	Residential	1	1	Yes	No	✓
		277-073-17	High Density Residential	RM-20	20.0		0.12	Residential	1	1	Yes	No	✓
		277-073-16	High Density Residential	RM-20	20.0		0.13	Residential	1	1	Yes	No	✓

TABLE 11-C-2: UNDERUTLIZED HIGH-DENSITY RESIDENTIAL SITES

Map ID	Detailed Analysis	APN	General Plan	Zoning	Allowable Density	Lot Consolidation	Acreage	Existing Use	Existing Units	Realistic Capacity	Infrastructure Capacity	On-Site Constraints	From 2008-2014 HE
		277-073-15	High Density Residential	RM-20	20.0		0.12	Residential	1	1	Yes	No	✓
59		066-111-32	High Density Residential	RM-20	20.0	Yes	0.19	Residential	1	2	Yes	No	✓
		066-111-10	High Density Residential	RM-20	20.0		0.19	Residential	1	2	Yes	No	✓
		066-111-11	High Density Residential	RM-20	20.0		0.19	Residential	2	2	Yes	No	✓
67	X	066-112-01	High Density Residential	RM-20	20.0		0.31	Residential	2	4	Yes	No	✓
63		066-112-30	High Density Residential	RM-20	20.0	Yes	0.18	Residential	2	2	Yes	No	✓
		066-112-31	High Density Residential	RM-20	20.0		0.24	Residential	2	3	Yes	No	✓
64	X	066-111-04	High Density Residential	RM-20	20.0	Yes	0.18	Residential	1	2	Yes	No	✓
		066-111-05	High Density Residential	RM-20	20.0		0.18	Residential	2	2	Yes	No	✓
60	X	066-112-38	High Density Residential	RM-20	20.0	Yes	0.18	Residential	1	2	Yes	No	✓
		066-112-37	High Density Residential	RM-20	20.0		0.18	Residential	1	2	Yes	No	✓
		066-112-33	High Density Residential	RM-20	20.0		0.18	Residential	1	2	Yes	No	✓
		066-112-34	High Density Residential	RM-20	20.0	Yes	0.18	Residential	2	2	Yes	No	✓
		066-112-10	High Density Residential	RM-20	20.0		0.18	Residential	1	2	Yes	No	✓
56	X	066-111-18	High Density Residential	RM-20	20.0	Yes	0.37	Residential	2	5	Yes	No	✓
		066-111-14	High Density Residential	RM-20	20.0		0.37	Residential	5	5	Yes	No	✓
	X	066-111-45	High Density Residential	RM-20	20.0	Yes	0.14	Residential	1	2	Yes	No	✓
		066-111-44	High Density Residential	RM-20	20.0		0.19	Residential	1	2	Yes	No	✓
		066-111-16	High Density Residential	RM-20	20.0		0.13	Residential	1	1	Yes	No	✓
A							**9.97**		**58**	**126**			
Focus Area B													
51	X	066-230-76	High Density Residential	RM-20	20.0	Yes	0.14	Residential	1	2	Yes	No	✓
		066-230-77	High Density Residential	RM-20	20.0		0.14	Residential	1	2	Yes	No	✓
		066-230-67	High Density Residential	RM-20	20.0		0.14	Residential	1	2	Yes	No	✓
49		066-230-78	High Density Residential	RM-20	20.0		0.60	Small church; large parking lot	0	9	Yes	No	✓
48	X	066-230-29	High Density Residential	RM-20	20.0		0.33	Residential	1	4	Yes	No	✓

TABLE 11-C-2: UNDERUTLIZED HIGH-DENSITY RESIDENTIAL SITES

Map ID	Detailed Analysis	APN	General Plan	Zoning	Allowable Density	Lot Consolidation	Acreage	Existing Use	Existing Units	Realistic Capacity	Infrastructure Capacity	On-Site Constraints	From 2008-2014 HE
47		066-230-64	High Density Residential	RM-20	20.0	Yes	0.67	Residential	7	10	Yes	No	✓
	X	066-230-31	High Density Residential	RM-20	20.0		0.26	Residential	1	3	Yes	No	✓
41		066-260-32	High Density Residential	RM-20	20.0	Yes	0.16	Residential	1	2	Yes	No	✓
		066-260-21	High Density Residential	RM-20	20.0		0.15	Residential	1	2	Yes	No	✓
		066-260-33	High Density Residential	RM-20	20.0		0.14	Residential	1	2	Yes	No	✓
	X	066-260-09	High Density Residential	RM-20	20.0		0.27	Residential	1	4	Yes	No	✓
37		066-260-26	High Density Residential	RM-20	20.0		0.56	Residential	6	8	Yes	No	✓
34	X	070-012-37	High Density Residential	RM-20	20.0	Yes	0.19	Residential	1	2	Yes	No	✓
		070-012-16	High Density Residential	RM-20	20.0		0.17	Residential	2	2	Yes	No	✓
		070-012-33	High Density Residential	RM-20	20.0		0.19	Residential	2	2	Yes	No	✓
		070-012-28	High Density Residential	RM-20	20.0		0.14	Residential	1	2	Yes	No	✓
		070-012-11	High Density Residential	RM-20	20.0		0.23	Residential	1	3	Yes	No	✓
		070-012-10	High Density Residential	RM-20	20.0		0.18	Residential	2	2	Yes	No	✓
		070-012-08	High Density Residential	RM-20	20.0		0.17	Residential	2	2	Yes	No	✓
		070-012-24	High Density Residential	RM-20	20.0		0.17	Residential	2	2	Yes	No	✓
		070-012-25	High Density Residential	RM-20	20.0		0.17	Residential	2	2	Yes	No	✓
		070-012-06	High Density Residential	RM-20	20.0		0.17	Residential	1	2	Yes	No	✓
		070-012-30	High Density Residential	RM-20	20.0		0.17	Residential	1	2	Yes	No	✓
		070-012-21	High Density Residential	RM-20	20.0		0.26	Residential	1	3	Yes	No	✓
		070-012-22	High Density Residential	RM-20	20.0		0.26	Residential	1	3	Yes	No	✓
33		070-022-15	High Density Residential	RM-20	20.0	Yes	0.18	Residential	1	2	Yes	No	✓
		070-022-03	High Density Residential	RM-20	20.0		0.18	Residential	1	2	Yes	No	✓
		070-022-04	High Density Residential	RM-20	20.0		0.24	Residential	2	3	Yes	No	✓
		070-022-16	High Density Residential	RM-20	20.0		0.19	Residential	1	2	Yes	No	✓
		070-022-02	High Density Residential	RM-20	20.0		0.19	Residential	1	2	Yes	No	✓
32		070-022-07	High Density Residential	RM-20	20.0		0.33	Residential	1	4	Yes	No	✓

