



## Chapter 11 Housing Element

**CITY OF BUENA PARK  
2021-2029 HOUSING ELEMENT**

**PUBLIC REVIEW DRAFT  
OCTOBER 2021**



**COMMUNITY DEVELOPMENT DEPARTMENT**  
6650 Beach Boulevard  
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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 complies with the 2021-2029 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 comprises 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.

According to 2020 California Department of Finance (DOF) Population and Housing Estimates, the city population was estimated to be 82,366, an increase of 6 percent over a 10-year span. The DOF reported that average household size has remained consistent at 3.37 persons per household between 2010 and 2020. However, during this same period, the housing stock increased by 2 percent from 24,619 in 2010 to 25,134 in 2020.

Buena Park offers a mix of housing types. Single-family homes make up about 65.7 percent of the housing stock, the multi-family share is about 32.8 percent, and mobile homes comprise the remaining 1.4 percent. The majority of the Buena Park housing stock is approximately 40 years old (built before 1980), with only 2.1 percent of the housing stock constructed in 2010 or later. 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 \$724,946 and \$632,818 for a condominium as of April 2021<sup>1</sup>. Apartment rents range from \$1,700 for a studio apartment to \$3,400 for a four-bedroom unit.<sup>2</sup> As discussed further in this document, the high median home price and rental rates represent a substantial barrier for lower income households to be able to afford a home in the City.

Demographic shifts continue to occur in the city. In 1990, almost 60 percent of the population was White. The Hispanic/Latino and Asian share of the population was 25 percent and 14 percent, respectively. The 2000 Census documented an increase in Hispanic/Latino residents to 34 percent of the city population, while the share of Asian residents increased to 21 percent. The 2010 Census

<sup>1</sup> Source: Zillow.com, accessed April 2021.

<sup>2</sup> Source: Zillow.com, accessed April 2021.

documented a continued increase in Hispanic/Latino residents to 39 percent and Asian residents to 26 percent. However, the 2015-2019 ACS reported a slight decrease in Hispanic/Latino residents to 38 percent but an increase in Asian residents to 33 percent.

Buena Park has been actively working to address its housing affordability and housing quality 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 2021-2029 planning period.

### 11.1.2 Role of Housing Element

The primary purpose of the Housing Element is to identify 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, 2021 through October 15, 2029, and identifies strategies and programs that focus on:

- Conserving and improving existing affordable housing;
- Providing an adequate number of sites that can be developed with housing;
- Assisting in the development of affordable housing;
- Removing governmental and other constraints to housing development; and
- Affirmatively furthering fair housing opportunities.

In addition to supporting existing and future housing needs, an equally important goal of this element is to preserve the character of existing single-family residential neighborhoods and continue to improve the higher density neighborhoods. Providing a diversity of housing types 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 2021-2029 Housing Element consists of the following components:

- Introduction: An overview of the purpose and contents of the Housing Element (Section 11.1).
- Housing Needs Assessment: An analysis of 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 5<sup>th</sup> Cycle Housing Element (2013-2021) (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).
- Appendices:
  - Community Outreach (Appendix A)
  - 2013-2021 Housing Element Review (Appendix B)
  - Residential Site Inventory (Appendix C)
  - Affirmatively Furthering Fair Housing (Appendix D)

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## 11.1.3 Public Participation

Section 65583(c)(8) of the California Government Code requires Housing Element updates to “include a diligent effort by the local government to achieve public participation of all economic segments of the community in the development of the housing element, and the program shall describe this effort.” This process not only includes residents of the community, but also coordinates participation among local agencies and housing groups, community organizations, and housing sponsors. The result is more informed policies and programs for providing housing. In keeping with health and safety protocols during the COVID-19 pandemic, community outreach is being conducted using several virtual and digital engagement tools. Virtual/digital public participation efforts include a project webpage on the City’s website, virtual stakeholder interviews, a virtual joint City Council/Planning Commission study session, virtual community workshop, and online surveys/polls. All public hearings are anticipated to occur in-person.

In Buena Park, the public was invited to participate in the 2021 Housing Element update process at the following meetings:

- City Council/Planning Commission joint virtual study session on April 8, 2021
- Stakeholder meetings on April 12, 13, 20, and 21, 2021
- Community workshop on June 28, 2021
- Planning Commission public hearing on \_\_\_\_\_, 2021
- City Council public hearing on \_\_\_\_\_, 2021

In addition, the Draft Housing Element was made available prior to the initial Planning Commission meeting and throughout the update process on the City’s website and at the City’s main public counter, Ehlers Event Center, and the Buena Park Library. The availability for review and input on the Draft Housing Element was also publicized on the City’s social media platforms and on the City’s webpage at [www.buenapark.com](http://www.buenapark.com).

To ensure that the housing concerns of low- and moderate-income and residents with particular needs were addressed, invitations were distributed via email to agencies and organizations that serve the low- and moderate-income and special needs communities within Buena Park and the region. These agencies were invited to review and comment on the 2021-2029 Housing Element and to attend the public meetings. Please see Appendix A for a list of organizations invited to participate in the Housing Element update.

### 11.1.4 Relationship to Other General Plan Elements

The Buena Park General Plan consists of ten elements:

- Land Use and Community Design
- Mobility
- Community Facilities
- Conservation and Sustainability
- Open Space and Recreation
- Safety
- Noise
- Economic Development
- Housing
- Environmental Justice (Scheduled for adoption by end of 2022)

The Housing Element complements other General Plan elements and is consistent with the goals and policies set forth by the Plan. For example, policies regarding location, type, and density of residential development contained in the Land Use and Community Design Element directly relate the Housing Element and are used as the basis for evaluating potential policy adjustments to allow increased residential capacity consistent with established General Plan goals. As a result of this evaluation, the City will prepare any necessary Plan amendments to ensure continued consistency among elements.

### Safety Element Update

The City adopted the Buena Park 2035 General Plan in December 2010. As part of the adopted General Plan, flood hazards and flood management were incorporated into the Safety Element of General Plan. In accordance with state law, the Safety Element will also be updated in conjunction the Housing Element to address wildfire protection and climate adaptation and resiliency pursuant to Senate Bill 1241 and Senate Bill 379. Environmental constraints identified in the Safety Element update, such as areas of the city in which potential residential development could be impacted by flood waters, wildfires, and climate adaptation, are recognized in the Housing Element. The City will commence updating the Safety Element concurrent with the 2021-2029 Housing Element update, with adoption of the Safety Element update in compliance with state law anticipated to occur by end of 2022.

### Environmental Justice

Disadvantaged communities are defined in California Health and Safety Code Section §39711 as low-income areas that are disproportionately affected by environmental pollution and other hazards that can lead to negative health effects, exposure, or environmental degradation. During the 2035 General Plan adoption, no disadvantaged communities (DACs) were located within the city's planning area. However, utilizing the California Communities Environmental Health Screening Tool (or CalEnviroScreen), four census tracts within the city were identified as DACs. Pursuant to Senate Bill 1000, the presence of DACs in the City will require Environmental Justice goals, objectives, and policies to be integrated into other elements of the General Plan to address environmental burdens and related health problems experienced by low-income residents, communities of color, tribal nations, and immigrant communities. The City will commence development of Environmental Justice policies concurrent with the 2021-2029 Housing Element update, with adoption of Environmental Justice Element within the General Plan anticipated to occur by end of 2022.



## Internal Consistency

The 2021-2029 Housing Element was prepared to ensure internal consistency with the adopted 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.

### 11.1.5 Data Sources

Multiple data sources were utilized to form the basis for analysis for the Housing Element including:

- U.S. Bureau of the Census and American Community Survey (ACS)
- U.S. Department of Housing and Urban Development (HUD)
- California Department of Housing and Community Development (HCD)
- California Department of Finance (DOF)
- California Employment Development Department (EDD)
- California Department of Social Services (DSS)
- Southern California Association of Governments (SCAG)
- Housing market information (home sales / rents) from Zillow.com and Redfin.com
- Various other sources

## 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.

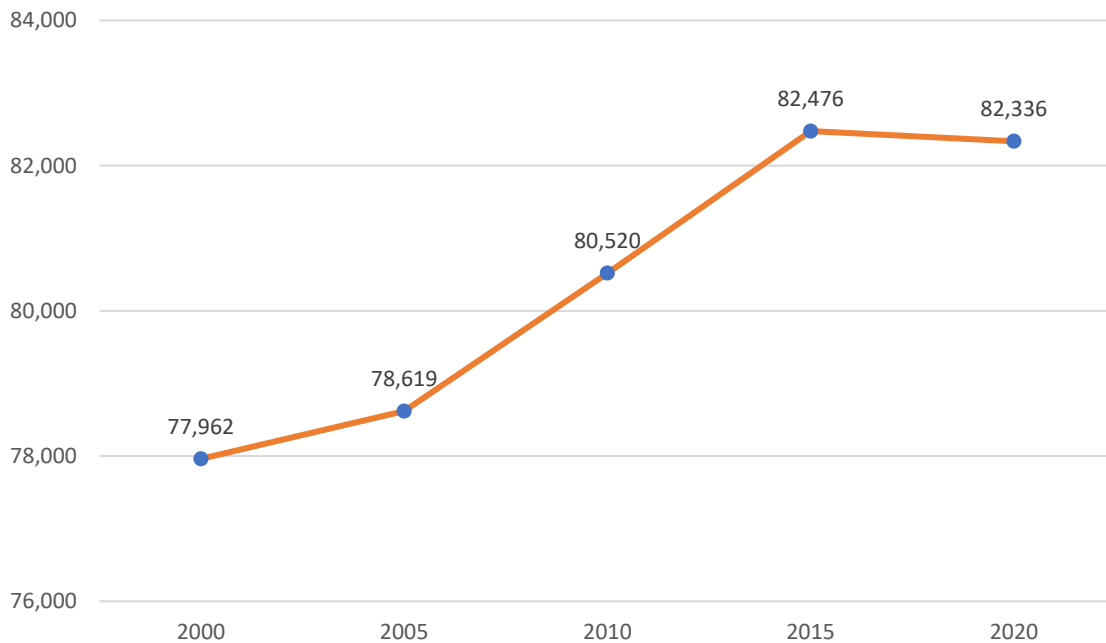
### 11.2.1 Population Characteristics

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

California Department of Finance (DOF) data show a steady increase in the city's population since 2000. Between 2000 and 2020 the population of Buena Park grew approximately 6 percent, from 77,962 to 82,336 residents (**Figure 1**). However, the city experienced a slight decrease (0.2 percent) in population in 2020 for the first time in 20 years. This reduction in population may be attributed to several factors, including fewer housing opportunities in the city, as opposed to the county, which has experienced a consistent rise in population over the past two decades.

**Figure 1: Population Growth Trend in Buena Park – 2000 to 2020**



Sources: CA Department of Finance (DOF) Population and Housing Unit Estimates, 2000 - 2020.

**Table 1** below shows the population of Buena Park and nearby communities. Buena Park population growth over the 10-year period was less than its adjoining cities (except La Palma) and was over 3 percent less than the Orange County average.

**Table 1: Population Growth – Buena Park and Neighboring Jurisdictions**

Jurisdiction	2010	2020	% Increase 2010-2020
Anaheim	332,708	357,059	7.3
Buena Park	80,520	82,336	2.2
Cypress	47,802	49,055	2.6
Fullerton	135,222	142,070	5.0
La Habra	60,223	63,471	5.3
La Palma	15,568	15,607	0.2
Orange County	3,010,232	3,180,491	5.6

Sources: CA Department of Finance (DOF) Population and Housing Unit Estimates, 2010 and 2020

## Age Characteristics

The city's 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. To create a balanced community, it is important to provide housing options that suit the needs of various age groups.

The age distribution in Buena Park is relatively similar to that of Orange County. The 2015-2019 ACS reported that the largest proportion (43 percent) of Buena Park residents were in the young adult to middle adult age groups 25 to 54 years of age (**Table 2**). There was also a significant proportion of children aged 19 and under (20,145 persons making up 24 percent of the population) in the city. This

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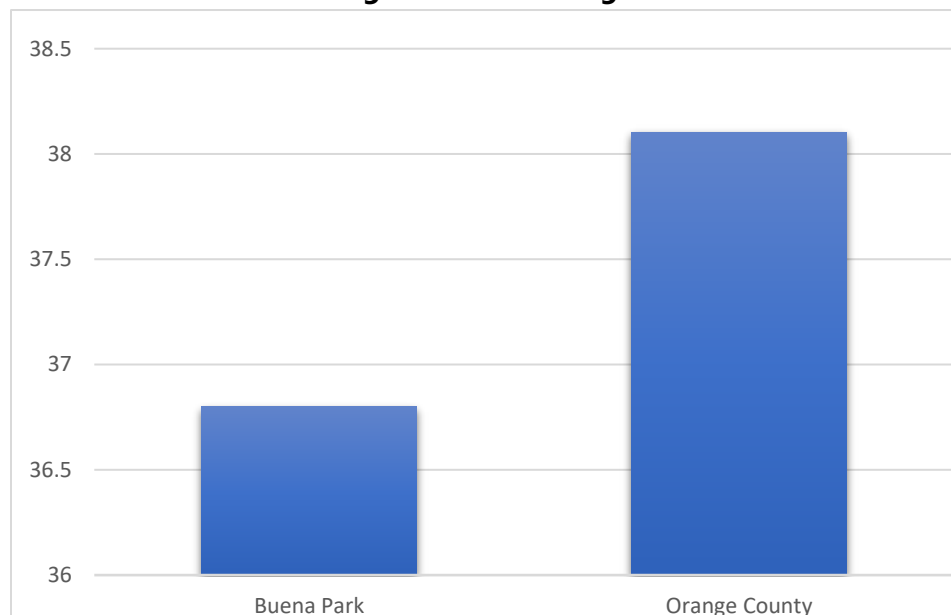
indicates a large number of families with children in the city. Families tend to gravitate towards single-family homes and townhomes. A total of 10,743 people (or 12 percent of the population) were over the age of 65. The age distribution reveals that Buena Park is a community made up mostly of families, much like Orange County as a whole. The overall median age in Buena Park was 36.8 years, compared to the 38.1 years countywide (**Table 2, Figure 2**).