TABLE 11-C-2: UNDERUTLIZED HIGH-DENSITY RESIDENTIAL SITES

Map ID	Detailed Analysis	APN	General Plan	Zoning	Allowable Density	Lot Consolidation	Acreage	Existing Use	Existing Units	Realistic Capacity	Infrastructure Capacity	On-Site Constraints	From 2008-2014 HE
28		070-022-14	High Density Residential	RM-20	20.0		0.15	Residential	1	2	Yes	No	✓
24		070-022-24	High Density Residential	RM-20	20.0		0.13	Residential	1	1	Yes	No	✓
27		070-022-17	High Density Residential	RM-20	20.0	Yes	0.27	Residential	2	4	Yes	No	✓
		070-022-18	High Density Residential	RM-20	20.0		0.46	Residential	4	6	Yes	No	✓
23		070-021-25	High Density Residential	RM-20	20.0		0.13	Residential	1	1	Yes	No	✓
30		070-021-13	High Density Residential	RM-20	20.0	Yes	0.38	Residential	3	5	Yes	No	✓
		070-021-12	High Density Residential	RM-20	20.0		0.38	Residential	3	5	Yes	No	✓
31		070-021-06	High Density Residential	RM-20	20.0	Yes	0.18	Residential	1	2	Yes	No	✓
		070-021-07	High Density Residential	RM-20	20.0		0.18	Residential	1	2	Yes	No	✓
29		070-021-08	High Density Residential	RM-20	20.0		0.38	Residential	2	5	Yes	No	✓
17		070-024-02	High Density Residential	RM-20	20.0	Yes	0.15	Residential	1	2	Yes	No	✓
		070-024-03	High Density Residential	RM-20	20.0		0.15	Residential	1	2	Yes	No	✓
		070-024-22	High Density Residential	RM-20	20.0	Yes	0.23	Residential	1	3	Yes	No	✓
		070-024-20	High Density Residential	RM-20	20.0		0.16	Residential	1	2	Yes	No	✓
		070-024-19	High Density Residential	RM-20	20.0		0.16	Residential	1	2	Yes	No	✓
		070-024-06	High Density Residential	RM-20	20.0		0.16	Residential	1	2	Yes	No	✓
		070-024-17	High Density Residential	RM-20	20.0	Yes	0.18	Residential	1	2	Yes	No	✓
		070-024-18	High Density Residential	RM-20	20.0		0.15	Residential	1	2	Yes	No	✓
		070-024-16	High Density Residential	RM-20	20.0		0.13	Residential	1	1	Yes	No	✓
		070-024-08	High Density Residential	RM-20	20.0		0.44	Residential	6	6	Yes	No	✓
	X	070-024-14	High Density Residential	RM-20	20.0	Yes	0.29	Residential	2	4	Yes	No	✓
		070-024-15	High Density Residential	RM-20	20.0		0.15	Residential	1	2	Yes	No	✓
		070-024-12	High Density Residential	RM-20	20.0		0.13	Residential	1	1	Yes	No	✓
		070-024-11	High Density Residential	RM-20	20.0		0.17	Residential	1	2	Yes	No	✓
		070-024-10	High Density Residential	RM-20	20.0		0.13	Residential	1	1	Yes	No	✓
20		070-023-01	High Density Residential	RM-20	20.0	Yes	0.18	Residential	1	2	Yes	No	✓

TABLE 11-C-2: UNDERUTLIZED HIGH-DENSITY RESIDENTIAL SITES

Map ID	Detailed Analysis	APN	General Plan	Zoning	Allowable Density	Lot Consolidation	Acreage	Existing Use	Existing Units	Realistic Capacity	Infrastructure Capacity	On-Site Constraints	From 2008-2014 HE
		070-023-13	High Density Residential	RM-20	20.0		0.14	Residential	1	2	Yes	No	✓
16		070-023-09	High Density Residential	RM-20	20.0		0.17	Residential	1	2	Yes	No	✓
19		070-023-03	High Density Residential	RM-20	20.0		0.14	Residential	1	2	Yes	No	✓
18		070-023-05	High Density Residential	RM-20	20.0		0.90	Residential	0	13	Yes	No	✓
		070-023-14	High Density Residential	RM-20	20.0		0.23	Residential	1	3	Yes	No	✓
13		070-034-09	High Density Residential	RM-20	20.0	Yes	0.16	Residential	1	2	Yes	No	✓
		070-034-08	High Density Residential	RM-20	20.0		0.16	Residential	1	2	Yes	No	✓
		070-034-07	High Density Residential	RM-20	20.0		0.13	Residential	1	1	Yes	No	✓
		070-034-06	High Density Residential	RM-20	20.0		0.17	Residential	1	2	Yes	No	✓
		070-034-05	High Density Residential	RM-20	20.0		0.16	Residential	1	2	Yes	No	✓
12		070-034-01	High Density Residential	RM-20	20.0	Yes	0.32	Residential	1	4	Yes	No	✓
		070-034-14	High Density Residential	RM-20	20.0		0.21	Residential	1	3	Yes	No	✓
		070-034-19	High Density Residential	RM-20	20.0		0.21	Residential	1	3	Yes	No	✓
		070-034-18	High Density Residential	RM-20	20.0		0.21	Residential	1	3	Yes	No	✓
		070-034-17	High Density Residential	RM-20	20.0		0.15	Residential	1	2	Yes	No	✓
		070-034-16	High Density Residential	RM-20	20.0		0.26	Residential	1	3	Yes	No	✓
B							**16.66**		**104**	**212**			
Focus Area C													
9		276-231-44	High Density Residential	RM-20	20.0		0.44	Restaurant	0	6	Yes	No	✓
10		276-231-39	High Density Residential	RM-20	20.0		0.18	Residential	1	2	Yes	No	✓
15		276-221-38	High Density Residential	RM-20	20.0	Yes	0.19	Residential	2	2	Yes	No	✓
		276-221-39	High Density Residential	RM-20	20.0		0.13	Residential	1	1	Yes	No	✓
		276-221-40	High Density Residential	RM-20	20.0		0.17	Residential	1	2	Yes	No	✓
		276-221-41	High Density Residential	RM-20	20.0		0.18	Residential	1	2	Yes	No	✓
14		276-221-33	High Density Residential	RM-20	20.0	Yes	0.35	Residential	1	5	Yes	No	✓
		276-221-32	High Density Residential	RM-20	20.0		0.35	Residential	1	5	Yes	No	✓

TABLE 11-C-2: UNDERUTLIZED HIGH-DENSITY RESIDENTIAL SITES

Map ID	Detailed Analysis	APN	General Plan	Zoning	Allowable Density	Lot Consolidation	Acreage	Existing Use	Existing Units	Realistic Capacity	Infrastructure Capacity	On-Site Constraints	From 2008-2014 HE
11	X	276-221-25	High Density Residential	RM-20	20.0	Yes	0.21	Residential	1	3	Yes	No	✓
	X	276-221-27	High Density Residential	RM-20	20.0		0.16	Residential	1	2	Yes	No	✓
		276-221-26	High Density Residential	RM-20	20.0		0.45	Small church; very large parking lot; office	0	6	Yes	No	✓
25		276-202-11	High Density Residential	RM-20	20.0		0.19	Residential	1	2	Yes	No	✓
26		276-202-13	High Density Residential	RM-20	20.0	Yes	0.15	Residential	1	2	Yes	No	✓
		276-202-14	High Density Residential	RM-20	20.0		0.15	Residential	1	2	Yes	No	✓
22		276-221-06	High Density Residential	RM-20	20.0		0.13	Residential	1	1	Yes	No	✓
21		276-221-08	High Density Residential	RM-20	20.0		0.13	Residential	1	1	Yes	No	✓
8	X	276-282-13	High Density Residential	RM-20	20.0	Yes	0.49	Residential	1	7	Yes	No	✓
		276-282-14	High Density Residential	RM-20	20.0		0.19	Residential	1	2	Yes	No	✓
C							**4.24**		**17**	**53**			
Focus Area D													
6	X	070-046-03	High Density Residential	RM-20	20.0	Yes	0.23	Residential	1	3	Yes	No	✓
		070-046-02	High Density Residential	RM-20	20.0		0.23	Residential	1	3	Yes	No	✓
7	X	070-035-08	High Density Residential	RM-20	20.0	Yes	0.21	Residential	1	3	Yes	No	✓
		070-035-07	High Density Residential	RM-20	20.0		0.19	Residential	1	2	Yes	No	✓
		070-035-05	High Density Residential	RM-20	20.0		0.16	Residential	1	2	Yes	No	✓
		070-035-06	High Density Residential	RM-20	20.0		0.16	Residential	1	2	Yes	No	✓
		070-035-01	High Density Residential	RM-20	20.0		0.16	Residential	1	2	Yes	No	✓
		070-035-02	High Density Residential	RM-20	20.0		0.17	Residential	1	2	Yes	No	✓
		070-035-03	High Density Residential	RM-20	20.0		0.17	Residential	1	2	Yes	No	✓
		070-035-04	High Density Residential	RM-20	20.0		0.17	Residential	1	2	Yes	No	✓
5		070-033-09	High Density Residential	RM-20	20.0	Yes	0.15	Residential	1	2	Yes	No	✓
		070-033-10	High Density Residential	RM-20	20.0		0.15	Residential	1	2	Yes	No	✓
D							**2.15**		**12**	**27**			
Total							**33.02**		**191**	**418**			

TABLE 11-C-3: UNDERUTILIZED MIXED-USE SITES

Map ID	APN	General Plan	Zoning	Allowable Density	Acreage	ILR	Realistic Capacity	Affordability Level	From 2008-2014 HE
66	066-171-11	Central Buena Park Mixed Use	Office	45	0.16	0.91	99	Lower	
	066-171-10	Central Buena Park Mixed Use	Office		0.16				
	066-171-09	Central Buena Park Mixed Use	Office		0.16				
	066-171-08	Central Buena Park Mixed Use	Office		0.16				
	066-171-07	Central Buena Park Mixed Use	Office		0.16				
	066-171-06	Central Buena Park Mixed Use	Office		0.15				
	066-171-05	Central Buena Park Mixed Use	Office		0.16				
	066-171-19	Central Buena Park Mixed Use	Office		0.46				
	066-171-04	Central Buena Park Mixed Use	Office		0.14				
	066-171-20	Central Buena Park Mixed Use	Office		0.69				
	066-171-18	Central Buena Park Mixed Use	Office		0.42				
	066-171-03	Central Buena Park Mixed Use	Office		0.13				
Subtotal					**2.95**				
61	066-181-21	Central Buena Park Mixed Use	Office	45	**0.47**	0.08	15	Lower	
57	066-181-15	Central Buena Park Mixed Use	Office	45	0.15	0.30	40	Lower	
	066-181-14	Central Buena Park Mixed Use	Office		0.16				
	066-181-13	Central Buena Park Mixed Use	Office		0.16				
	066-181-30	Central Buena Park Mixed Use	Office		0.30				
	066-181-10	Central Buena Park Mixed Use	Office		0.15				
	066-181-08	Central Buena Park Mixed Use	Office		0.14				
	066-181-09	Central Buena Park	Office		0.13				

TABLE 11-C-3: UNDERUTILIZED MIXED-USE SITES

Map ID	APN	General Plan	Zoning	Allowable Density	Acreage	ILR	Realistic Capacity	Affordability Level	From 2008-2014 HE
		Mixed Use							
Subtotal					**1.20**				
52	066-241-26	Central Buena Park Mixed Use	Commercial General	45	0.16	0.52	63	Lower	
	066-241-25	Central Buena Park Mixed Use	Commercial General		0.15				
	066-241-16	Central Buena Park Mixed Use	Commercial General		0.32				
	066-241-15	Central Buena Park Mixed Use	Commercial General		0.17				
	066-241-14	Central Buena Park Mixed Use	Commercial General		0.15				
	066-241-13	Central Buena Park Mixed Use	Commercial General		0.16				
	066-241-12	Central Buena Park Mixed Use	Commercial General		0.16				
	066-241-19	Central Buena Park Mixed Use	Commercial General		0.29				
	066-241-18	Central Buena Park Mixed Use	Commercial General		0.33				
Subtotal					**1.88**				
50	066-241-23	Central Buena Park Mixed Use	Commercial General	45	0.07	1.02	9	Lower	
	066-241-20	Central Buena Park Mixed Use	Commercial General		0.07				
	066-241-21	Central Buena Park Mixed Use	Commercial General		0.14				
Subtotal					**0.28**				
46	066-241-09	Central Buena Park Mixed Use	Commercial General	45	0.15	0.86	16	Lower	
	066-241-10	Central Buena Park Mixed Use	Commercial General		0.14				
	066-241-11	Central Buena Park Mixed Use	Commercial General		0.13				
	066-241-08	Central Buena Park Mixed Use	Commercial General		0.07				
Subtotal					**0.49**				
42	066-251-30	Central Buena Park Mixed Use	Commercial General	45	0.21	0.62	11	Lower	
	066-251-03	Central Buena Park	Commercial		0.07				

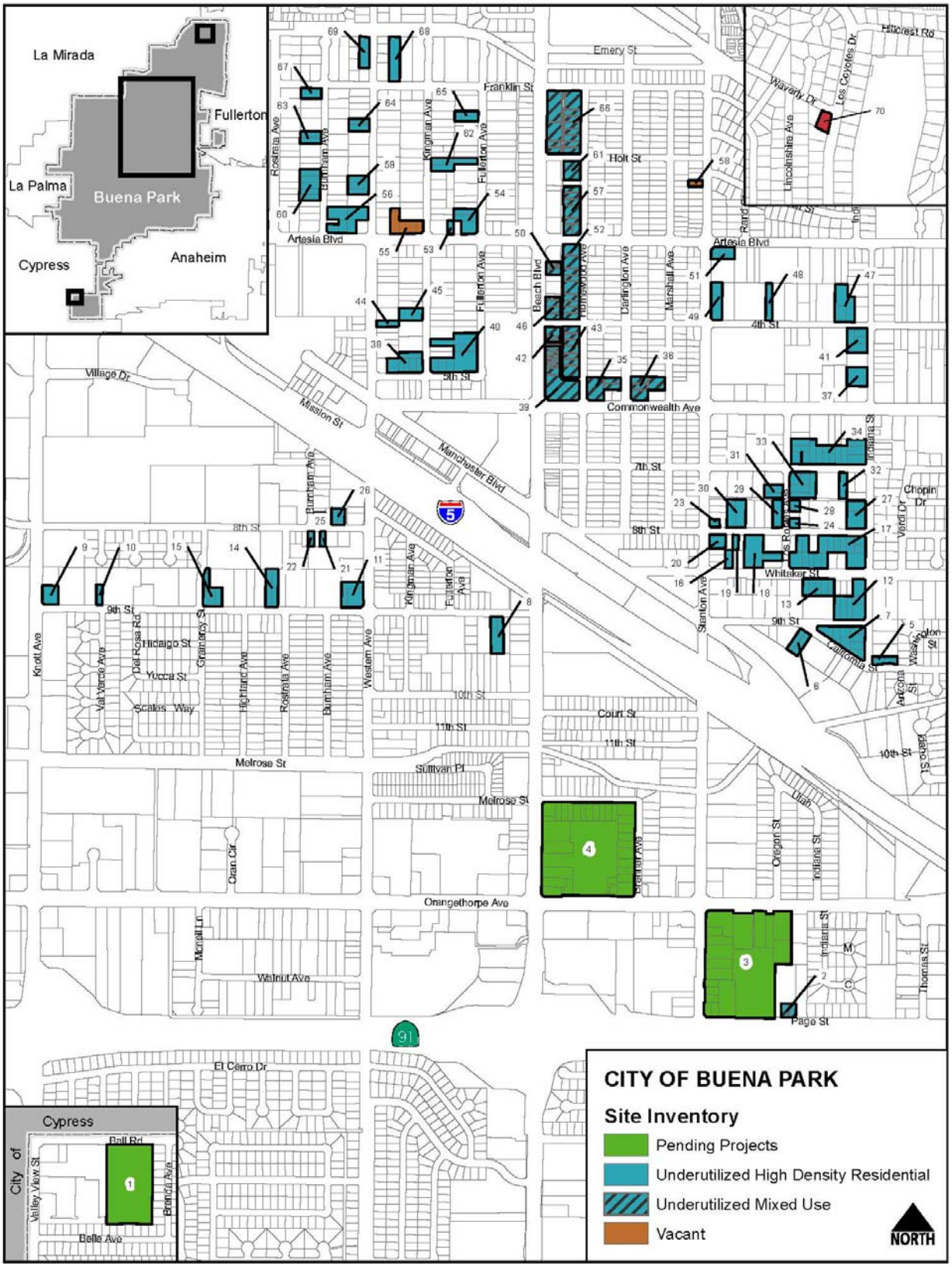
TABLE 11-C-3: UNDERUTILIZED MIXED-USE SITES