**Table 2: Age Distribution – 2015-2019**

Age Group	Buena Park		Orange County
	Number	Percent	
Under 5	4,995	6%	6%
5 to 9	4,684	5%	6%
10 to 14	5,510	7%	6%
15 to 19	4,956	6%	6%
20 to 24	6,270	8%	6%
25 to 34	12,432	15%	15%
35 to 44	11,192	14%	14%
45 to 54	11,346	14%	14%
55 to 64	10,361	13%	13%
65 to 74	6,277	7%	7%
75+	4,466	5%	7%
Total	82,489	100%	100%
Median Age		36.8	38.1

Source: American Community Survey, 2015-2019

**Figure 2: Median Age**



Source: American Community Survey, 2015-2019

### Race and Ethnicity

Race and ethnicity<sup>3</sup> provide valuable insight about the housing needs of a community because housing preferences can vary along cultural lines with different cultures having different housing needs. For

<sup>3</sup> The Census distinguishes racial groups from ethnic groups. It counts ethnicity as either being of Hispanic or Latino origin or not being of Hispanic or Latino origin. The groups are based on social and political considerations, not scientific or anthropological conditions, and the Census asks respondents to indicate whether they are of Hispanic origin, as well as the racial group they identify with.

example, some cultures value or prefer to live with extended family members or other relatives, or have a large family size.

**Table 3** shows that Buena Park’s racial and ethnic makeup has experienced significant changes from 1990 to 2019. 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 2019, had dropped to 24 percent of Buena Park’s population. Conversely, the city experienced dramatic increases in its proportion of Hispanic or Latino and Asian residents. In 1990, Hispanic or Latino residents comprised about 25 percent of the city’s residents, but this proportion had increased to 38 percent by 2019. Similarly, Asian residents made up just 14 percent of the population in 1990 but, by 2019, Asians comprised nearly 33 percent of the city’s residents.

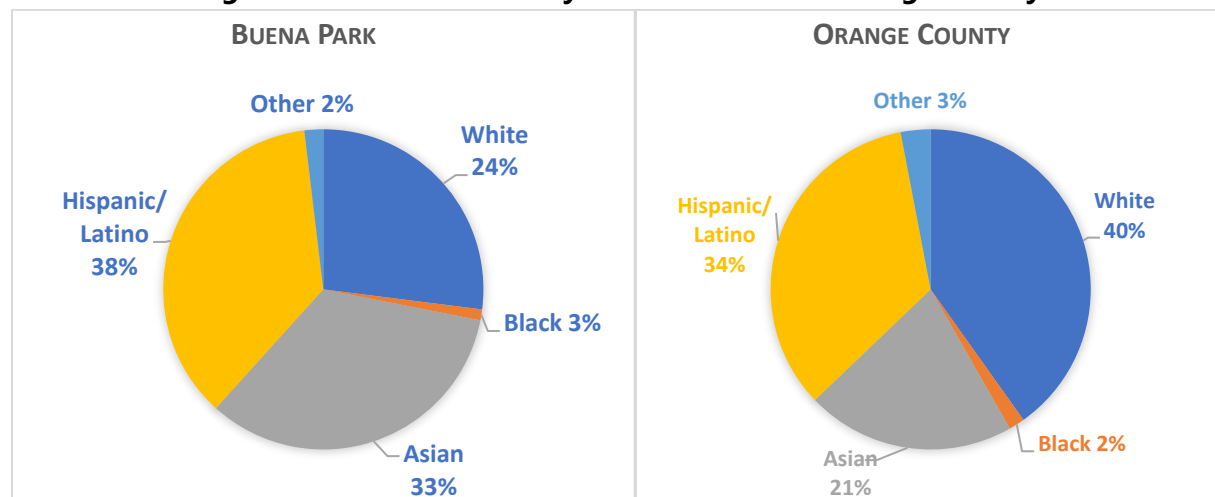
**Table 3: Race and Ethnicity – 1990 to 2019**

Race/Ethnicity	1990		2000		2010		2019	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Non-Hispanic or Latino								
White	40,298	59%	29,885	38%	23,362	29%	19,450	24%
Black	1,640	2%	2,826	4%	3,252	4%	2,369	3%
American Indian	345	0.5%	315	0.4%	352	0.4%	211	0.2%
Asian/Pacific Islander	9,508	14%	16,696	21%	22,264	27%	27,202	33%
Other/Two or More Races	114	0.2%	2,339	3%	1,403	1%	1,986	2%
Hispanic or Latino	16,879	24%	26,221	34%	31,638	39%	31,271	38%
Total	68,784	100%	78,282	100%	79,744	100%	82,489	100.0%

Source: Bureau of the Census, 1990, 2000, and 2010. American Community Survey, 2015-2019.

**Figure 3** provides a side-by-side comparison of racial and ethnic demographics in Buena Park and Orange County. Overall, Orange County had a much higher proportion of White residents (40 percent versus 24 percent in Buena Park) and a lower proportion of Hispanic/Latino and Asian residents (34 percent and 21 percent, respectively) compared to Buena Park (38 percent and 33 percent, respectively).

**Figure 3: Race and Ethnicity – Buena Park and Orange County**



Source: American Community Survey, 2015-2019.

## 11.2.2 Household Characteristics

The U.S. 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. The Census further 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

According to the 2015-2019 ACS, approximately 82 percent of all households in Buena Park were family households, including 25 percent of households as married couples with children under the age of 18 (**Table 4**). An additional 23 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 2000 to 2010, the proportion of married couples with children decreased by 13 percent and continued to decrease another 11 percent from 2010 to 2019. This declining trend is likely due to the effects of the Great Recession when many young people experienced job loss and/or extended difficulties finding employment thus postponing having children. Moreover, this decline is likely to continue beyond 2020 as the impacts of the COVID-19 pandemic further delays plans to start families, as reported in a May 2021 study by the Brookings Institute.<sup>4</sup> Concurrently, increased home prices and fewer entry or "starter" homes developed in the last decade further push affordable housing options out of reach for young people looking to start a family in Buena Park.

Conversely, the proportion of married couples without children increased by 32 percent between 2000 and 2019. These residents tend to live in apartments rather than single family homes. There was also a 41 percent increase in households of elderly residents living alone from 2000 to 2010. However, this increase slowed significantly to 10 percent between 2010 and 2019 due to fewer age-restricted housing units developed to serve the elderly population.

**Table 4: Household Types – Buena Park**

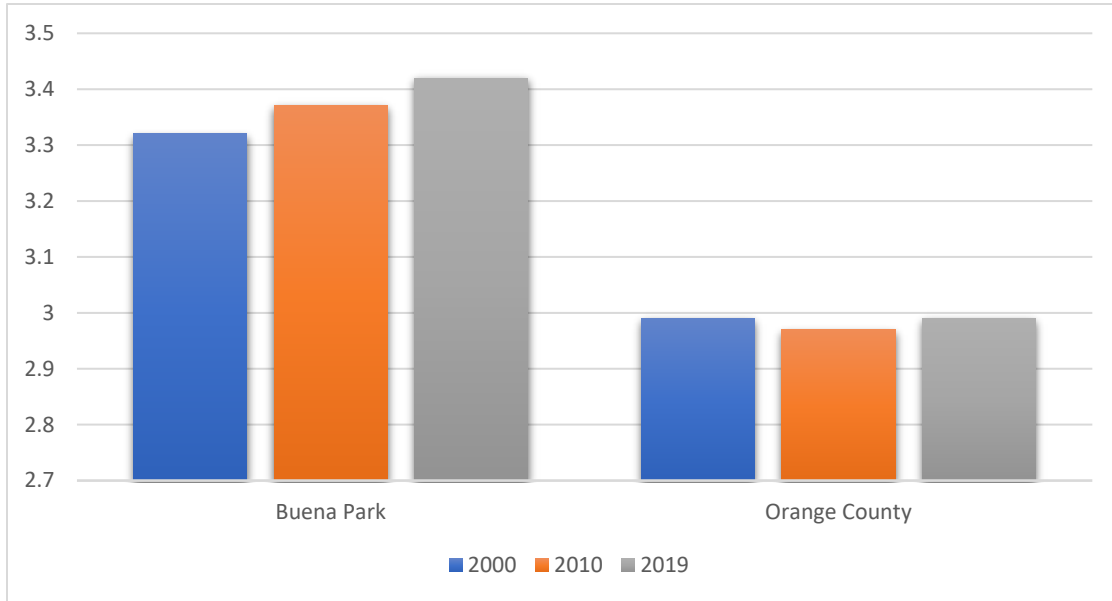
Household Type	2000		2010		2019		% Change	
	#	%	#	%	#	%	2000-2010	2010-2019
Total Households	23,332	100.0%	23,026	100.0%	23,680	100.0%		
Family Households	18,733	80.3%	18,726	81.3%	19,394	81.9%	-0.03%	3.4%
- Married with children	7,572	32.5%	6,579	28.5%	5,864	24.7%	-13.1%	-10.8%
- Married without children	6,199	26.6%	6,230	27.0%	8,186	34.5%	0.5%	31.3%
- Other Families	4,962	21.3%	5,917	25.6%	5,344	22.5%	19.2%	-9.6%
Non-Family Households	4,599	19.7%	4,300	18.6%	4,286	18.0%	-6.5%	-0.3%
- Singles	3,361	14.4%	2,708	11.7%	1,862	7.8%	-19.4%	-31.2%
- Elderly Living Alone	933	4.0%	1,315	5.7%	1,443	6.0%	40.9%	9.7%
Average Household Size	3.32		3.37		3.45		1.5%	2.3%

Sources: Bureau of the Census, 2000 and 2010. American Community Survey, 2015-2019.

According to 2015-2019 ACS data, average household size in Buena Park increased from 3.32 persons per household in 2000 to 3.37 persons per household in 2010, and a further increased to 3.45 persons per household by 2019. Comparatively, the city's household size was much higher than the County average during the same time periods. Average household size in Orange County remained consistent between 2000 and 2019 at 2.99 (**Figure 4**).

4 "The Coming COVID-19 Baby Bust" Brookings Institute, May 2021. <https://www.brookings.edu/blog/up-front/2020/12/17/the-coming-covid-19-baby-bust-update/>.

**Figure 4: Average Household Size – Buena Park and Orange County**

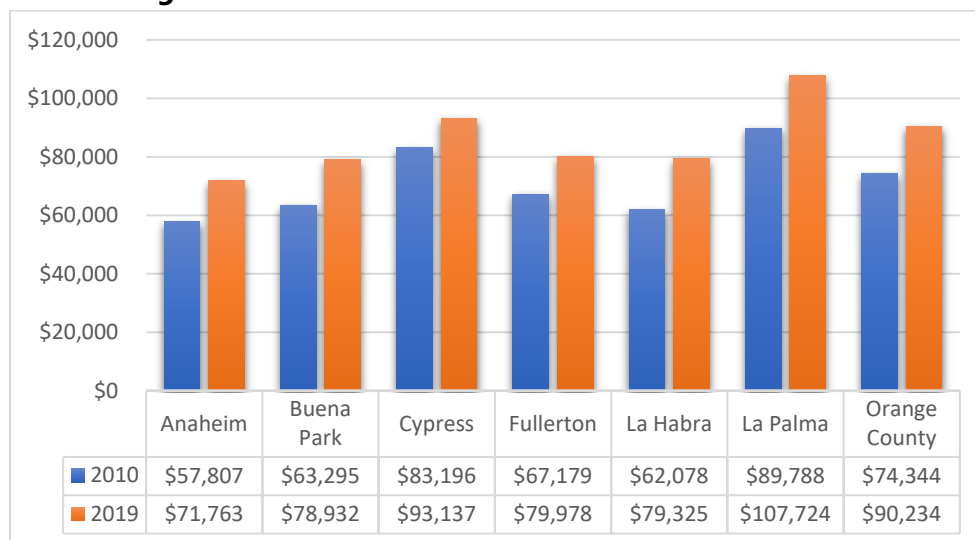


Sources: Bureau of the Census, 2000 and 2010. American Community Survey, 2015-2019.

## Household Income

Household income indicates the wealth of a community and is closely connected to the ability to afford housing. Median household income in Buena Park increased 20 percent between 2010 and 2019 to \$78,932. This rate of increase in median household income is similar to Orange County (21 percent) during the same time period. Buena Park's median income was closest to that of Fullerton and La Habra, while nearby La Palma and Cypress had higher median incomes. **Figure 5** shows Buena Park median household income compared to surrounding communities.

**Figure 5: Median Household Income – 2010 and 2019**



Sources: Bureau of the Census, 2010. 2015-2019 American Community Survey (ACS).



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To facilitate the analysis of income distribution among households in communities, the California 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 U.S. Department of Housing and Urban Development (HUD) receives custom tabulations of American Community Survey (ACS) data from the U.S. Census Bureau. These data, known as the CHAS data (Comprehensive Housing Affordability Strategy), demonstrate the extent of housing challenges and housing needs, and collects information on the number of households belonging to each of the income categories described above. As shown in **Table 5** below, between 2013 and 2017, 52.3 percent of the city's households earned lower incomes, while 47.1 percent earned moderate or above moderate incomes. During this same period, Orange County as a whole had a significantly smaller proportion of lower income households (44.8 percent).

**Table 5: Income Distribution - 2013-2017**

Income Group	Number of Households In Buena Park	Percent of Total Households	Orange County Percent
Extremely Low (30% or less)	4,170	18.0%	14.9%
Very Low (31 to 50%)	3,620	15.7%	12.5%
Low (51 to 80%)	4,305	18.6%	17.4%
Moderate (81 to 100%)	3,010	13.0%	10.2%
Above Moderate (over 100%)	8,015	34.7%	45.0%
Total	23,120	100.0%	100.0%

Source: 2013-2017 Comprehensive Housing Affordability Strategy (CHAS).

### 2020 COVID-19 Pandemic Impact

With the outbreak of the COVID-19 pandemic, over 26 million unemployment insurance claims were filed between March 15, 2020 and April 18, 2020 at the start of stay-at-home orders as reported by the U.S. Department of Labor. In response, Congress passed major relief bills including the \$2 trillion CARES Act, which includes benefits and expanded eligibility for unemployment insurance, forgivable small-business loans, economic relief payments sent directly to most U.S. households, aid to state and local governments, and increased funding for housing assistance and other safety net programs.

The Census Bureau along with other governmental agencies partnered to design the Household Pulse Survey to publish data in as close to real time as possible during the COVID-19 pandemic. The survey provides vital insights on how American households are affected and coping during the pandemic. The Census Bureau collects two-week and releases the information weekly. One such way the Census Bureau is measuring household experiences during the coronavirus pandemic is through the Household Pulse Survey. Household Pulse Survey results have been reported for State and Metropolitan Area geographies including the Los Angeles-Long Beach-Anaheim region. Results for the Week 20 Survey (November 25, 2020 to December 7, 2020) showed that 42 percent (4.1 million) of adults in the Los Angeles-Long Beach-Anaheim Metropolitan Area reported that they or someone in their household had experienced a loss of employment income. Comparatively, survey results showed that as a whole 31 percent (1.4 million) of adults in the US reported that they or someone in their household had experienced a loss of employment income during the same time period.

## 11.2.3 Employment Market

The City of Buena Park is home to a range of employment opportunities, including manufacturing, office, and service jobs. **Table 6** lists the major employers in Buena Park. Knott's Berry Farm is by far the largest employer during peak operation times. However, business firms and manufacturing companies such as the Leach Corporation, Access Business Group, and Pepsi are also major employers in the city.

**Table 6: Major Employers – 2018-2019**

Firm	Industry	Employees
Knott's Berry Farm*	Family Entertainment	5,071
Leach Corporation	Electronic Manufacturing	483
Access Business Group, LLC	Manufacturing	479
Pepsi	Bottling and Distribution	477
RIA Financial Services	Financial Services	391
Yamaha Corporation of America	Musical Instruments	350
City of Buena Park	City Government	280
Walmart	Retail	269
John's Incredible Pizza	Family Entertainment	260
Exemplis Manufacturing	Manufacturing	250

\*Employment for Knott's Berry Farm is during peak times of the year.

Source: City of Buena Park, California Comprehensive Annual Financial Report, FY 2018-2019.

The 2015-2019 ACS data reports that 21 percent of Buena Park residents worked in educational, health and social services, 14 percent worked in the manufacturing industry, 12 percent worked in the retail trade, and 11 percent work in the arts, entertainment, recreation, accommodation, and food service industry (**Table 7**). These four industries were the largest in Buena Park and jobs in these industries tend to offer lower than average wages.

**Table 8** displays mean annual wage data for occupations compiled by the California Employment Development Department (EDD) through the first quarter of 2020. 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. Overall, the top four employment industries in Buena Park pay between \$32,613 and \$65,620, well below the 2019 median household income for the city (\$78,932) and the County (\$90,234):

- 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 \$34,790.
- Those working in the manufacturing industry fall into the production occupation category with a mean salary of \$42,101.
- Those working in the retail industry fall into the sales occupation category with a mean salary of \$51,402.
- 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 \$65,620 per year, and the food preparation and serving occupations earning \$32,613 per year on average.

Legal is the highest paying occupation (\$147,030) in the area and about 10 percent of the Buena Park residents were employed in legal or professional related services.

**Table 7: Employment by Industry – 2015-2019**

Industry	# of Employed Residents	% of Total
Education, Health and Social Services	8,538	20.5%
Manufacturing	5,755	13.8%
Retail trade	5,053	12.1%
Arts, entertainment, and recreation, and accommodation and food services	4,486	10.8%
Professional, scientific, and management, and administrative and waste management services	4,266	10.2%
Finance and insurance, and real estate and rental and leasing	2,701	6.5%
Transportation and warehousing, and utilities	2,445	5.9%
Other services, except public administration	2,229	5.3%
Wholesale trade	1,973	4.7%
Construction	1,968	4.7%
Public administration	1,187	2.9%
Information	766	1.9%
Agriculture, forestry, fishing and hunting, and mining	300	0.7%
Total	41,667	100.0%

Source: American Community Survey, 2015-2019.

**Table 8: Mean Salary by Occupation – First Quarter 2020  
(Santa Ana-Anaheim-Irvine Metropolitan District)**

Occupation	Mean Annual Salary
Legal	\$147,030
Management	\$139,225
Healthcare Practitioners and Technical	\$101,125
Architecture and Engineering	\$99,403
Computer and Mathematical	\$96,051
Life, Physical and Social Sciences	\$84,611
Business and Financial	\$80,107
Educational Instruction	\$72,247
Arts, Design, Entertainment, Sports and Media	\$65,620
Construction and Extraction	\$62,616
Community and Social Services	\$58,617
Protective Service	\$57,788
Installation, Maintenance and Repair	\$56,597
Sales	\$51,402
Office and Administrative Support	\$47,191
Production	\$42,181
Transportation and Material Moving	\$38,010
Building and Grounds Cleaning and Maintenance	\$35,880
Farming, Fishing and Forestry	\$34,876
Healthcare Support	\$34,790
Personal Care and Service	\$34,724
Food Preparation and Serving	\$32,613

Source: California Employment Development Division, Orange County Wage Data, 2020.

## 11.2.4 Housing Challenges

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 challenges faced by the city's lower income households. However, 2013-2017 CHAS data (the most recent data available) provides detailed information on housing needs by income level for different types of households in Buena Park displayed in (Table 9). Housing challenges 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 challenges vary according to household income, type, and tenure. Some highlights include:

- In general, renter-households had a higher level of housing challenges (63 percent) compared to owner-households (49 percent).
- Very low income and extremely low income households had the highest incidence of housing challenges (98 percent and 85 percent, respectively).

**Table 9: Housing Assistance Needs of Lower Income Households – 2013 to 2017**

Household by Type, Income, and Housing Challenges	Renters				Owners			Total Households
	Elderly	Small Families	Large Families	Total Renters	Elderly	Large Families	Total Owners	
Extremely Low Income (0-30% MFI)	625	1,330	515	2,850	665	130	1,320	4,170
% with any housing challenge	-	-	-	84.5%	-	-	67.8%	79.2%
% with cost burden >30%	69.6%	88.7%	97%	81.2%	52.6%	84.6%	67.4%	76.8%
% with cost burden > 50%	49.6%	81.2%	84.4%	69.6%	36%	84.6%	56.8%	65.5%
Very Low Income (31-50% MFI)	135	1,355	435	2,135	535	265	1,485	3,620
% with any housing challenge	-	-	-	97.8%	-	-	58.9%	81.9%
% with cost burden >30%	88.8%	94.8%	79.3%	92.2%	35.5%	79.2%	65.1%	78.1%
% with cost burden >50%	48.1%	44.6%	24.1%	41.6%	18.6%	39.6%	39.3%	40.7%
Low Income (51-80% MFI)	120	1,355	375	2,125	730	405	2,180	4,305
% with any housing challenge	-	-	-	68.9%	-	-	61.4%	65.1%
% with cost burden >30%	61.6%	49%	33.3%	50.1%	37.6%	54.35	56.4%	53.3%
% with cost burden > 50%	3%	4.7%	0	4.4%	12.3%	11.1%	15.3%	9.9%
Total Households	1,135	6,115	1,740	10,420	3,325	2,490	12,700	23,120
% with any housing challenge	-	-	-	63.1%	-	-	36.6%	48.5%
% with cost burden >30%	55.4%	55.1%	55.7%	54.3%	30.9%	26.9%	31.9%	42%
% with cost burden > 50%	33.3%	32.5%	31%	28.5%	15.1%	37.3%	14.1%	20.6%

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), 2013-2017. American Community Survey, 2015-2019.

## Cost Burden (Overpayment)

It is important to identify the rate of housing overpayment in a community in order to assess the availability of affordable housing. State and federal programs typically define over-payers as those paying over 30 percent of household income for housing costs. A household is considered to be experiencing a cost burden if it spends more than 30 percent of its gross income on housing and experiencing a *severe* cost burden if it spends more than 50 percent of its gross income on housing.

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 California 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. Typically, 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. The overall rate of overcrowding in Buena Park has decreased between 2010 and 2019 by approximately 2 percent (**Table 10**). Overcrowding among renter-households was more prevalent than among owner-households in 2010 and this pattern continued through 2019. However, in 2019, the rate of severe overcrowding in renter-households was substantially higher than for owner-households (8 percent versus 0.5 percent, respectively). This sharp increase in severe overcrowding in renter-households may be attributed to demographic shifts including the need for intergeneration living conditions as a result of the 2008 economic recession.

**Table 10: Overcrowded Households (2000 to 2019) – Buena Park**

Overcrowding	Owner-Household		Renter-Household		Total	
	#	%	#	%	#	%
<b>2000</b>						
Total Overcrowded (>1.0 persons per room)	1401	6.0%	3659	15.7%	5060	21.7%
Severely Overcrowded (>1.5 persons per room)	719	3.1%	2356	10.1%	3075	13.2%
<b>2010</b>						
Total Overcrowded (>1.0 persons per room)	582	4.6%	1,260	11.9%	1,842	16.5%
Severely Overcrowded (>1.5 persons per room)	144	1.1%	413	3.9%	557	5.0%
<b>2019</b>						
Total Overcrowded (>1.0 persons per room)	508	3.2%	751	7.7%	1,259	10.9%
Severely Overcrowded (>1.5 persons per room)	87	0.5%	747	7.6%	834	8.1%

Sources: Bureau of the Census, 2000 and 2010. 2015-2019 American Community Survey (ACS).

## 11.2.5 Persons with Particular Needs

Certain segments of the population have greater difficulty in finding quality, affordable housing due to particular circumstances, which may include income, employment, disability, or family characteristics, among other things. Persons and households with particular 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 particular needs groups within Buena Park may be more vulnerable to housing challenges. **Table 11** summarizes the particular needs groups within the city.



**Table 11: Particular Needs Groups**

Particular Needs Groups	Number of Households or Persons	Owners		Renters		Percent of Total Household or Persons
		#	%	#	%	
Households that include at least one Senior (person age 65 or over)	5,317	n.a.	n.a.	n.a.	n.a.	22.4%
Senior-Headed Households	2,828	2,250	79.5%	578	20.4%	11.9%
Senior Living Alone	1,443	976	67.6%	476	32.9%	6.0%
Persons with Disabilities	9,014	n.a.	n.a.	n.a.	n.a.	11.1%
Large Households	9,106	5,197	57.0%	3,909	42.9%	38.4%
Female-Headed Households With Children	1,117	n.a.	n.a.	n.a.	n.a.	4.7%
People Living in Poverty	10,115	n.a.	n.a.	n.a.	n.a.	12.3%
Homeless <sup>1</sup>	287	n.a.	n.a.	n.a.	n.a.	1.2%
Farmworkers (persons) <sup>2</sup>	776	n.a.	n.a.	n.a.	n.a.	1.8%

Notes:

1. 2019 Census data not available. 2019 Orange County Homeless Management Information System (HMIS).

2. Category includes civilians employed in the "agriculture, forestry, fishing and hunting, and mining" industry as reported in the ACS.

n.a.= Data not available.

Sources: American Community Survey, 2015-2019. Orange County Homeless Management Information System (HMIS), 2019.

## Elderly

Elderly residents face unique housing circumstances due to several factors including limited or fixed income and health care costs, and disabilities. According to the 2015-2019 ACS, about 30 percent of owner households and about 12 percent of renter households were headed by an elderly person 65 years of age or older (**Table 12**).

**Table 12: Elderly Households by Tenure**

Householder Age	Owner		Renter	
	Households	Percent	Households	Percent
Under 65 years	9,534	70%	8,829	88%
65 to 74 years	2,355	17%	758	7%
75 to 84 years	1,158	9%	361	4%
85 years and over	546	4%	139	1%
Total Households	13,593	100%	10,087	100%

Source: American Community Survey, 2015-2019.

Additionally, approximately 40 percent of Buena Park's elderly population was estimated as having one or more disabilities according to the 2015-2019 ACS. Among these disabilities, the most common were self-care (60.2 percent) and independent living difficulties (59.9 percent) that limits an elderly persons ability to care for themselves, and hearing difficulties (59.7 percent).

## Resources Available

The City recognizes the broad housing needs of seniors in the community and assisted/facilitated the approval of the 66-unit Orchard View Senior Apartments in 2020. 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 the elderly through residential care facilities. As of June 2021, there were 27 licensed residential care facilities for the elderly with a total of 309 beds located in Buena Park (**Table 13**).



**Table 13: Residential Care Facilities in Buena Park - 2021**

Facility Name	Number of Beds	Facility Name	Number of Beds
B&C Senior Living	6	Lifestream Home Care	6
Buena Park Elder Care	6	Lifestream Home Care II	6
Buena Park Guest Home	6	Moms and Dads	6
CK Homes, San Paco	6	Orange Point Home Care	6
CK Homes, Neptune	6	Pilgrim's Faith Care Home	6
The Cottages at Artesia	55	Pilgrims Guest Home	6
Coyote Hills Residential Care	6	Queen Mary Guest Home II	6
Eastwood Care Home	6	Royal Palms Care Home	6
Elegant Care Villa	6	Sequoia Care Home	6
Evergreen Care Home	6	Sunny Crest Guest Home 1	4
Harvest Retirement	106	Sunny Crest Guest Home 3	6
Integrity Guest Home	6	Sunrays Board & Care	6
Koss Senior Care	6	VA & C Homes	6
LG Guest Home II	6		

Source: CA Department of Social Services, Elderly Assisted Living Facilities database

Senior residents can also benefit from the activities and programs offered at the Buena Park Senior Activity Center located at 8150 Knott Avenue. The Senior Activity Center offers a range of recreational, educational, social and human service programs, including Meals on Wheels, medical transportation, Senior Cafe (Nutrition Program), and a senior daycare program. A monthly newsletter (The KEY) is distributed by the Senior Activity 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.

## Disability Status

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.

According to 2015-2019 ACS data, disabled persons make up approximately ten percent of the population in Buena Park (**Table 14**). Many of the city's disabled residents (46 percent) were between the ages of 18 and 64. About 46 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 (52.3 percent), while those with independent living (41.7 percent) and cognitive (37.2 percent) difficulties and 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 14: Disability Status**

Disability Type*	Percent of Disabilities Tallied			Total
	Under 18	Age 18 to 64	Age 65+	
With a hearing difficulty	6.2%	33.9%	59.7%	32.0%
With a vision difficulty	5.3%	36%	58.6%	18.2%
With a cognitive difficulty	13.0%	48.8%	38.1%	37.2%
With an ambulatory difficulty	2.2%	40.1%	57.6%	52.3%
With a self-care difficulty	6.8%	32.8%	60.2%	23.5%
With an independent living difficulty	--	40.0%	59.9%	33.2%
Total Persons with Disabilities	969	3,635	3,212	8,091

Notes:

\*Persons may have multiple disabilities.

Source: American Community Survey, 2015-2019.

The housing needs of disabled persons in Buena Park are of particular importance because as a built out community, about 87 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 recent updates to the American with Disabilities Act for accessibility. Housing options for persons with disabilities in the community are limited.

## Persons with Developmental Disabilities

California law requires that the Housing Element discuss the housing needs of persons with developmental disabilities. As defined by federal law (Public Law 106-402), "developmental disability" means a severe, chronic disability of an individual that:

- Is attributable to a mental or physical impairment or combination of mental and physical impairments;
- Is manifested before the individual attains age 22;
- Is likely to continue indefinitely;
- Results in substantial functional limitations in three or more of the following areas of major life activity: a) self-care; b) receptive and expressive language; c) learning; d) mobility; e) self-direction; f) capacity for independent living; or g) economic self-sufficiency; and
- 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 California Department of Developmental Services (DDS) currently provides community-based services to approximately 360,000 persons with developmental disabilities and their families through a statewide system of 21 regional centers, four developmental centers, and two community-based facilities. As of September 2019, the DDS reported that approximately 967 residents living in Buena Park (zip codes 90620 and 90621) received services of which about 33 percent were age 18 and under.