Map ID	APN	General Plan	Zoning	Allowable Density	Acreage	ILR	Realistic Capacity	Affordability Level	From 2008-2014 HE
		Mixed Use	General						
	066-251-04	Central Buena Park Mixed Use	Commercial General		0.07				
Subtotal					**0.35**				
43	066-251-23	Central Buena Park Mixed Use	Commercial General	45	0.16	0.33	42	Lower	
	066-251-22	Central Buena Park Mixed Use	Commercial General		0.16				
	066-251-21	Central Buena Park Mixed Use	Commercial General		0.16				
	066-251-20	Central Buena Park Mixed Use	Commercial General		0.18				
	066-251-26	Central Buena Park Mixed Use	Commercial General		0.14				
	066-251-27	Central Buena Park Mixed Use	Commercial General		0.16				
	066-251-18	Central Buena Park Mixed Use	Commercial General		0.29				
Subtotal					**1.25**				
39	066-251-28	Central Buena Park Mixed Use	Commercial General	45	0.07	0.78	59	Lower	
	066-251-25	Central Buena Park Mixed Use	Commercial General		0.07				
	066-251-24	Central Buena Park Mixed Use	Commercial General		0.07				
	066-251-06	Central Buena Park Mixed Use	Commercial General		0.07				
	066-251-07	Central Buena Park Mixed Use	Commercial General		0.07				
	066-251-08	Central Buena Park Mixed Use	Commercial General		0.07				
	066-251-29	Central Buena Park Mixed Use	Commercial General		0.06				
	066-251-11	Central Buena Park Mixed Use	Commercial General		0.15				
	066-251-31	Central Buena Park Mixed Use	Commercial General		1.13				
Subtotal					**1.76**				
Total at 45 du/ac					**10.63**		**354**		
35	066-252-13	General Mixed Use	Commercial	32	0.14	0.79	20	Lower	

TABLE 11-C-3: UNDERUTILIZED MIXED-USE SITES

Map ID	APN	General Plan	Zoning	Allowable Density	Acreage	ILR	Realistic Capacity	Affordability Level	From 2008-2014 HE
			General						
	066-252-12	General Mixed Use	Commercial General		0.16				
	066-252-22	General Mixed Use	Commercial General		0.56				
Subtotal					**0.87**				
36	066-253-21	General Mixed Use	Commercial General	32	0.16	0.60	21	Lower	
	066-253-09	General Mixed Use	Commercial General		0.34				
	066-253-20	General Mixed Use	Commercial General		0.16				
	066-253-07	General Mixed Use	Commercial General		0.25				
Subtotal					**0.90**				
3	070-071-61	General Mixed Use	General Mixed Use	32	0.14	0.33	7	Lower	
	070-071-17	General Mixed Use	General Mixed Use		0.17				
Subtotal					**0.31**				
2	070-071-50	General Mixed Use	Medium Density Multifamily Residential	32	0.15	0.38	7	Lower	
	070-071-48	General Mixed Use	Medium Density Multifamily Residential		0.15				
Subtotal					**0.30**				
Total at 32 du/ac					**2.38**		**55**		
Mixed Use Total					**13.00**		**409**		

Figure 11-C-1: Sites Inventory Map



DETAILED SITES ANALYSIS

To show the potential for infill development in Buena Park, the following discussion provides a site by site analysis of the most suitable areas for residential development in the City.

Underutilized High-Density Residential Sites (Focus Areas A-D)

As part of the 2008-2014 Housing Element update, extensive fieldworks were conducted to identify underutilized sites in the City. These sites were identified as being the most suitable for recycling based on the unit-to-capacity potential and the condition and maintenance of the existing units. These sites are also located in areas that have seen significant recycling and lot consolidation. Many of these properties are considered ripe for intensification and recycling of uses due to the number of units on the lot as compared with lot size and potential capacity. The size and density of the identified parcels will facilitate housing affordable to moderate income households. For the 2014-2021 RHNA, City staff reviewed building records and eliminated sites that are no longer available.

Underutilized Mixed Use Sites

As part of the 2035 General Plan update, the City conducted a detailed assessment of existing conditions, appropriateness of uses, and redevelopment potential in order to identify the parcels to be rezoned as Mixed Use. These properties are currently designated General Mixed Use or Central Buena Park Mixed Use and have a base density of over 30 units per acre, making these parcels suitable for potential development into housing for lower income households. The selected properties are considered ideal for mixed-use based on the potential for transition and redevelopment due to the age, condition and adjacency with similar properties suitable for consolidation. The General Mixed-Use or Central Buena Park Mixed Use zoning designation would provide for mixed-use development featuring higher density residential and neighborhood commercial uses along major arterials. A regulatory plan or Development Agreement must be established prior to development within this zoning designation. The 62 mixed-use residential sites identified have the capacity for 362 units. Currently, these sites are occupied by a mix of single family homes, commercial buildings, and various sized parking lots.

UNDERUTILIZED HIGH DENSITY RESIDENTIAL SITES

FOCUS AREA A

In this area various properties are ripe for intensification and recycling of uses. Compared to the dense character of the area (1- and 2-story apartment buildings), several adequately sized properties contain single family homes. An underused and under-maintained parking lot and abandoned home also provide the opportunity to augment the City's housing stock. The size and density will facilitate housing affordable to moderate income households.

Site 38 (Partial)

Located on 5th Street (between Western Avenue and Kingman Avenue) this quarter acre site has the combined capacity for 8 units. The site is a second parking lot for Wells Fargo Bank. Photographed in the afternoon of a weekday it is apparent that the parking lot is under used. The bank is located in a low-traffic area and its primary, attached parking lot was also underused in the afternoon. The parking lot also shows limited maintenance. The size of the property (0.25 acres) is ideal for development of housing in an area that is slowly transition to higher density uses. The realistic capacity of the property is 4 units although the addition of a density bonus for affordable units can increase this capacity.

APN	Land Use Designation (Zoning)	Maximum Residential Density	Cluster/Site Area Bonus	Current Use	Acreage	Capacity (75% of allowed density without site bonus)
277-073-19	Multifamily Residential (RM-20)	20 du/ac	24 du/ac	Spillover parking lot for Wells Fargo	0.25	4



Additional parking lot for Wells Fargo Bank on 5th Street



Primary parking lot for Wells Fargo Bank on 5th Street

Site 44 (Partial)

Located on Western Avenue between Artesia Boulevard and 5th Streets, 277-073-25 contains a single family home and a large unmaintained backyard. The property shows obvious signs of deferred maintenance and disrepair. The property has capacity for 3 units due to the large driveway area and large unmaintained backyard.

APN	Land Use Designation (Zoning)	Maximum Residential Density	Cluster/Site Area Bonus	Current Use	Acreage	Capacity (75% of allowed density without site bonus)
277-073-25	Multifamily Residential (RM-20)	20 du/ac	24 du/ac	older home	0.21	3



Site 56 (Partial)

Four properties make up this half acre site (0.55 acres) and have a combine capacity for 8 units. Located at Artesia Boulevard and Burnham Avenue the majority of the site includes an abandoned home which has been boarded up as well as a large yard an driveway that is also not in use. The adjacent single family home is small in comparison with its lot and also has signs of deferred maintenance given the presence of a large unused and un-landscaped front and side yard. This site is located on a major street (Artesia Boulevard) and due to lack of developable land in this high density area, the combined size of the sites is a significant incentive for consolidation and development. While the realistic combined capacity of the individual properties is 8 units, when combined this site can achieve up to 13 units based on the City's Site Bonus.