The Regional Center of Orange County (RCOC) located in Santa Ana provides services for people with developmental disabilities in Buena Park. The RCOC is a private, non-profit community agency that contracts with local businesses to offer a wide range of services to individuals with developmental disabilities and their families. There is no charge for diagnosis and assessment for eligibility. Once eligibility is determined, most services are free regardless of age or income. There is a requirement for parents to share the cost of 24-hour out-of-home placements for children under age 18. This share depends on the parents' ability to pay. There may also be a co-payment requirement for other selected services. Regional centers are required by law to provide services in the most cost-effective way possible. They must use all other resources, including generic resources, before using any regional center funds. A generic resource is a service provided by an agency that has a legal responsibility to provide services to the general public and receives public funds for providing those services. Some

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generic agencies may include the local school district, county social services department, Medi-Cal, Social Security Administration, Department of Rehabilitation and others. Other resources may include natural supports. This is help that disabled persons may get from family, friends or others at little or no cost.

### **Resources Available**

Housing options for persons with disabilities also include 65 community care facilities. Combined, these facilities offer a capacity of over 550 beds. These include:

- 38 Adult Residential Care facilities – 244 beds total
- 27 Residential Care for the Elderly facilities – 309 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 2010, 22 percent of the Buena Park households were considered large households. This proportion decreased to 19 percent by 2019 (**Table 15**). According to 2015-2019 ACS data, approximately 2,668 large households owned their homes, while 1,899 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.

**Table 15: Household Size**

Household Size	Renters	Owners	Total Households	% of Total Households
2010				
Small Households (< 4 persons)	7,694	10,299	17,993	78.1%
Large Households (5 or more persons)	2,247	2,786	5,033	21.9%
Total	9,941	13,085	23,026	100.0%
2019				
Small Households (< 4 persons)	8,188	10,925	19,113	80.7%
Large Households (5 or more persons)	1,899	2,668	4,567	19.3%
Total	10,087	13,593	23,680	100.0%

Sources: Bureau of the Census, 2010. American Community Survey, 2015-2019.

### **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 program 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, 10 percent of Buena Park households were single-parent households in 2010; this proportion increased slightly to 11 percent in 2019 (**Table 16**). However, there were more than twice as many female-headed single-parent households (8 percent) than male-headed single-parent households (3 percent) in 2019.

**Table 16: Single-Parent Households – 2000 to 2019**

Household Type	2010		2019	
	Number	Percent	Number	Percent
Single Male with Children	664	2.8%	701	2.9%
Single Female with Children	1,605	6.8%	1,954	8.2%
Total Single Parent Households	2,269	9.6%	2,655	11.2%
Total Households	23,686	100.0%	23,680	100.0%

Source: Bureau of the Census, 2000 and 2010. American Community Survey, 2015-2019.

## 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 17** details the service providers and services offered.

**Table 17: Homeless Services and Facilities Serving the Buena Park Area**

Organization	Beds and/or Services Provided
Buena Park Navigation Center 6494 Caballero Blvd Buena Park, CA 90620	Total of 90 beds for men, 49 beds for women, 10 beds for couples. Dogs allowed. Provides wrap-around services for medical, mental health, temporary and permanent housing, and job placement among others.
Placentia Navigation Center 731 S. Melrose St Placentia CA 92870	Total of 100 beds for adult men and women. Provides wrap around services for medical, mental health, temporary and permanent housing, and job placement among others.
Bridges at Kramer Place Homeless Shelter 1000 N. Kramer Place Anaheim, CA 92806	200 bed capacity for adult men and women. Provides wrap-around services for medical, mental health, temporary and permanent housing, and job placement among others.
Salvation Army Anaheim Emergency Shelter 1455 S. Salvation Pl Anaheim CA 90805	Total of 325 beds for adult men and women. Provide wrap around services for medical, mental health, temporary and permanent housing, and job placement among others.
Via Esperanza Shelter – Pathways of Hope 626 N Pauline St Anaheim, CA - 92805	Provides shelter for families experiencing homelessness. Supportive case management and connections to resources and permanent housing are provided

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Organization	Beds and/or Services Provided
New Vista Shelter - Pathways of Hope Fullerton, CA 92834	Provides shelter for families experiencing homelessness. Supportive case management and connections to resources and permanent housing are provided
Hub of Hope - Pathways of Hope 611 S Ford Street Fullerton, CA	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.
Family Support Network 1894 N. Main Street Orange, CA 92865	Provide services and resources that help children with special needs or who are “at risk” and their families. Provide resources for temporary and permanent housing, food, and referrals to other services.
Women’s Transitional Living Center 210 N. Pomona Avenue Fullerton, CA 92832	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 (must be referred from their emergency shelter). Emergency shelter program offers a 45-day program.

### 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 2015-2019 ACS identified 12 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 17** above details a complete list of providers and the services they offer, including providers of emergency and transitional housing.

### Homeless

According to a 2019 Point-In-Time (PIT) count conducted by Orange County, a total of 6,860 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 77 percent of the PIT homeless population, while persons in families made up 23 percent. Approximately 3,961 homeless persons identified were unsheltered. Many homeless individuals and families 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.

Buena Park is located in the North Orange County Service Planning Area (North SPA). The 2019 homeless count for the North SPA was 2,765 persons with more 50 percent (1,596 persons) unsheltered. The 2019 PIT survey revealed that Buena Park had a population of approximately 287 homeless persons, with 142 persons unsheltered and 145 persons sheltered.

#### Resources Available

In 2017, the North SPA received state funding to open Navigation Centers in Buena Park and Placentia. Navigation Center are regional resource hubs that provide emergency shelter beds and co-located



supportive services provided by the Coordinated Homeless Assessment and Response Team (CHART) and community organizations. CHART is a group of county departments that complete intake, assessment and linkages to public benefits, mental health, behavioral health, physical health, and employment and housing resources.

The Buena Park Navigation Center, opened in 2019, is a temporary homeless shelter facility at 6494 Caballero Boulevard. The Navigation Center offers 150 beds in addition to office, class, medical, outdoor and meeting spaces. The facility serves as transitional housing for those living on the streets in Buena Park and provide a stable setting with healthcare and other services. The long-term goal is to provide clients with the resources they need to permanently transition off the streets.

In efforts to affirmatively further fair housing, the City approved the conversion of the former Airport Inn Motel from a 60-room motel to a 57-unit permanent supportive housing (PSH) development located at 8180 Commonwealth Avenue. Approved in 2020, the new PSH will provided affordable apartments and intensive case management services, life skills and vocational training for previously chronically homeless individuals and couples. The PSH development is currently under construction, to be completed in late 2021.

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 17** above. 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.

### **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 2015-2019 ACS reported that 300 Buena Park residents were employed in the agriculture, farming, fishing and forestry occupations, making up less than 0.7 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 2015-2019 ACS estimated that 6,942 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 Baylor 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.



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## 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 2000 and 2010, Orange County increased its housing stock by almost 8 percent while Buena Park experienced a 3 percent increase (**Table 18**). However, between 2010-2020, the pace of housing growth slowed considerably in Buena Park (1.9 percent), in most of the surrounding cities, and Orange County (5.9 percent), primarily a result of the 2008 economic recession and subsequent repressed housing market.

**Table 18: Housing Stock Growth**

Jurisdiction	2000	2010	2020	Change in 2000-2010		Change in 2010-2020	
				Number	Percent	Number	Percent
Anaheim	99,719	104,237	110,745	4,518	4.5%	6,508	6.2%
Buena Park	23,826	24,623	25,134	797	3.3%	511	1.9%
Cypress	16,028	16,068	16,631	40	0.2%	550	3.5%
Fullerton	44,771	47,869	49,764	3,098	6.9%	1,895	3.9%
La Habra	19,441	19,924	20,838	483	2.5%	914	4.5%
La Palma	5,066	5,224	5,240	158	3.1%	16	0.3%
Orange County	969,484	1,048,907	1,111,615	79,423	8.2%	62,708	5.9%

Sources: Bureau of the Census, 2000 and 2010. California Department of Finance, Population and Housing Units, 2020.

### Housing Type and Tenure

**Table 19** shows the mix of housing units in Buena Park in 2020. Buena Park's housing stock comprises mostly single-family detached homes (88 percent). Another 12 percent of housing units are single-family attached units (such as zero lot line or second units). Approximately 33 percent of the units in the city are multi-family dwelling units. Housing units such as mobile homes and trailers make up the remaining 1 percent of the city's housing stock.

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 3 and 5 percent is considered optimal for rental housing and optimal vacancy rate for ownership housing is usually estimated at 2 to 3 percent. Between 2015 and 2019, the city's overall vacancy rate was 3.7 percent, indicating a healthy housing market.

**Table 19: Housing Stock Characteristics**

Unit Type	Number	Percent
Single Family	16,537	65.7%
Detached	14,476	87.5%
Attached	2,061	12.4%
Multi-Family	8,244	32.8%
2-4 Units	1,740	21.1%
5+ Units	6,504	78.8%
Mobile Homes; Boats, Vans, RVs, etc.	353	1.4%
Total Housing Units	25,134	100.0%
Total Occupied	24,215	96.3%
Vacancy Rate	3.7%	

Source: California Department of Finance, Population and Housing Estimate, 2020.

According to 2015-2019 ACS data, 57 percent of the housing units in the city were owner-occupied and 43 percent were renter-occupied. Comparing the city's housing stock with tenure distribution (owner-occupied versus renter-occupied) indicates that a portion of the city's single-family homes are used as rentals.

## 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, unless well maintained and updated, a housing unit is generally deemed to have exceeded its useful life.

Overall, approximately 87 percent of the units in the city are older than 30 years of age (**Table 20**). The largest proportion (39 percent) of housing units in Buena Park was built between 1950 and 1959, making these units approximately 60 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 1 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 5 percent require replacement.

**Table 20: Age of Housing Stock**

Year Built	Buena Park		Orange County	
	Units	Percent	Units	Percent
2014 or later	305	1.3%	24,655	2.4%
2010 to 2013	212	0.9%	20,991	2.0%
2000 to 2009	1,059	4.5%	85,206	8.2%
1990 to 1999	1,387	5.9%	122,601	11.8%
1980 to 1989	2,129	9.0%	154,042	14.8%
1970 to 1979	4,473	18.9%	243,025	23.4%
1960 to 1969	3,862	16.3%	203,214	19.6%
1950 to 1959	9,151	38.6%	137,480	13.3%
1940 to 1949	839	3.5%	21,719	2.1%
1939 or earlier	263	1.1%	25,099	2.4%
Total Units	23,680	100.0%	1,037,492	100%

Source: American Community Survey, 2015-2019.

## 11.2.7 Housing Cost and Affordability

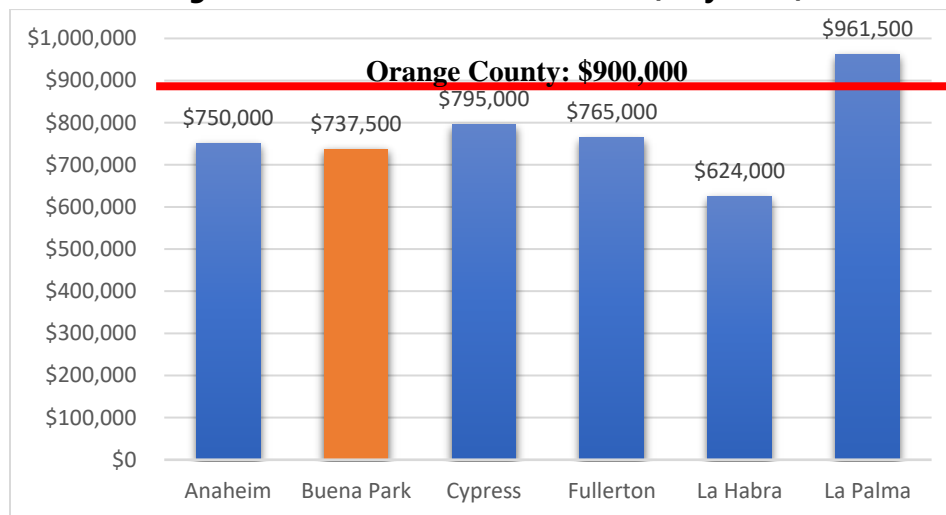
The cost of housing is directly related to the extent of housing challenges in a community. If housing costs are relatively high in comparison to household income, there will be a correspondingly higher prevalence of cost burden and overcrowding. This section summarizes the cost and affordability of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

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### Ownership Housing

Median home prices in Buena Park and nearby communities were well below the countywide median sales price of \$900,000, with the exception of La Palma (**Figure 6**). The city's median home sales price in May 2021 was \$737,500, approximately 18 percent less than the county's median price.

**Figure 6: Median Home Sales Price (May 2021)**



Source: Redfin.com. Accessed June 2021.

The city's median sales price in 2019 represents an increase of approximately 4.6 percent from the previous year (**Table 21**); as most of the surrounding cities experienced increases as well. When comparing monthly sales data through June of 2020, the City actually experienced an increase of 7.2 percent in median home sales price compared to June of 2019. This proportion was the highest of the neighboring jurisdictions, including the County as a whole.

**Table 21: Changes in Median Home Sale Prices (2018-2020)**

Jurisdiction	2018		2019		2020		Percent Change in Median Sale Price	
	Number Sold	Price	Number Sold	Price	Number Sold	Price	2018-2019	2019-2020
Anaheim	197	\$605,000	173	\$614,000	146	\$635,000	1.4%	3.4%
Buena Park	48	\$592,250	58	\$620,000	38	\$665,000	4.6%	7.2%
Cypress	42	\$660,000	36	\$707,500	27	\$740,000	7.1%	4.5%
Fullerton	119	\$628,500	129	\$674,000	66	\$632,500	7.2%	6.1%
La Habra	43	\$530,000	45	\$586,000	44	\$605,000	10.5%	3.2%
La Palma	10	\$671,500	11	\$760,000	4	\$734,750	13.1%	3.3%
Orange County	2,913	\$729,000	2,735	\$730,000	2,155	\$760,000	0.1%	4.1%

Source: Redfin.com – Buena Park Housing Market Trends (2018, 2019, and 2020). Accessed June 2021.

### Rental Housing

Market rents for apartments in Buena Park are shown in **Table 22**. Rents in Buena Park ranged from \$1,275 to \$3,000, depending on unit size. Most of the units available for rent were two-bedroom units, followed by studio apartments.