APN	Land Use Designation (Zoning)	Maximum Residential Density	Cluster/Site Area Bonus	Current Use	Acreage	Capacity (75% of allowed density without site bonus)
066-111-16	Multifamily Residential (RM-20)	20 du/ac	24 du/ac	small home on large property lacking maintenance, large unused front /side yard	0.14	2
066-111-44	Multifamily Residential (RM-20)	20 du/ac	24 du/ac	abandoned home	0.20	3
066-111-45	Multifamily Residential (RM-20)	20 du/ac	24 du/ac	abandoned home	0.15	2






066-111-16, -38, -44, and -45

Site 64

Two adjacent single-family properties On Western Avenue north of Franklin Avenue provide the opportunity for additional units based on lot sizes. The units stand out for their low scale in a predominantly high density neighborhood. Combined the realistic capacity shows the potential for 7 units although a site bonus for consolidation can provide the opportunity for upwards of 11 units

APN	Land Use Designation (Zoning)	Maximum Residential Density	Cluster/Site Area Bonus	Current Use	Acreage	Capacity (75% of allowed density without site bonus)
066-122-04	Multifamily Residential (RM-20)	20 du/ac	24 du/ac	Small single family home large side yard	0.23	3
066-122-05	Multifamily Residential (RM-20)	20 du/ac	24 du/ac	Small single family home large side yard	0.24	4



Shown on the right side of this aerial, just south of the flood control channel, the scale of these two properties is in stark contrast to surrounding high density development.

Site 60 (Partial)

Three adjacent parcels on Burnham Avenue between Artesia and Franklin, offer the opportunity for intensification and lot consolidation. The properties are surrounded by high density development. Totaling over half an acre, the properties can accommodate 9 units. Utilizing the site area bonus these properties can yield closer to 14 units.

APN	Land Use Designation (Zoning)	Maximum Residential Density	Cluster/Site Area Bonus	Current Use	Acreage	Capacity (75% of allowed density without site bonus)
066-112-33	Multifamily Residential (RM-20)	20 du/ac	24 du/ac	Small single family home	0.19	3
066-112-37	Multifamily Residential (RM-20)	20 du/ac	24 du/ac	Small single family home	0.19	3
066-112-38	Multifamily Residential (RM-20)	20 du/ac	24 du/ac	Small single family home	0.19	3



Properties: 066-112-33, 37, 38

Site 67

APN 066-112-01 is located on the southwest corner of Franklin Street and Burnham Avenues. The property contains a small home and detached garage. The home is older with very few modifications or upgrades. Unlike the dense residential uses surrounding the home, this property has a significant portion of open space on the side and rear. The size and allowable density of the property (close to a third of an acre, up to 20 units per acre)) provide are ideal for intensification.

APN	Land Use Designation (Zoning)	Maximum Residential Density	Cluster/Site Area Bonus	Current Use	Acreage	Capacity (75% of allowed density without site bonus)
066-112-01	Multifamily Residential (RM-20)	20 du/ac	24 du/ac	Older, small single family home with very large side and rear yard	0.31	5





Property 066-112-01 contains one unit on a 0.31 acre property. The realistic capcity of this site is 5 units.

Site 56 (Partial)

A 0.37 acre property with two existing single family units provides an ideal opportunity for intensification with up to three times the number of units currently on the site. The property is located on Burnham Avenue just north of Artesia Boulevard. Compared with the uses present along the same street and directly across, it is apparent that intensification beyond the realistic capacity is feasible on 066-111-18.

APN	Land Use Designation (Zoning)	Maximum Residential Density	Cluster/Site Area Bonus	Current Use	Acreage	Capacity (75% of allowed density without site bonus)
066-111-18	Multifamily Residential (RM-20)	20 du/ac	24 du/ac	2 small homes very large back yards	0.37	6



066-111-18 is over a third of an acre in size and contains 2 homes. The realistic capacity on this site is 6 units. More than 6 units can be expected based on the densities of the uses surrounding this site.

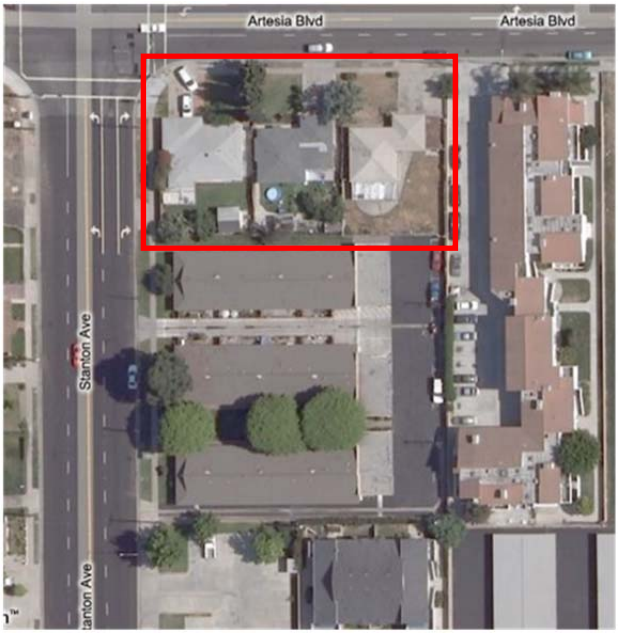
FOCUS AREA B

In Focus area B the greatest potential for recycling and intensification of uses is on properties that currently contain single family units but have the potential for 4 to 5 times as many units. Many of the homes chosen for recycling are homes that show no signs of improvement.

Site 51

Located on the Southeast corner of Artesia Boulevard and Stanton Avenue, three properties containing single family homes, provide a combined opportunity for 6 residential units. One of the properties is currently abandoned. Because Artesia Boulevard is a main corridor, new development activity of multi-family developments was apparent during the site visit. Combined the properties can yield 6 units based on the realistic capacity calculation. Because this site is ideal for lot consolidation, a site bonus can push this capacity to upwards of 10 units.

APN	Land Use Designation (Zoning)	Maximum Residential Density	Cluster/Site Area Bonus	Current Use	Acreage	Capacity (75% of allowed density without site bonus)
066-230-67	Multifamily Residential (RM-20)	20 du/ac	24 du/ac	Abandoned Single family home	0.14	2
066-230-76	Multifamily Residential (RM-20)	20 du/ac	24 du/ac	Single family home	0.15	2
066-230-77	Multifamily Residential (RM-20)	20 du/ac	24 du/ac	Single family home	0.14	2





Three properties (066-230-67, -76, 77) containing single family homes, provide a combined opportunity for 6 residential units. One of the properties is currently abandoned.

Site 48

A 0.34 acre site, located on 4th Atreet between Stanton Avenue and Indiana Avenue, provides the opportunity for 5 units where currently there are two units. While the lot is narrow, surrounding uses demonstrate that the lot width has not been a deterrent to development. The property has a large open area in the middle, part of which is being used unofficially as parking. The site is surrounded by 1- and 2-story apartment buildings and the surrounding area is very high density.

APN	Land Use Designation (Zoning)	Maximum Residential Density	Cluster/Site Area Bonus	Current Use	Acreage	Capacity (75% of allowed density without site bonus)
066-230-29	Multifamily Residential (RM-20)	20 du/ac	24 du/ac	2 residential units separated by a large yard	0.34	5





66-230-29 contains two units and large open areas.

Site 47 (Partial)

Located on 4th street between Stanton Avenue and Indiana Avenue, 066-230-31 stands out from the surrounding uses because of the low density nature of the home. The home is surrounded by high density uses (2-story condominiums and apartments). The size of the property allows for realistic capacity of 4 units. The home on the property does not show signs of renovations or modernization. If this property were to be sold, it would provide the ideal location for a multi-family development.

APN	Land Use Designation (Zoning)	Maximum Residential Density	Cluster/Site Area Bonus	Current Use	Acreage	Capacity (75% of allowed density without site bonus)
066-230-31	Multifamily Residential (RM-20)	20 du/ac	24 du/ac	2 residential units separated by a large yard	0.26	4





Property 066-230-31, containing a single family home, provides the opportunity for 4 residential units. The property is surrounded by high density uses.

Site 41 (Partial)

Site 41 (066-260-09) currently has one unit and has the capacity for 4 units. This site is located on Indiana Street between 4th Street and Commonwealth Avenue. The small home on the large lot (0.26 acres) is backed by a 3-story apartment building on the west and apartments on the south. The home is small is scale and the value of a home that size is expected to be very low compared with the value of the property. This situation creates a strong incentive for recycling of uses.

APN	Land Use Designation (Zoning)	Maximum Residential Density	Cluster/Site Area Bonus	Current Use	Acreage	Capacity (75% of allowed density without site bonus)
066-260-09	Multifamily Residential (RM-20)	20 du/ac	24 du/ac	1 single family home with a very large back yard	0.26	4



Property 066-260-09 containing a single family home and is surrounded by high density residential uses as shown in the background

Site 17 (Partial)

070-024-14 contains a church and one residential unit. This site is located on Whitaker Street and Los Robles Avenue. Unlike other churches in the area that are well-maintained and in obvious use, this site shows since of neglect and lacked obvious identifiers of an active church such as parking areas and maintained façades and lawns. The size of the property offers an opportunity to add additional housing units.

APN	Land Use Designation (Zoning)	Maximum Residential Density	Cluster/Site Area Bonus	Current Use	Acreage	Capacity (75% of allowed density without site bonus)
070-024-14	Multifamily Residential (RM-20)	20 du/ac	24 du/ac	Old church, large unmaintained grass area, single family home	0.29	4





Property 070-024-14 contains a church and one residential unit.

Site 34

A cluster of single family homes located in the RM-20 zone provides the ideal opportunity for lot consolidation and higher densities through the site area bonus. Many of the lots on 7th Street contain older homes and very large un-improved yards. The size of many of these sites provides the opportunity to increase the number of units by 3 to four times what is currently developed. 070-012-21 and -22 are particularly well-suited for lot consolidation as they can yield a property of over half an acre in size. Individual recycling of these sites can almost triple the number of units currently found on the properties. While the realistic capacity is calculated separately for the properties (39 units total), combined, these sites measure 2.47 acres and can yield closer to 60 units with the site area bonus. The 13 properties are located adjacent to a commercial manufacturing area. The location adjacent to manufacturing and retail is better suited for multi-family residential developments that can more effectively build in appropriate land use buffers through landscaping and design.

APN	Land Use Designation (Zoning)	Maximum Residential Density	Cluster/Site Area Bonus	Current Use	Acreage	Capacity (75% of allowed density without site bonus)
070-012-06	Multifamily Residential (RM-20)	20 du/ac	24 du/ac	Single family home	0.17	3

070-012-08	Multifamily Residential (RM-20)	20 du/ac	24 du/ac	Single family home	0.17	3
070-012-10	Multifamily Residential (RM-20)	20 du/ac	24 du/ac	Single family home	0.17	3
070-012-11	Multifamily Residential (RM-20)	20 du/ac	24 du/ac	Single family home with large yard used to store old cars	0.23	3
070-012-16	Multifamily Residential (RM-20)	20 du/ac	24 du/ac	Single family home with large yard	0.16	2
070-012-21	Multifamily Residential (RM-20)	20 du/ac	24 du/ac	Single family home with large yard	0.26	4
070-012-22	Multifamily Residential (RM-20)	20 du/ac	24 du/ac	Single family home with large yard	0.26	4
070-012-24	Multifamily Residential (RM-20)	20 du/ac	24 du/ac	2 units	0.17	3
070-012-25	Multifamily Residential (RM-20)	20 du/ac	24 du/ac	Single family home with large driveway	0.17	3
070-012-28	Multifamily Residential (RM-20)	20 du/ac	24 du/ac	Single family home	0.14	2
070-012-30	Multifamily Residential (RM-20)	20 du/ac	24 du/ac	Single family home with large driveway	0.17	3
070-012-33	Multifamily Residential (RM-20)	20 du/ac	24 du/ac	Single family home with large front and side yard	0.2	3
070-012-37	Multifamily Residential (RM-20)	20 du/ac	24 du/ac	Single family home with large unmaintained yard	0.2	3







This area contains many single family homes. This large area is ideal for lot consolidation and achieving higher density through a site area bonus.

FOCUS AREA C

In this area, four lots offer an opportunity for recycling to more intense uses based on the size of the lot as compared with the improvements on it (homes). These properties are located in high density areas.

Site 8

Located on 9th Street just west of Beach Boulevard, 276-282-13 and -14 both contain single family homes. The sites, 0.49 and 0.2 acres respectively, provide the opportunity for intensification with up to 10 acres (based on realistic capacity). If the sites are consolidated a site bonus can increase capacity to upwards of 17 units.

APN	Land Use Designation (Zoning)	Maximum Residential Density	Cluster/Site Area Bonus	Current Use	Acreage	Capacity (75% of allowed density without site bonus)
276-282-13	Multifamily Residential (RM-20)	20 du/ac	24 du/ac	Small home on large lot with very large un-improved yard	0.49	7
276-282-14	Multifamily Residential (RM-20)	20 du/ac	24 du/ac	Single family home	0.2	3



276-282-13 and -14 contain small single family homes on large lots.

Site 11 (Partial)

276-221-25 and -27 are two connected lots that each contains a small single family home. 276-221-25 is the larger lot with a very large rear yard that connects to 276-221-27. Because of the relatively small size of the home on 276-221-25, the large size of the lot would offer a significant financial incentive to intensify. The realistic capacity calculation shows the opportunity for 5 units. Lot consolidation and a site area bonus can increase the unit count to 9 units.

APN	Land Use Designation (Zoning)	Maximum Residential Density	Cluster/Site Area Bonus	Current Use	Acreage	Capacity (75% of allowed density without site bonus)
276-221-25	Multifamily Residential (RM-20)	20 du/ac	24 du/ac	Small home on large lot	0.2	3
276-221-27	Multifamily Residential (RM-20)	20 du/ac	24 du/ac	Small home on large lot	0.16	2



276-282-13 and -14 contain small single family homes on large lots. Combined the lots can accommodate at least between 5 and 9 units

FOCUS AREA D

In this area, the opportunity for recycling to more intense uses focuses on a cluster of single family homes that are surrounded by two and three story apartments. The area has a predominantly high density feel and the location of a large cluster of recyclable properties provides opportunities for lot consolidation and bonuses to achieve higher density—comparable with surrounding uses. An additional site is ideal for recycling is based on the condition of the current uses and the low density scale of the adjacent lot.

Site 6

Located near the intersection of 9th Street and California Street, sites 070-046-02 and -03 are two 0.23 acre lots. 070-046-02 contains 3 units in an older, badly maintained complex. The site includes a large front paved area and backyard and is adjacent to a very high density development. Due to the size and condition of the units, recycling is very probable in the near future. Adjacent to this property, 070-046-03 is a similarly sized lot with a single family unit. California Street contains various very high density developments, and as such this property is ideal for recycling and for lot consolidation with 070-046-02. Individually, the sites can yield 3 units each, combined with site area bonus there is an opportunity for at least 11 units.

APN	Land Use Designation (Zoning)	Maximum Residential Density	Cluster/Site Area Bonus	Current Use	Acreage	Capacity (75% of allowed density without site bonus)
070-046-02	Multifamily Residential (RM-20)	20 du/ac	24 du/ac	3 units in an older, badly maintained complex with large front paved area and yard	0.23	3
070-046-03	Multifamily Residential (RM-20)	20 du/ac	24 du/ac	Single family home	0.23	3





070-046-02 contains 3 units in an older, badly maintained complex.

Site 7

Site 7 contains 8 lots that are located in a 1.42 acre island that is surrounded by high density (2-3 story apartments). The area is bounded by California Street, 9th Street, and Indiana Avenue. The individual lots have the capacity to for three units each (24 units combined). Through lot consolidation this entire site can potentially accommodate 34 units. 070-035-08 is the largest lot and has a large yard in front. The location for the units amidst very high density development and the size and lot consolidation opportunities makes this an idea site for recycling.