**Table 22: Apartment Rents**

Size	Range		Median	Average	#
	Low	High			
Studio	\$1,275	\$1,825	\$1,625	\$1,579	107
1 Bedroom	\$1,390	\$2,025	\$1,800	\$1,713	81
2 Bedrooms	\$1,575	\$2,285	\$1,950	\$1,988	157
3 Bedrooms	\$2,455	\$3,000	\$2,750	\$2,735	49
4 Bedrooms	--	--	--	\$3,300	1

Source: ForRent.com, June 16, 2021

## 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 §50052.5 and §50053 provide guidelines for estimating affordable housing costs for different income groups and tenure types. These guidelines are presented in **Table 23**. Affordable housing rents and home purchase prices based on these guidelines are estimated for different income groups and presented in **Table 24**.

**Table 23: 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	30% of 100% of AMI	30% of 100% of AMI
Moderate	35% of 110% of AMI	30% of 110% of AMI

Note: Affordability levels should be adjusted for household size

When comparing the home prices and rents shown earlier in **Table 21** and **Table 22** with the maximum affordable housing costs presented in **Table 24**, 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.

**Table 24: Maximum Affordable Housing Costs (2021)**

Orange County Median = \$106,700	Income Limits	Affordable Rent	Affordable Price
Extremely Low (0-30% AMI)	\$40,350	\$689	\$88,468
Very Low (31-50% AMI)	\$67,250	\$1,361	\$203,670
Low (51-80% AMI)	\$107,550	\$2,369	\$376,258
Median	\$106,700	\$2,348	\$372,618
Moderate (81-100% AMI)	\$128,050	\$2,881	\$464,051

Assumptions: Based on 4-person household; 10.0% down payment; and 3.0% interest rate for a 30-year fixed-rate mortgage loan. Sources: HCD 2021 Income Limits; LACDA 2020 Utility Allowance Schedule; OC Housing and Community Development Department Utility Allowances, 2021; Veronica Tam & Associates, 2021.

## 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 10 years from the Housing Element update deadline;

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- 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, 2021, and October 15, 2031 (10-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 13 publicly assisted housing developments that total 847 units, including 751 units that are set aside as housing affordable to lower income households. These projects are presented in **Table 25**, along with information on the funding programs, unit mix, and duration of affordability.

**Table 25: City Assisted Multi-Family Rental Housing Projects**

Project Name Address	Total Units	Program	Assisted Units	Bedroom Mix	Potential Conversion Date
<b>Not At-Risk</b>					
Park Landing 8850 La Palma Avenue	71	Redevelopment Set- Aside, CDLAC, MHP, LIHTC	70	6 1-bd 41 2-bd 24 3-bd	2068
Clark Commons 8004 Orangethorpe Avenue	70	City Housing Funds LIHTC	70	11 1-bd 37 2-bd 22 3-bd	2071
Parker Collection 8062 to 8162 Orangethorpe Ave.	128	City Housing Funds	26	12 2-bd 14 3-bd	2061
Arte Home 7411 Artesia Boulevard	21	City Housing Funds	2	21 2-bd	2077
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 Avenue	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
Flower Tree Apts./ Walden Glen Apts. 6664 Knott Avenue	186	CDLAC	186	6 studios 2 1-bd 178 3-bd	2040
Subtotal	743		621		
<b>At-Risk</b>					
Newport House 8361 Knott Avenue	11	Section 202 Section 8	10	10 1-bd	6/1/2027
Western Development for Affordable Housing	10	Redevelopment Set-Aside	10	1 1-bd 9 2-bd	2026
Emerald Garden 8720-8732 Valley View Street	110	Redevelopment Set- Aside; LIHTC	110	1 1-bd 109 2-bd	2031
Subtotal	131		130		
<b>Total Assisted Units</b>	<b>874</b>		<b>751</b>		

Source: City of Buena Park, 2021

### **Units at Risk of Converting to Market-Rate Housing**

Three publicly assisted housing developments in the city are considered at risk of converting to market-rate housing during the 10-year planning period: Newport House, Western Development for Affordable Housing, and Emerald Garden. The three communities combined provide 130 assisted units affordable to lower income households. These projects are considered at-risk of conversion for a number of reasons including the exhausting of Redevelopment Set-Aside funds.

### **Preservation and Replacement Options**

Preservation of these at-risk units in Buena Park can be achieved in several ways including restructuring of the mortgage financing, provision of rental assistance to tenants and/or using funding sources other than Section 8 contracts, or purchase of expiring affordability covenant by a non-profit agency.

Typically, transferring the at-risk projects to nonprofit ownership would ensure the long-term affordability of the units. However, this option is not applicable in the City of Buena Park. Because of the elimination of the Redevelopment Agency, the City has no staffing or funding to assist in facilitating such transfers. Additionally, Newport House which is already owned by nonprofit organizations and are only at risk of losing their rent subsidies. An alternative applicable option for this project is 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. Renewal of Section 8 subsidies is given a priority by HUD.

#### ***Rental Assistance***

State, local, or other funding sources can also be used to provide rental subsidies to maintain the affordability of at-risk projects. These subsidies can be structured to mirror the Section 8 program, whereby the subsidy covers the cost of the unit above what is determined to be affordable for the tenant's household income (including a utility allowance) up to the fair market value of the apartment. Based on the current fair-market rent of \$1,950 per month for 2-bedroom apartments and the affordability levels shown in **Table 22** above, it is estimated that a total subsidy of approximately \$253,500 per month (\$3 million per year) would be required to maintain rents for 130 at-risk units.

#### ***Construction of Replacement Units***

The construction of new low-income housing can be a means to replace at-risk units. The cost of developing new housing depends on a variety of factors, including density, size of units, construction quality and type, location, and land cost. Assuming a development cost of approximately \$353,000 for an affordable multi-family unit, the cost of replacing all 130 at-risk units would be approximately \$46 million.



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### **Purchase Affordability Covenants**

Another option to preserve the affordability of at-risk projects is to provide an incentive package to the owners to maintain the projects as low-income housing. Incentives could include writing down the interest rate on the remaining loan balance, refinancing, and/or supplementing the Section 8 subsidy received to market levels. The feasibility of this option depends on whether the complexes require rehabilitation or are too highly leveraged. By providing lump-sum financial incentives or on-going subsidies in rents or reduced mortgage interest rates to the owner, some or all of the units could remain affordable.

### **Agencies to Assist in Preservation**

The City 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.”

### **Projected Housing Need**

California General Plan law requires each city and county to have land zoned to accommodate its fair share of the regional housing need. The California Department of Housing and Community Development (HCD), in conjunction with the SCAG, determine a projected housing need for the region covered by SCAG, including the counties of Los Angeles, Orange, Riverside, San Bernardino, Ventura and Imperial. SCAG has, in turn, allocated a share of the region’s total housing need to each of its constituent jurisdictions. The City has a total Regional Housing Needs Allocation (RHNA) of 8,919 housing units distributed among income categories as shown in **Table 26**.

**Table 26: Regional Housing Needs Allocation (2021-2029)**

Income Group	Percent of County AMI	Number of Units Allocated	Percent of Total Allocation
Very Low*	0-50%	2,119	23.76%
Low	51-80%	1,343	15.06%
Moderate	81-120%	1,573	17.64%
Above Moderate	120%+	3,884	43.55%
Total	—	8,919	100%

\*Pursuant to Government Code §65583(a)(1), 50% of the very-low category is assumed to be extremely-low-income.

### **11.2.9 Fair Housing Assessment**

In January 2019, Assembly Bill 686 (AB 686) introduced an obligation to affirmatively further fair housing (AFFH) into California state law. AB 686 defined “affirmatively further fair housing” to mean “taking meaningful actions, in addition to combat discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity” for persons of color, persons with disabilities, and other protected classes. The bill added an assessment of fair housing to the Housing Element, which includes the following components:

- a summary of fair housing issues and assessment of the City’s fair housing enforcement and outreach capacity;
- analysis of segregation patterns and disparities in access to opportunities;
- an assessment of contributing factors; and
- an identification of fair housing goals and actions.

A complete assessment of AFFH for Buena Park is provided in Appendix D.

### 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 Housing Market Constraints

##### Economic Factors

Many factors affecting housing costs are related to the larger regional and state-wide housing market. The availability of land, the cost and availability of financing, the price of land, and the cost of construction all contribute to the cost of housing and can hinder the production of affordable housing. Additionally, the availability of financing can limit access to homeownership for some low-income households.

##### Construction and Labor Costs

Hard construction costs including the cost of materials (wood, cement, asphalt, roofing, pipe, glass, and other materials) and labor comprise more than 60 percent of total development costs. Materials costs vary depending on the type of housing being constructed and amenities provided. Labor costs are influenced by the availability of workers and prevailing wages.

According to the Turner Center for Housing Innovation at UC Berkeley, both affordable and market-rate developers have seen increasing construction costs throughout the state. For example, the cost of building a 100-unit affordable project in California increased from \$265,000 per unit in 2000 to almost \$425,000 in 2016. On a square foot basis, the Turner Center reports that the cost of constructing multi-family housing increased by 25 percent between 2009 and 2018, reaching an average of \$222 per square foot by 2018.

The cost increases reported by Turner align with other industry measures of construction cost including the California Construction Cost index, which recorded a 24 percent change in costs between 2009 and 2018. In the Los Angeles-Southern California region the costs increased even more, with the average hard costs exceeding the statewide average by \$35 per square foot. Although construction costs are a significant factor in the overall cost of development, the City has no direct influence or control over materials and labor costs.

##### Land Cost

A key component of the total cost of housing is the price of land and any necessary improvements. Vacant land, particularly residentially designated vacant land in Buena Park is scarce. Based on a survey of listings for vacant land in June 2021 on Realtor.com, one vacant property for mixed-use development near Orangethorpe Avenue and Beach Boulevard was available for sale at \$4.5 million per acre.

##### Timing and Density

The housing market can also constrain the timing between project approval and requests for building permits. In most cases, this may be due to developers' ability to secure financing for construction. In Buena Park, the average time between project approval and request for building permit for a multi-family development is 4 to 6 months. Market-rate developers for residential development typically

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propose products lower than the allowable density. As part of the 6th cycle Housing Element update, the City will be exploring a variety of methods to ensure that developers are able to achieve the maximum density permitted for a given property.

### 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 27**, a total of 743 households applied for loans, either conventional or government-backed, to purchase homes in Buena Park in 2019. Approval rates for both types of home purchase loans, government-backed at 2.3 percent and conventional at 3.9 percent, were relatively low as was the approval rate for home improvement loans at 1.5 percent. Given the low rates of approval for home purchase and improvement loans, financing was generally unattainable to Buena Park residents. This is likely due to various factors including the high cost of homes in the city as well as financial institutions prolonged hesitancy on lending in the wake of the Great Recession. The majority of loan applications submitted in Buena Park during 2019 were for home refinancing (2,116 applications), of which 3 percent were approved.

**Table 27: Disposition of Home Purchase and Improvement Loan Applications - 2019**

Loan Type	Total Applications	Percent Approved, Not Accepted	Percent Denied	Percent Other
Government Backed Purchase Loans	128	2.3%	9.3%	11.7%
Conventional Purchase Loans	615	3.9%	6.8%	18.3%
Refinance	2,116	3.0%	11.7%	21.6%
Home Improvement Loans	253	1.5%	45.8%	11.0%
Total	3,112	10.7%	73.6%	62.6%

Notes:

1. Loans on 1- to 4-Family and Manufactured Home Dwellings
2. "Approved, Not Accepted" are those applications approved by the lenders but not accepted by the applicants.
3. "Other" includes files closed for incompleteness, and applications withdrawn.
4. City of Buena Park Census Tracts 110201, 110202, 110203, 1100301, 110302, 110303, 110401, 110402, 1105, 110603, 110604, 110606, and 110607.

Source: FFIEC Home Mortgage Disclosure Act, 2019

### 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 adopted the 2035 General Plan, a comprehensive update to the City's General Plan, which was originally adopted in 1994. The 2035 General Plan comprised 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 guides the future development in the city, so that overall public and private development will contribute to a high quality 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

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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 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 32 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 implemented through eight corresponding zoning districts (**Table 28**):

- 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 28: 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.



General Plan Land Use Designation	Zoning District	Base Density (du/ac)	With Bonuses (du/ac)	Description
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	General Mixed Use GMU	32.0	–	For a horizontal or vertical mix of high density residential and neighborhood commercial uses along major arterials.
Central Buena Park Mixed- Use		45.0		
Entertainment Mixed-Use		80.0		

Source: City of Buena Park Zoning Ordinance, 2021.

## 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.

## Density 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 (California Government Code §65915 et seq.). The City amended the Zoning Ordinance (Section 19.308.030) to outline specific provisions of this density bonus program in July 2013. Future amendments to the Zoning Code are anticipated to ensure compliance with recent amendments to state density bonus law (Assembly Bill 2345) that allow a maximum density bonus of up to 50 percent plus other incentives or concessions when a project provides affordable or 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. To affirmatively further fair and affordable housing opportunities, the City will evaluate increasing the overlay's base density to 50 units per acres in efforts to increase residential capacity on high density sites suitable for lot assemblage.

## Cluster Bonus

For single-family residential developments that apply cluster 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. A description of the zones including density factors are shown in **Table 28**. Residential development standards are summarized in **Table 29** and parking standards are presented in **Table 30**.

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 – Mobile Home Park).

#### Height Limits

Two-story (35-feet) 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. Further, the City has no height limitations in its General Mixed Use zone; however, recent mixed-use projects in the GMU zone have been approved with height of four-to five-stories. The Clark Commons development (Orangethorpe Avenue and Stanton Avenue) is four stories in height while the On Beach development (5832 Beach Boulevard) is five stories in height. 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 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 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 infill development. Given their locations, the two- to five-story height limit will likely apply. This height limit is able to accommodate developments at well over 30 units per acre and therefore does not constrain housing development. Additionally, 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:

- Arte Home Apartments – An infill 21-unit multi-family rental project with two affordable units currently under construction at a density of 40 units per acre. The project was able to meet the density bonus without exceeding the 35-foot height limit. (Expected completion in 2021)
- 7682-7692 9<sup>th</sup> Street – An infill 18-unit multi-family rental project with 3 affordable units approved at a density of 26 units per acre and height of 33 feet. (Approved in 2020)
- 7341 9<sup>th</sup> Street – An infill 7-unit multi-family rental project approved at a density of 20 units per acre and height of 30 feet. (Approved in 2019)

As evidenced by previous residential development in Buena Park, the City's height limits do not generally restrict affordable housing development in the RM-20 zone.