APN	Land Use Designation (Zoning)	Maximum Residential Density	Cluster/Site Area Bonus	Current Use	Acreage	Capacity (75% of allowed density without site bonus)
070-035-01	Multifamily Residential (RM-20)	20 du/ac	24 du/ac	Single family home	0.17	3
070-035-02	Multifamily Residential (RM-20)	20 du/ac	24 du/ac	Single family home	0.17	3
070-035-03	Multifamily Residential (RM-20)	20 du/ac	24 du/ac	Single family home	0.17	3
070-035-04	Multifamily Residential (RM-20)	20 du/ac	24 du/ac	2 units	0.18	3
070-035-05	Multifamily Residential (RM-20)	20 du/ac	24 du/ac	Single family home	0.17	3
070-035-06	Multifamily Residential (RM-20)	20 du/ac	24 du/ac	Single family home	0.17	3
070-035-07	Multifamily Residential (RM-20)	20 du/ac	24 du/ac	Single family home	0.18	3
070-035-08	Multifamily Residential (RM-20)	20 du/ac	24 du/ac	Single family home	0.21	3



8 lots are contained on a 1.42 acre island that is surrounded by high density (2-3 story apartments). The single family homes are zoned for multi-family uses.

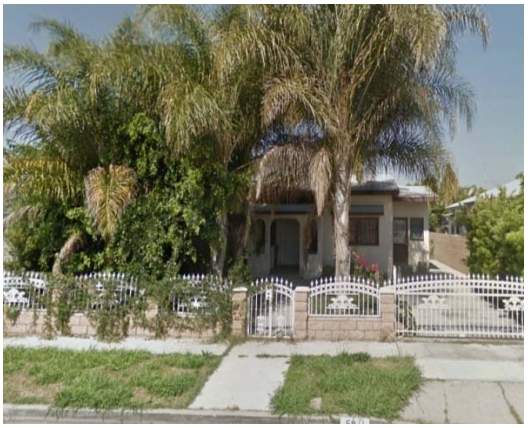
UNDERUTILIZED MIXED-USE SITES

Site 66

Site 66 contains a total of 12 parcels currently developed with a mix of single-family homes and parking lots set behind currently vacant low-rise office buildings and additional parking lots fronting Beach Boulevard. Two parking lots cap the site, stretching along Homewood Avenue from Holt Street to Franklin Street. The remaining parcels are smaller single-family homes. This site can potentially accommodate 99 units.

APN	Land Use Designation (Zoning)	Maximum Residential Density	Current Use	Acreage	Realistic Capacity (75% of allowed density)
066-171-05	Central Buena Park Mixed Use (Office)	45 du/ac	Single family homes, vacant hospital building, and parking lots	0.16	99
066-171-06				0.16	
066-171-07				0.16	
066-171-08				0.16	
066-171-09				0.16	
066-171-10				0.15	
066-171-11				0.16	
066-171-19				0.46	
066-171-04				0.14	
066-171-20				0.69	
066-171-18				0.42	
066-171-03				0.13	



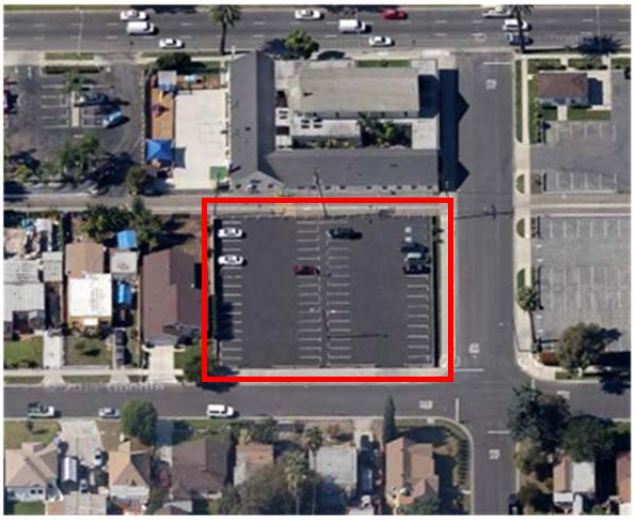


Single family home on Homewood Ave

Site 61

Located on the southwest corner of Holt Street and Homewood Avenue, Site 61 is a parking lot approximately half an acre in size. The lot is set behind a multi-story building and adjacent to single-family homes. Additional parking lots are also located across Holt street. This entire site can potentially accommodate 15 units.

APN	Land Use Designation (Zoning)	Maximum Residential Density	Current Use	Acreage	Realistic Capacity (75% of allowed density)
066-181-21	Central Buena Park Mixed Use (Office)	45 du/ac	Parking lot	0.47	15



Parking lot for church located on Beach Blvd

Site 57

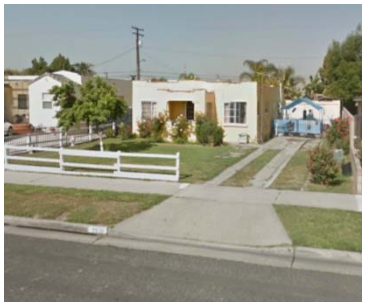
The seven parcels comprising Site 57 are made up of single-family homes and one medium-sized parking lot. These parcels are located on Homewood Ave between Holt Street and Artesia Boulevard and set behind multiple commercial buildings and parking lots fronting Beach Boulevard. This site can potentially accommodate 40 units.

APN	Land Use Designation (Zoning)	Maximum Residential Density	Current Use	Acreage	Realistic Capacity (75% of allowed density)
066-181-08	Central Buena Park Mixed Use (Office)	45 du/ac	Single family homes and parking lot	0.14	40
066-181-09				0.13	
066-181-10				0.15	
066-181-13				0.16	
066-181-14				0.16	
066-181-15				0.15	
066-181-30				0.30	









Single family homes located on Homewood Ave

Site 12

The parcels comprising Site 12 are located on Homewood Avenue, stretching from Artesia Boulevard to 4th Street. Existing development on these parcels is a mix of single-family homes, parking lots, and a firehouse. The lots are set behind multiple commercial buildings and parking lots fronting Beach Boulevard. This entire site can potentially accommodate 63 units.

APN	Land Use Designation (Zoning)	Maximum Residential Density	Current Use	Acreage	Realistic Capacity (75% of allowed density)
066-241-12	Central Buena Park Mixed Use (Commercial General)	45 du/ac	Single family homes, parking lots, and a fire house	0.16	63
066-241-13				0.16	
066-241-14				0.15	
066-241-15				0.17	
066-241-16				0.32	
066-241-18				0.33	
066-241-19				0.29	
066-241-25				0.15	
066-241-26				0.16	









Single family homes and parking lots located on Homewood Ave

Site 50

The three parcels in Site 50 are located on Beach Boulevard, just south of Artesia Boulevard. The lots are occupied by low-rise commercial buildings with small parking lots behind each structure. This site can potentially accommodate nine units.

APN	Land Use Designation (Zoning)	Maximum Residential Density	Current Use	Acreage	Realistic Capacity (75% of allowed density)
066-241-20	Central Buena Park Mixed Use (Commercial General)	45 du/ac	Commercial buildings	0.07	9
066-241-21				0.14	
066-241-23				0.07	



Site 46

Site 46 is located on the northeast corner of Beach Boulevard and 4th Street. The parcels are currently developed with two single family homes and a commercial building, with small parking lots behind each structure. This site can potentially accommodate 16 units.

APN	Land Use Designation (Zoning)	Maximum Residential Density	Current Use	Acreage	Realistic Capacity (75% of allowed density)
066-241-08	Central Buena Park Mixed Use (Commercial General)	45 du/ac	Commercial buildings	0.07	16
066-241-09				0.15	
066-241-10				0.14	
066-241-11				0.13	





Single family home located on Beach Blvd

Site 42

Site 42 is located on the southeast corner of Beach Boulevard and 4th Street. The parcels are occupied by commercial buildings with large parking lots behind each structure. This entire site can potentially accommodate 11 units.