**Table 29: Residential Development Standards by Zoning District**

Standards	RS-6	RS-8	RS-10	RS-16	RM-10	RM-20	RMH	GMU
Minimum Lot Area <sup>1</sup>	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 <sup>3</sup>
Maximum Building Coverage	40%	40%	40%	40%	40%	40%	40%	TBD <sup>3</sup>
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 1 story <sup>2</sup>	2 stories or 35' if more than 50' from RS zone, otherwise 15' or 1 story <sup>2</sup>	2 stories or 30'	TBD <sup>3</sup>

Notes:

1. As specified in Section 19.308.050 of Zoning Ordinance. However, for cluster 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, 2021.

## Parking Standards

Buena Park has the fifth highest average household size rate in Orange County, behind only Santa Ana, Garden Grove, Stanton, and Westminster. The City amended its parking standards in 2006 to address a shortage in off-street parking citywide due to overcrowding and the presence of multiple driving-age adults in households. These recent parking standards may constrain maximization of development potential of apartments and condominiums. However, most recent RM-20 infill developments in the city are apartment and condominium projects, indicating that the parking standards can be met without variances from city code. Furthermore, the City facilitates affordable senior housing development and transitional housing by offering reduced parking requirements. Parking requirements for mixed-use developments are not currently defined within City standards and are typically approved through a Development Agreement on a project-by-project basis.

**Table 30: Parking Requirements**

Use	Parking Spaces Required
Single-Family Dwelling	2 garage spaces*
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)
Mobile Home 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)

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Use	Parking Spaces Required
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

\*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 31**).

**Table 31: 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
Accessory dwelling units	P	P	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/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 people experiencing homelessness. These housing opportunities include multi-family dwellings, mobile homes, accessory dwelling units, and a number of particular 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 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 and California Building Code.

### ***Accessory Dwelling Units***

Accessory dwelling units (ADUs) are located on the same lot either attached or detached to 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 most recently amended its Accessory Dwelling Unit Ordinance in 2021 to comply with state law. The City's Zoning Ordinance permits ADUs in all residential and mixed-use zones on parcels that contain an existing or new single- or multi-family dwelling.

Buena Park approved approximately 30 ADU applications in 2020, which indicates that the current zoning regulations do not constrain development of accessory dwelling units. To further incentivize and promote the development of ADUs, the City applied for and was recently awarded a SCAG grant to facilitate ADU construction. The City intends to use the grant funding to prepare educational material, develop pre-approved site/floor plans, as well as establish a monitoring program to ensure the City is on track in meeting its ADU construction goals (Program 10).

### ***Residential Care Facilities***

Buena Park's Zoning Ordinance defines three types of community care facilities that are licensed by the Community Care Licensing Division of the California 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 31** above). 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.

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According to the California Department of Social Services, 69 community care facilities are located in Buena Park. These include:

- 2 adult day care facility
- 39 adult residential care facilities
- 2 group homes
- 26 residential care for the elderly facilities

### ***Emergency Shelters***

State law requires that local jurisdictions strengthen provisions for addressing the housing needs of people experiencing homelessness, 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 6 months or less by a homeless person.

In 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 RS-6, RM-10 and RM-20 zones.

To facilitate development emergency shelters in compliance with recent state regulations including Assembly Bill 139, the City will establish a program to identify and evaluate potential locations within non-residential zones including ML and MH zoned areas that could reasonably accommodate the placement of emergency shelters and will subsequently amend the Zoning Ordinance to permit this use by-right on non-residential properties (Program 13).

### ***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, single-family homes, and multi-family apartments and typically offers case management and support services to return people to independent living.

In 2013, the City amended its Zoning Ordinance to specifically permit the development of transitional housing in all of its residential zones, with the exception of the RMH zone, in compliance with state law. For further compliance with state regulations, the City's Zoning Ordinance will be updated to allow transitional housing by right in all zones where mixed uses are permitted, including nonresidential zones permitting multi-family uses.

There is currently one transitional housing development within the City of Buena Park. The Hope Family Housing development is a transitional housing community located at 8657 Whitaker Street. Completed in 2008, Hope Family Housing has 17 apartment-style units intended to provide a final phase of transition for homeless families, through an environment of independent living with supportive services over a period of 6 months to 2 years.

### ***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 §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, in compliance with state law. For further compliance with state regulations, the City's Zoning Ordinance will be updated to allow transitional housing by right in all zones where mixed uses are permitted, including nonresidential zones permitting multifamily uses. State law also stipulates that minimum parking standards for units occupied by supportive housing residents are prohibited if the development is within one-half mile of a public transit stop.

There is currently one supportive housing development within the City of Buena Park. In 2020 The Airport Inn Apartments (formerly Airport Inn Motel) is a converted 60-room motel to a 57-unit permanent supportive housing development located at 8180 Commonwealth Avenue. Approved in 2020, the Airport Inn Apartments provides affordable apartments and intensive case management services, life skills and vocational training for previously chronically homeless individuals and couples. Chronic homelessness is defined as someone who has a disabling mental and/or physical condition and has experienced homelessness in past 3 years, for at least 12 months or on at least 4 separate occasions. The Airport Inn Apartments are currently under construction, with an anticipated completion in late 2021.

### ***Low Barrier Navigation Centers***

Consistent with state law (including Government Code §65660) for the provision of establishing low barrier navigation centers to address local and regional homelessness, the City facilitated the land acquisition and development of the Buena Park Navigation Center, a temporary homeless shelter facility located at 6494 Caballero Boulevard. Opened in 2020, the approximately 16,600-square-foot facility provides 149 beds (90 beds for men, 49 beds for women and 10 beds for couples) in addition to office, classroom, medical, outdoor and meeting spaces. The Navigation Center contributes to the housing of the approximately 142 unsheltered homeless persons that were identified in the 2019 Point-In-Time count conducted by the County of Orange, as discussed in Section 11.2.5 of this Housing Element. The City will amend the Zoning Ordinance to establish regulations and development standards for this use in compliance with state law including Assembly Bill 101 (Program 13).

### ***Single-Room Occupancy (SRO)***

The Buena Park Zoning Ordinance does not contain provisions specific to SRO units. The Zoning Ordinance will be amended within 3 years 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 (Program 14).

### ***Manufactured and Mobile Homes***

Manufactured housing and mobile homes on permanent foundations are permitted by-right in any zone subject to the same development standards as apply to conventional single-family and multifamily homes consistent with state law.

### ***Farmworker Housing***



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As indicated in the Housing Needs Assessment, 300 Buena Park residents (0.3 percent) have “Farming, Forestry, and Fishing” occupations, according to 2015-2019 ACS data. City records indicate that there are no agricultural operations in Buena Park, and the only parcel that was historically used for agriculture is zoned Open Space and is currently a golf course. As Buena Park is a completely urbanized community and does not permit commercial agricultural activities in any zone, there is no need for land use regulations to address the Employee Housing Act (California Health and Safety Code §17000).

### ***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 31** 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.<sup>5</sup> 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 §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
- If common tenant parking is provided, accessible parking is required.

<sup>5</sup> California court cases (e.g., *City of Santa Barbara v. Adamson*, 1980 and *City of Chula Vista v. Pagard*, 1981) 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.

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 32** provides a list of planning fees the City charges for residential development. The City's fees are among the lowest in the area (**Table 33**).

**Table 32: Planning Fees**

Fee Type	Fees	Appeal Fees
Adjustment Single-Family Other	\$100 \$400	\$50 \$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 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, 2021

**Table 33: Comparison of Planning Fees**

Fee Type	Buena Park	Anaheim <sup>1</sup>	Cypress <sup>2</sup>	Fullerton	La Habra	La Palma
Conditional Use Permit	\$1,600	\$10,000	\$7,296	\$3,109.60	\$5,885	\$1,000
Variance	\$525	\$8007	\$2,580	\$2,683.20	\$5,855	\$1,000
Zone Change	\$1,400	N/A	\$5,785	\$3900.00	\$7,183	\$1,500
General Plan Amendment	\$1,400	\$12,000	\$2,944	\$3,901.04	\$7,181	\$1,500
Tentative Parcel Map	\$780	\$5,700	\$2,469	\$3,296.80	\$5,855	\$700
Tentative Tract Map	\$1,475	\$10,700	\$3,118	\$3,621.80 +\$53/lot	\$5,855	\$700

Notes:

1. Amounts represent minimum initial deposits.

2. Amounts represent minimum fees.

Sources: Cities of Buena Park (Updated 2009), Anaheim (Updated 2020), Cypress (Updated 2021), Fullerton (Updated 2016), La Habra (Updated 2021), and La Palma (Updated 2019).

## 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 I-5 Freeway and \$207 per unit for projects north of the I-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. However, City staff has the ability to use discretion in calculating park fees for affordable units, 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. The City also has limited affordable housing funds available to assist developers to “gap finance” a limited number of affordable housing units and/or increase level of affordability. The City also 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.

## 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) and California Building Code (CBC) 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 leading contributor to the high cost of housing. Additional time may be necessary for environmental review (CEQA), 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 (Permit Streamlining Act), which took effect on January 1, 1978 has also helped reduce government delays by:

- 1) limiting processing time in most cases to 1 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 conducted by the Zoning Administrator via public meeting or the Planning Commission via a public hearing.

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 conducted by the Zoning Administrator via a public meeting. Site plan review for larger multi-family apartment developments is conducted by the Planning Commission via a public hearing. Larger multi-family condominium developments are approved by the Planning Commission through the Conditional Use Permit public hearing process. Adopted in 2019 by the California legislature, Senate Bill 35 (SB 35) requires cities to streamline the review and approval of certain qualifying affordable multifamily and mixed-use housing projects through a ministerial process. Public hearings are not allowed on SB 35 projects. Review of qualifying affordable multifamily and mixed-use housing projects must focus on objective general plan, zoning, subdivision and design review standards for streamlined projects. The City’s existing land use controls and development standards (e.g., building height, yard setbacks, open space and parking requirements) are written and applied objectively; however, the existing Buena Park Multifamily Design Guidelines are merely subjective recommendations. To comply with state law, the City will establish objective design standards applicable to Senate Bill 35 projects, as described in Program 15.

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 34**. 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 six to eight weeks. For a small multi-family project, the review process can also typically be completed within 6 to 8

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weeks. Reviews of larger multi-family projects (of more than five units) may take slightly longer but are usually completed within 8 to 12 weeks. The City's permit processing and review procedures do not unduly constrain housing development. However, residential developers surveyed for this Housing Element have noted that requirements of the Santa Ana Regional Water Quality Control Board typically increase application processing times beyond the City's standard processes. Currently, applicants are required to submit a Preliminary Water Quality Management Plans (WQMP) for approval by the City Public Works department prior to the Planning Commission hearing. This requirement can add approximately six to eight weeks to entitlement processing, as discretionary development applications cannot be agendized for public review until the preliminary WQMP is approved.

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 4 to 6 months.

**Table 34: Approximate Development Processing Times**

Process	Time
Conditional Use Permit	10 - 12 weeks
General Plan Amendment	5 - 8 months
Environmental Impact Reports	8 - 12 months
Plan Checking/Building Permits	6 - 8 weeks
Site Plan Review	6 - 8 weeks
Tentative Tracts	4 - 6 months
Variance	3 months
Zone Change	4 - 6 months
Development Agreement	4 - 6 months

Source: City of Buena Park, 2021.

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 currently conducted by the Planning Commission. The City's Zoning Ordinance will be updated for compliance with Senate Bill 35 which requires multifamily and mixed-use developments to be approved via a streamlined ministerial process by applying objective design standards (Program 15).

### ***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 1978 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 led many 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). 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.



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## ***Dissolution of Redevelopment***

Throughout much of its history, Buena Park has relied upon and utilized revenue derived from tax increment generated by the City's Redevelopment Agency. The Redevelopment Agency was established to assist in the remediation of blighted conditions associated with undeveloped and unproductive vacant land, remove substandard conditions in the area, coordinate the development of various land use types (including the provision of affordable housing) and develop public services and facilities that best serve the area.

However, dissolution of redevelopment agencies statewide was enacted in June 2011 as Assembly Bill 1X 26 (AB 26). Under the provisions of AB 26, the bill dissolved redevelopment agencies, prevented agencies from engaging in new activities, established a process for winding down current agency activities and set forth a mechanism for the distribution of funds from current agencies to other local taxing entities. In accordance with this legislation, over 400 California redevelopment agencies (including Buena Park's redevelopment agency) were dissolved in February 2012. As a result, the City immediately lost a significant funding resource (i.e., annual tax increment revenue) that could have been used for continued re-investment in the community.

### **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. 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 5 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 1 and 3 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 sporadic high-velocity wind events, 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 (e.g., roads, facilities for the provision of water and power) and public safety facilities including police, fire, and paramedic.

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### 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 §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.

For the 2021-2019 Housing Element update, the City of Buena Park is allocated a RHNA of 8,919 units, a 2,530 percent increase from the 5<sup>th</sup> cycle allocation of 339 units. The 6<sup>th</sup> cycle RHNA is distributed by income as follows:

- Extremely Low Income (up to 30 percent of AMI): 1,059 units<sup>6</sup> (11.8 percent)
- Very Low Income (31 to 50 percent of AMI): 1,059 units (11.8 percent)
- Low Income (51 to 80 percent of AMI): 1,343 units (15 percent)
- Moderate Income (81 to 120 percent of AMI): 1,573 units (18 percent)
- Above Moderate Income (more than 120 percent of AMI): 3,884 units (44 percent)

While the Housing Element covers the planning period of October 15, 2021 through October 15, 2029, the RHNA planning period is slightly different – June 30, 2021 through October 31, 2029 (i.e., 2021-2029 RHNA).

#### Pending Projects

The City has several residential projects that are currently pending and can be counted towards the 2021-2029 RHNA (**Table 35**). These projects obtained entitlement approval during the 2013-2021 Housing Element cycle and are in various stages of the development process; however, none were issued building permits before June 30, 2021 which is the deadline for including those units in the previous housing element cycle.

<sup>6</sup> The City has a RHNA allocation of 2,119 very low income units (inclusive of extremely low income units). Pursuant to 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.

**Table 35: Pending Projects in Buena Park**

Project	Total Units	Affordable Units	Status
Orchard View Gardens Senior Apartments	66	65	Plan Check
Jasmine Walk Townhomes	53	--	Plan Check
7682 9th Street Townhomes	18	2	Plan Check
7341 9th Street Apartments	7	--	Plan Check
Beach and Orangethorpe Mixed Use Specific Plan (The Source)	250	--	Entitlements Approved
Total	<b>394</b>	<b>67</b>	

Source: City of Buena Park, 2021.

## Residential Sites Inventory

### *Realistic Capacity*

California Government Code §65583.2(c) requires, as part of the analysis of available sites, cities to calculate the projected residential development capacity of the sites identified in the housing element that can be realistically achieved. For the purpose of this Housing Element, calculations of realistic capacity assume that properties will achieve a density less than the maximum allowed density. This reduction accounts for applicable land use controls and site requirements, adjustments based recent development trends, and typical densities of affordable housing projects as applicable. Capacity adjustments for infrastructure availability and environmental impacts have not been factored as infrastructure availability or environmental constraints are not anticipated for sites identified in the inventory. When applied, the factors identified in the state statute (as summarized in the following table) may result in an adjusted capacity to less than the maximum density allowed. Density realization should not be construed as a result of the City's development standards. Many 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. 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.

**Table 36: Adjustment Capacity Factors**

Capacity Factor	Adjustment	Reasoning
Land Use Controls and Site Improvements	55% - 95%	For net acreage due to on-site improvements including sidewalks, utility easement
Realistic capacity	RS-6: 96% RS-10: 75% RM-10: 87% RM-20: 70% General Mixed Use (GMU): 70% Central Buena Park Mixed Use (CBPMU): 65% Entertainment Mixed Use (EMU): 65%	Adjustment based on past local and regional development trends of residential and mixed-use projects, as well as programs to incentivize development
Typical densities	95%	Affordable housing projects are built out to almost maximum density
Infrastructure availability	No adjustment	Infrastructure available, no constraints
Environmental constraints	No adjustment	No known site constraints

**Table 37** provides actual densities of approved or constructed housing projects in the various districts that allow residential and mixed-use development which is used as a basis to calculate realistic capacity.

**Table 37: Actual Residential Densities**

RS-6 (base 7.3 units per acre)	General Mixed Use (base 32 units per acre)
<ul style="list-style-type: none"> <li>6646 San Haroldo Wy.: 6.25 units per acre</li> <li>8111 San Huerta Cir.: 7.69 units per acre</li> <li>6682 Highland Ave.: 6.6 units per acre</li> <li>8380 Philodendron Wy.: 7.96 units per acre</li> <li>10460 Greta Ave.: 7.14 units per acre</li> </ul>	<ul style="list-style-type: none"> <li>Corsica: 12 units per acre</li> <li>Parker Collection: 25 units per acre</li> <li>6555 Beach: 32 units per acre</li> <li>Aldea Walk: 15 units per acre</li> <li>Indigo Walk: 23 units per acre</li> </ul>
RS-10 (base 4.4 units per acre)	Central Buena Park Mixed Use (base 45 units per acre)
<ul style="list-style-type: none"> <li>8689 Hillcrest Rd.: 2.8 units per acre</li> <li>5331 Emerywood Dr.: 3 units per acre</li> <li>5108 Fairview Dr.: 4.1 units per acre</li> <li>5411 Rockledge Dr.: 3.3 units per acre</li> </ul>	<ul style="list-style-type: none"> <li>On-Beach: 27 units per acre</li> <li>VIP Homes: 20 units per acre</li> </ul>
RM-10 (base 10 units per acre)	Entertainment Mixed Use (base 80 units per acre)
<ul style="list-style-type: none"> <li>8772 Hoffman St.: 12 units per acre</li> <li>8752 Hoffman St.: 13.8 units per acre</li> <li>8872 Hoffman St.: 14.5 units per acre</li> <li>8741 Hoffman St.: 16 units per acre</li> <li>8845 Hoffman St.: 13.6 units per acre</li> </ul>	<ul style="list-style-type: none"> <li>Not available</li> </ul>
RM-20 (base 20 units per acre)	
<ul style="list-style-type: none"> <li>7682 9th St.: 25.7 units per acre</li> <li>7341 9th St.: 20 units per acre</li> <li>5741 Burnham Ave: 16 units per acre</li> <li>7411 Artesia Blvd.: 38 units per acre</li> </ul>	

## ***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 of California, through Assembly Bill 2348 (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 1 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.

## ***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 and digital surveys, and review of the City's Land Use Element and Zoning Ordinance. The inventory includes small and large parcels that can be redeveloped for more intense residential uses.

## ***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 2.38 acres. Three parcels are designated for Multi-Family Residential. Combined, these contiguous parcels have the capacity for 31 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. In addition, the City is committed to amending the Housing Opportunities Overlay by the end of 2023 to further increase the allowable density on these properties to 50 housing units per acre. Overall, vacant properties in the city have the realistic potential to yield 38 units. **Table 38** summarizes Buena Park's vacant residential development potential by land use designation and zoning.

**Table 38: Residential Development Potential on Vacant Residential Zoned Sites**

Land Use (Zoning)	APN	Base Density	Site Area Bonus	Housing Opportunity Overlay	Vacant Acres	Realistic Capacity <sup>1</sup>	Affordability Level
Estate Residential (RS-10)	289-162-04	4.4 du/ac	–	–	0.33	1	Above Moderate
One Family Residential (RS-6)	066-184-26	7.3 du/ac	–	–	0.13	1	Above Moderate
One Family Residential (RS-6)	066-132-09	7.3 du/ac	–	–	0.17	1	Above Moderate
One Family Residential (RS-6)	066-132-15	7.3 du/ac	–	–	0.18	1	Above Moderate
One Family Residential (RS-6)	066-132-16	7.3 du/ac	–	–	0.17	1	Above Moderate
One Family Residential (RS-6)	066-132-17	7.3 du/ac	–	–	0.17	1	Above Moderate
One Family Residential (RS-6)	276-322-16, 17	7.3 du/ac	–	–	0.25	1	Above Moderate
Multifamily Residential (RM-20)	066-112-01	20 du/ac	24 du/ac	50 du/ac	0.31	10	Moderate
Multifamily Residential (RM-20)	277-102-17	20 du/ac	24 du/ac	50 du/ac	0.34	10	Lower <sup>2</sup>
Multifamily Residential (RM-20)	277-102-18	20 du/ac	24 du/ac	50 du/ac	0.35	11	Lower <sup>2</sup>
<b>Total</b>					<b>2.38</b>	<b>38</b>	

Notes:

1. Adjustment capacity factors applied

2. Assumed to be developed as a consolidated site

Source: City of Buena Park, 2021.

## Recyclable Residential 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 primarily focus on the RM-20 zone which permits 20 units per acre (24 units per acre with a site bonus); however, several sites in the RM-10 zone which permits 10 units per acre (16 units per acre with a site bonus) are also identified. In the RM zones, development ranges from small scale duplexes and triplexes to three-story apartments. However, among these multi-family developments are many single-family homes. These single-family, low-density uses comprise the most significant opportunities to augment the city's housing stock. In the RM-20 and RM-10 zones, properties have realized developments at an average 70 percent and 87 percent of the maximum allowed units, respectively. Most infill developments in the RM-20 zone have yielded between 16 and 38 units per acre, depending on lot size. Such density level has facilitated the development of housing affordable to lower- and moderate-income households. Infill developments in the RM-10 zone have yielded between 12 and 16 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 residential land in the city and the continuing demand for housing, recycling of underutilized land has been the prevalent trend of development in Buena Park. 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



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and four additional units per acre for the High Density Residential category. In addition, developers can receive a density bonus consistent with state law, depending on the amount and type of affordable housing provided.

### ***High Density Residential (RM-20) Sites***

The analysis of residentially zoned recyclable land in this section focuses primarily on the city's high density residential areas. During extensive data analysis, these 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 situated 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 data analysis to identify sites that are currently developed with single-family homes, smaller, older, multi-family developments, and sites used for non-residential purposes such as community gathering facilities (e.g., clubs and lodges) with large parking areas. 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. Most of the recent developments in these areas are the result of recycling lower intensity uses to higher density development. In total, underutilized properties encompass approximately 30 acres of land zoned RM-20. The RM-20 zone allows for a maximum density of 24 units per acre with site area bonuses applied, 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. A full list of identified RM-20 sites and estimated residential capacities can be found in Appendix C – Residential Sites Inventory.

To provide for affordable housing opportunities consistent with Assembly Bill 2348, the 2010 General Plan updated include a Housing Opportunities Overlay (HOO) designation. The base density for the overlay designation is currently 30 units per acre. As Buena Park is committed to providing adequate sites to accommodate its RHNA, the City will initiate zoning code and land use amendments to increase the base density of the HOO to 50 units per acre which will allow for increased residential capacity on selected RM-20 sites to accommodate development of lower income housing. Potential HOO sites are identified in the Appendix C – Residential Sites Inventory.

### ***Medium Density Residential (RM-10) Sites***

Similar to conditions discussed above in the RM-20 zone, areas within the RM-10 zone were also observed to exhibit underutilization of residential properties. Several RM-10 sites are currently developed with single-family homes and non-residential uses such as small privately operated schools and churches. According to City records and field analysis, underutilized properties encompass approximately 5 acres of land zoned RM-10. The RM-10 zone allows for a maximum density of 16 units per acre with site area bonuses applied, making these parcels suitable for potential development into housing for above moderate-income households. Infill trends in the RM-10 zone indicate that multi-family developments such as apartment and condominium developments are the most likely residential products. A full list of identified RM-10 sites and estimated residential capacities can be found in Appendix C – Residential Sites Inventory.

### ***Accessory Dwelling Units***

Accessory Dwelling Units (ADUs) and Junior Accessory Dwelling Units (JADUs) remain an attractive housing option as they can serve as an alternative source of affordable housing for lower-income households and seniors. In compliance with state law, the City's Zoning Code allows at least an 800 square foot "State Exemption ADU" with four-foot side and rear setbacks and a maximum building

height of 16 feet to be constructed by right on all residential sites including multifamily and mixed-use zoned properties. City records indicate that Buena Park has been successful in facilitating the construction of ADUs, approving 36 units and issuing 5 building permits between 2018 and 2020. Growth of ADUs as an affordable housing option in Buena Park is expected to continue throughout the planning period, as made further evident by the 42 ADUs approved by the City between January 2021 and September 2021.

In 2021, Buena Park was awarded grant funding from SCAG's Regional Early Action Program (REAP) to streamline the review and approval process for ADUs. To further encourage and facilitate the development of ADUs in accordance with the grant program, the City intends to develop an ADU design manual, pre-approved prototype plans, and educational material for use by property owners and City staff (Program 10). Improvements to the City's digital tracking systems to continuously monitor ADU production are also anticipated to ensure no loss of planned capacity. With these process improvements in place, the City assumes a conservative projection of 30 ADUs permitted each year through the 2021-2029 planning period for a total of 240 ADUs. In accordance with the ADU Affordability Memo developed by SCAG, which provides affordability rates pre-certified by HCD, affordability of these 240 ADUs are divided among lower, moderate, and above moderate income categories as follows:

- Lower Income: 68 percent X 240 = 163 ADUs
- Moderate Income: 30 percent X 240 = 72 ADUs
- Above Moderate Income: 2 percent X 240 = 5 ADUs

### ***Summary of Residential Capacity on Vacant, Recyclable, and ADU Sites***

The analysis indicates that the City's inventory of underutilized/recyclable sites, along with entitled units under plan review and potential ADU production has the potential for the development of 1,175 residential units on existing residential properties. A detailed sites inventory table is also presented in Appendix C.

### ***Candidate Sites for Rezoning/Overlays***

Identification of a site's capacity does not guarantee that construction will occur on that site. If there are insufficient sites and capacity to meet the RHNA allocation, then the Housing Element is required to identify a rezoning program to create the required capacity (Program 11). Residential development can also be facilitated by way of establishing an overlay zone, so that the underlying zone (e.g., Commercial or Industrial) continues to control the property until the overlay zone is applied. The remaining RHNA allocation would be met primarily by applying mixed use overlay zones or district rezoning in two different groups:

- Existing General Mixed Use (237 units on 7.79 acres) and Central Buena Park Mixed Use (49 units on 1.88 acres) sites that were used in prior Housing Elements.
- Existing General Mixed Use (4,258 units on 145.6 acres), Central Buena Park Mixed Use (880 units on 25.3 acres), Commercial Office Mixed Use sites (130 units on 5 acres), and Entertainment Mixed Use sites (3,186 on 95 acres) sites that were not in prior Housing Elements.

This will facilitate a mix of affordable and market-rate developments on sites distributed throughout the city and generally concentrated along or near transportation corridors such as Beach Boulevard, Orangethorpe Avenue, and La Palma Avenue. In addition, there are a number of sites that carry a High Density Residential land use designation but are currently zoned either Commercial (130 units on 3.93 acres) or Open Space (3 units on 0.22 acres) that will be rezoned to RM-20, and several existing tourist

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lodging sites that have been identified inclusion in the Motel/Hotel Conversion Overlay (148 units on 2.63 acres).

### **Mixed-use Sites**

As a built-out community, opportunities for residential development will likely occur on mixed use sites where there is a potential to recycle or increase densities. Since the introduction of mixed-use designations (specifically General Mixed Use – GMU, Commercial Office Mixed Use – COMU and Central Buena Park Mixed Use - CBPMU) in the City’s 2010 General Plan update, the City has approved seven mixed-use projects within these areas. As Buena Park is committed to providing adequate sites to accommodate its RHNA, the City will initiate zoning code and land use amendments to create new mixed-use overlays that can be applied to existing non-residential and underutilized properties in an effort to further increase residential densities for developments that provide housing affordable to lower and moderate income households (Program 11). These overlays will have the potential to increase density up to 45 units per acre for sites with the GMU or COMU designation, 60 units per acre for sites with the CBPMU, and 100 units per acre for sites with the EMU while maintaining a base “default density” of 30 units per acre, making these parcels suitable for potential development into housing for lower income households. Selected mixed-use overlay sites are identified in the Appendix C – Residential Sites Inventory. The selected properties are considered ideal for mixed-use based on the potential for transition and redevelopment due to the age, condition, suitability for consolidation, and location within transit corridors. However, as detailed in the Housing Constraints chapter of this Housing Element, actual construction and development of housing will be heavily predicated on the private development industry, private property owners, and upon processing of required entitlements subject to City review and approval.

### **Hotel/Motel Conversion**

In June 2020, the State of California introduced Project Homekey (an expansion of the March 2020 Project Roomkey program) which allocates \$600 million in state and federal emergency funds via HCD to local jurisdictions cities to purchase and convert hotels and motels into interim or permanent, long-term housing. As part of a rapid rehousing strategy to address homeless and special needs population and given the community’s positive response to the Airport Inn Apartments (a former 60-unit motel converted into a 57-unit Permanent Supported Housing community approved by the City in 2020), the City will further promote the development of similar projects by establishing an overlay program to facilitate conversion of qualifying hotels and motels (Program 11). The City has identified three such qualifying motel sites within Buena Park, the 98-room Howard Johnson Motel, the 25-room Townhouse Motel, and the 25-room Century Inn Motel. Combined, these sites could be converted to provide approximately 145 single occupancy or family units for long-term residential use by homeless and lower income persons.