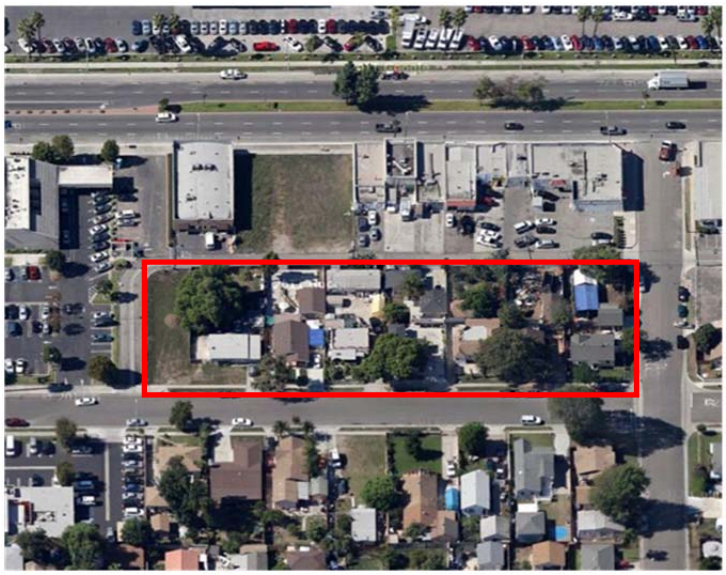
APN	Land Use Designation (Zoning)	Maximum Residential Density	Current Use	Acreage	Realistic Capacity (75% of allowed density)
066-251-03	Central Buena Park Mixed Use (Commercial General)	45 du/ac	Commercial buildings	0.07	11
066-251-04				0.07	
066-251-30				0.21	



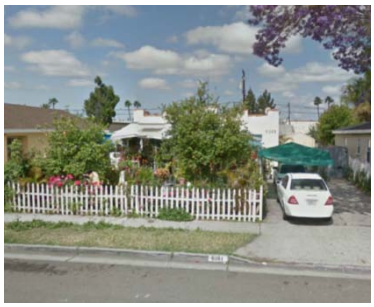
Site 43

Site 43 stretches along Homewood Avenue between 4th Street and Commonwealth Avenue. Existing uses on the site include seven single family homes with large enclosed yards and vacant land. This site can potentially accommodate 42 units.

APN	Land Use Designation (Zoning)	Maximum Residential Density	Current Use	Acreage	Realistic Capacity (75% of allowed density)
066-251-18	Central Buena Park Mixed Use (Commercial General)	45 du/ac	Single family homes	0.29	42
066-251-20				0.18	
066-251-21				0.16	
066-251-22				0.16	
066-251-23				0.16	
066-251-26				0.14	
066-251-27				0.16	







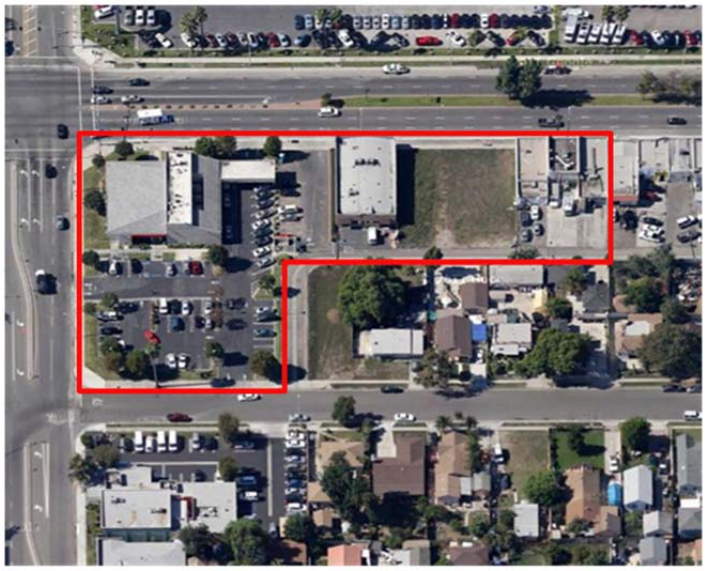


Single family homes located on Homewood Ave and south of 4th St

Site 39

Site 39 is located on the northeast corner of Beach Boulevard and Commonwealth Avenue. The parcels are occupied by small scale commercial structures, parking lots, and one vacant lot. This site can potentially accommodate 59 units.

APN	Land Use Designation (Zoning)	Maximum Residential Density	Current Use	Acreage	Realistic Capacity (75% of allowed density)
066-251-06	Central Buena Park Mixed Use (Commercial General)	45 du/ac	Commercial buildings, parking lots, and vacant lot.	0.07	59
066-251-07				0.07	
066-251-08				0.07	
066-251-11				0.15	
066-251-24				0.07	
066-251-25				0.07	
066-251-28				0.07	
066-251-29				0.06	
066-251-31				1.13	





Vacant commercial building and vacant lot located on Beach Blvd

Site 35

Site 35 includes parcels bounded by Homewood Avenue, Commonwealth Avenue, and Darlington Avenue. The lots are currently occupied by commercial buildings with adjacent surface parking lots and single family homes. This site can potentially accommodate 20 units.

APN	Land Use Designation (Zoning)	Maximum Residential Density	Current Use	Acreage	Realistic Capacity (75% of allowed density)
066-252-12	General Mixed Use (Commercial General)	32 du/ac	Commercial buildings with parking lots and single family homes	0.16	20
066-252-13				0.14	
066-252-22				0.56	





Single family home located on Darlington Ave

Site 36

Site 36 includes parcels bounded by Darlington Avenue, Commonwealth Avenue, and Marshall Avenue. The lots are currently occupied by commercial buildings with adjacent surface parking lots and single family homes. This site can potentially accommodate 21 units.

APN	Land Use Designation (Zoning)	Maximum Residential Density	Current Use	Acreage	Realistic Capacity (75% of allowed density)
066-253-07	General Mixed Use (Commercial General)	32 du/ac	Commercial buildings with parking lots and single family homes	0.25	21
066-253-09				0.34	
066-253-20				0.16	
066-253-21				0.16	





Single family home located on Darlington Ave

Site 3

Located at the northeast corner of Stanton Avenue and Page Street, Site 3 is made up of two parcels, each developed with a single-family home. The site can potentially accommodate seven units.

APN	Land Use Designation (Zoning)	Maximum Residential Density	Current Use	Acreage	Realistic Capacity (75% of allowed density)
070-071-17	General Mixed Use (General Mixed Use)	32 du/ac	Single family homes	0.14	7
070-071-61				0.17	



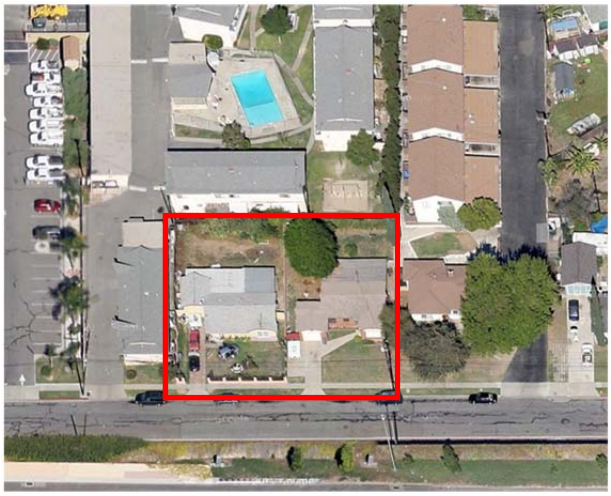


Single family homes located on Page Street

Site 2

Located on Page Street, between Stanton Avenue and Thomas Street, Site 2 is made up of two parcels, each developed with an older single-family home. The site can potentially accommodate seven units.

APN	Land Use Designation (Zoning)	Maximum Residential Density	Current Use	Acreage	Realistic Capacity (75% of allowed density)
070-071-48	Office	32 du/ac	Single family homes	0.15	7
070-071-50				0.15	





Single family homes located on Page Street