### **Religious Congregational Sites**

Following the well-received Orchard View Senior Apartment proposed to be developed in partnership with the St. Joseph Episcopal Church, other religious congregational sites were analyzed that have the potential to accommodate lower income housing. The City has initially identified at least two religious congregation sites with large surface parking lots or open areas (0.5 acres or more in size) located on major thoroughfares in the city that have the potential to carry residential units: St. Pius Church located at 7601 Orangethorpe Avenue and Thanksgiving Church located at 6805 Knott Avenue. Based on size, these two sites combined have the potential to accommodate approximately 308 lower income units.

To facilitate housing development on these or other religious congregational sites, the City will seek to establish an overlay or other zoning tools allowing residential densities up to 40 units per acre on properties zoned commercial or industrial where places of worship are located. Development standards

for minimum lot area, building height, and setbacks will also be established to facilitate residential development. In addition, Assembly Bill 1851 increases opportunities to develop housing on religious institutional properties by removing parking as a barrier to development. The new law allows for a 50 percent reduction in religious use parking spaces to accommodate affordable housing and allows the number of religious use parking spaces available after completion of affordable housing project to count towards the housing project's parking requirements.

### ***Small Site and Lot Consolidation***

Many of the non-vacant sites identified consist of multiple smaller parcels with different owners (especially in the Central Buena Park Mixed-Use area), and their development within the planning period will depend on whether they can be consolidated. Because of the lack of a sufficient number of large residential parcels under single ownership in Buena Park, these sites represent the best development opportunities to accommodate the City's RHNA fair-share allocation within the planning period. The City is prepared to take significant steps beyond its offering of site area bonus to ensure lot consolidation takes place as part of its larger efforts to monitor the adequate sites inventory and facilitate the buildout of the identified sites.

The City's efforts to facilitate lot consolidation will include the following actions:

- Opportunity sites marketing and outreach: The City will make a list of prime opportunity mixed-use sites through the City's website. The list will include information on parcel size, zoning, and existing uses, as well as highlighting opportunities for lot consolidation.
- Outreach to real estate community: The City will establish an outreach program to local real estate brokers and the Orange County Association of Realtors to increase awareness of lot consolidation opportunities.
- Reduced or Alternative Parking: Required parking may be reduced subject to finding that adequate parking will be available to serve the subject project. In addition, tandem, shared, and off-site/remote parking options may be allowed, subject to finding that adequate parking will be available to serve the project.
- Technical assistance: The City will provide technical assistance to expedite the site acquisition, plan review and entitlement process, in addition to facilitating negotiations between the property owner and interested buyers.
- Expedited processing: The City will establish expedited permitting procedures for lot consolidation.

### ***Comparison of Sites Inventory and RHNA***

The City of Buena Park can accommodate approximately 10,304 additional housing units through pending projects, its inventory of vacant and underutilized land, ADUs, and rezoned and mixed-use overlay sites. This capacity is more than adequate to accommodate the City's 2021-2029 RHNA of 8,919 units. The following table provides a summary of the city's available sites and RHNA status.

**Table 39: Comparison of Sites Inventory and RHNA**

	Lower	Moderate	Above Moderate	Total
<i>RHNA</i>	3,462	1,543	3,884	8,919
<b>Sites Inventory</b>				
Recyclable Land <sup>1</sup>	283	225	494	1002
Rezone/Overlay Sites <sup>1</sup>	3,033	1,847	3,832	8,712
Accessory Dwelling Units (ADUs)	163	72	5	240
<b>Total</b>	<b>3,462</b>	<b>2,144</b>	<b>4,331</b>	<b>9,954</b>
Surplus/Deficit	+17	+571	+447	+1,035

Notes:

1. Includes vacant sites and pending projects

## **Availability of Infrastructure**

In 2019, 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 wells (six are active and two are inactive under normal demand conditions and maintained for emergency use only) within the Buena Park city limits that produce groundwater and supply up to 100% of the City's total demand. The City imports water from the Metropolitan Water District of Southern California (MWD) as necessary in order to supplement our groundwater production as necessary to meet current demands. The Master Plan concludes there is sufficient supply to meet the water system demand for the 1,398 residential units analyzed for the study. However, it is assumed that a substantial increase in the City water supply will be needed to accommodate the remaining 7,521 units under the RHNA over next eight years. The Master Plan does call for the construction of a new well in order to be able to reliably supply 100% of its maximum day demands. It is anticipated that the City will update its Master Plan periodically to identify local and regional water supply resources and applicable CIP funding.

The 2018 Sewer Master Plan Update 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 Buena Park and small portions of the neighboring cities of Anaheim, Cypress, Fullerton, La Mirada, and La Palma. The Master Plan confirms that the majority (60 percent) of the city's sewer system is in good condition (i.e., no structural defects) due to the diligent and continuous maintenance conducted by the City Sewer Maintenance Staff. 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; however, infrastructure improvements along La Palma Avenue, between Western Avenue and Dale Street, were identified as a priority project to be included in the City's 20-year CIP Projects list. 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.

Dry utilities, including power (natural gas and electricity), telephone and/or cellular service, cable or satellite television systems, and internet or Wi-Fi service are available to all areas within the city. The extension of power (gas and electric) service new residential development has not been identified as a constraint. Service providers are as follows:

- Power: Southern California Edison
- Internet Service: AT&T, Cox, and Spectrum
- Telephone: AT&T, Cox, Ooma, and Spectrum
- Television Systems: AT&T and Spectrum



### 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, and rehabilitation of housing; homeownership assistance; and lead testing and abatement activities.

The City of Buena Park is an entitlement jurisdiction eligible to receive CDBG funds directly from HUD on an annual basis. According to the Buena Park 2020-2021 Annual Action Plan, HUD has notified the City that it will receive \$875,154 in CDBG funds for Fiscal Year (FY) 2020-2021, with \$98,200 in prior year funds that will also be available to undertake CDBG-eligible activities during the fiscal year. The majority of these funds are utilized for the City's housing rehabilitation programs, code enforcement program, parks improvements, and other public services.

#### State HOME and CalHome Funds

The HOME Investment Partnerships 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 California Department of Housing and Community Development (HCD). According to the Buena Park 2020-2021 Annual Action Plan, the City was awarded approximately \$500,000 HOME funds from the State of California and has also accumulated program income generated by the repayment of previously funded homeowner assistance. HOME funds may be used to provide Tenant Based Rental Assistance (TBRA). Staff estimates 15 to 20 very low-income Buena Park residents may benefit from this program. While HOME funds are not guaranteed on an annual basis, the City will continue to pursue this as a funding source during the 2021-2029 Housing Element planning period, to the extent possible.

#### CalHome Funds

The City of Buena Park has been successful in receiving CalHome Program funds from the California Department of Housing and Community Development (HCD) in years past. In 2013, the City was awarded \$1,000,000 in grant funds, which was fully expended by 2017. The City continues to accumulate program income generated by the repayment of previously funded assistance. However, the City did not receive any funds in 2019 or 2020 and does not anticipate funding in 2021. The City will continue to pursue this as a funding source during the 2021-2029 Housing Element planning period, to the extent possible.



### **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. According to the City's 2019-2020 Consolidated Annual Performance and Evaluation Report, 346 households in Buena Park received rental assistance under the HUD Housing Choice Vouchers program in 2019.

#### **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 four divisions: Planning, Building, Neighborhood Improvement/Code Enforcement, and Economic Development.

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 ensures 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. Lastly, added to the Community Development Department in 2021, The Economic Development Division is responsible for the city's business retention and attraction, and affordable housing activities. Within the division, staff manages the CDBG and HOME funds, including the filing of grant applications and administration of funds made available for City programs. The division is also responsible for projects involving affordable housing development through acquisition and 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. Comprising 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, C&C Development and National Community Renaissance 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. In the Spring of 2016, Jamboree Housing completed the 70-unit Clark Commons affordable housing project located at Orangethorpe Avenue and Stanton Avenue and is currently constructing a 57-unit Permanent Support Housing development (Airport Inn Apartments) located at 8180 Commonwealth Avenue. C&C Development is in the process of entitling a 54-unit affordable project at 7101 Lincoln Avenue and National Community Renaissance is developing a 65-unit affordable senior housing project on land owned by the St. Joseph's Episcopal Church located at 8246 Valley View Street.

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

11.4.1.1.1 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.

11.4.1.1.2 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 income homeowners.

11.4.1.1.3 The City rehabilitation programs allow for energy efficiency-related projects. 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, 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.

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- 11.4.1.1.4 Southern California Edison participates in the California Alternate Rates for Energy (CARE) and the Family Electric Rate Assistance (FERA) program, which offers income-qualified customers a discount of 30 percent or 18 percent respectively 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. 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. Finally Edison offers incentives for solar installation on affordable multifamily housing via its Solar on Multifamily Affordable Housing (SOMAH) program.
- 11.4.1.1.5 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.

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## 11.5 Review of Past Accomplishments

State law (California Government Code §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;
- The progress in implementation of the housing element; and
- The effectiveness of the city's programs on the special needs population.

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 appendix summarizes the City's accomplishments in implementing the 2013-2021 Housing Element. **Table 40** below summarizes the quantified objectives contained in the City's 2013 Housing Element and compares the City's progress in fulfilling these objectives. A program-by-program review is contained in Appendix B, **Table B-1**.

According to the 2013 Housing Element, the City of Buena Park had a total RHNA of 339 new units to be produced during the 2013-2021 planning period, including 76 units for very low-income households, 53 units for low-income households, 62 units for moderate-income households, and 148 units for upper-income households. Based on City records between 2014 and 2020, the City fulfilled 143 percent of its regional housing construction needs. By income level, development of low income housing fell short by 3 units, while very low and market rate housing was produced in excess of stated objectives.

The City's rehabilitation objective related to the Single-Family and Multi-Family Rehabilitation Programs was 160 units. The Single-Family Rehabilitation Program fell short of the 160 units to be assisted primarily due to lack of interest from property owners, with 111 units receiving assistance. With the City unable to secure adequate funding, the Multi-Family Rehabilitation Program was not able to provide any financial assistance during the 2013-2021 planning period. In addition, of the 108 units that were identified as being at-risk, none were converted to market-rate housing during the previous planning period.

### ***Cumulative Effects on Addressing Special Needs***

With the dissolution of redevelopment in 2012, the City has limited resources to directly address the housing needs for special needs groups including lower income and senior households, as well as those experiencing homelessness. However, by successfully partnering with local affordable housing developers, the City was able to facilitate the construction of several housing projects to serve various special needs groups throughout the city during the 2013-2021 planning period.

- |   |  |
|---|--|
| <ul style="list-style-type: none"> <li>• <b>Clark Commons:</b> Jamboree Housing, in conjunction with the City of Buena Park, completed in June 2016, the 70-unit Clark Commons affordable housing mixed-use project located at 8002 Orangethorpe Avenue.</li> </ul> | <p>Clark Commons is a four-story apartment complex with 21 deed restricted units set aside for very low income households and 49 deed restricted units set aside for low income households. The development also</p> |
|---|--|



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features 5,582 square feet of neighborhood-serving commercial.



- **OnBeach:** Opened in 2018, the OnBeach development located at 5832 Beach Boulevard is a five-story condominium complex with 60 deed restricted units for elderly residents 55 years or older. The development also includes 47,402 square feet of medical and professional offices on the first and second floors.
- **Buena Park Navigation Center:** To address local housing needs of unsheltered homeless individuals in the city, Buena Park opened the Navigation Center located at 6494 Caballero Boulevard in July 2020. The facility offers 149 beds to serve those living on the streets in Buena Park and provides a stable setting with healthcare and other services.
- **Airport Inn Apartments:** Another Jamboree Housing development, the Airport Inn Apartments located at 8180 Commonwealth Avenue, received building permits in November 2020 for the conversion of a former 60-room motel to a Permanent Supportive Housing community with 58 deed restricted units serving recently homeless individual and families. Construction is anticipated to be completed by early 2022.



Overall, the City's efforts to address housing for the special needs population was fairly robust during the previous planning period despite the loss of redevelopment. In particular, construction and conservation of units to serve lower income and senior households, as well as providing rental assistance with housing vouchers via the Orange County Housing Authority all met their respective established goals. While rehabilitation and home-buying assistance goals fell short of 2013 Housing Element goals, the City has included programs in the 6th cycle Housing Element such as the Senior

Code Enforcement Relief Program (SCERP) offering home rehabilitation assistance to seniors and continued support of the Southern California Home Financing Authority aiding first-time homebuyers, as it remains committed to providing adequate housing opportunities and services the Buena Park community.

**Table 40: Summary of 2013 Quantified Objectives and Progress**

	Income Level				Total
	Very Low	Low	Moderate	Above Moderate	
Construction Objectives (RHNA)					
Goal	76	53	62	148	339
Progress	79	50	182	233	544
	104%	94%	293%	157%	160%
Rehabilitation Objectives					
Goal	--	160		--	160
Progress	--	111		--	111
Homebuying Assistance Objectives					
Goal	--	40	--	--	40
Progress	4		--	--	4
Section 8 Conservation Objectives					
Goal	164	164	--	--	328
Progress	1,788		--	--	1,788
At-Risk Housing Conservation Objectives					
Goal	108	--	--	--	108
Progress	108	--	--	--	108

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### 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 2021-2029 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 challenges 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).

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### 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: 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:*

- a) Continue to provide proactive code enforcement activities to maintain and improve housing and neighborhood qualities.
- b) Educate the public regarding the need for property maintenance and rehabilitation, code enforcement, crime watch, neighborhood conservation and beautification, and other related issues.
- c) 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 2021-2029 planning cycle.

*Responsible Agency:* Community Development Department

*Funding Sources:* CDBG, Departmental Budget

*Timeframe:* a), b), and c) Ongoing and annually

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### **Program 2: Sub-Standard Property Abatement**

Continue to support the removal of sub-standard properties and properties maintained in continual violation of the Buena Park Municipal Code which threaten the health, safety and general welfare of the community.

#### *Objectives:*

- a) The City's Code Enforcement Division will continue to monitor the condition of existing residential property on a case-by-case basis in order to identify any sub-standard residential properties that would qualify for removal. Based on the proactive measures utilized by the Code Enforcement Division to prevent the existence of sub-standard properties and the fact that no such properties qualified for removal during the previous Housing Element cycle, the City is anticipating the potential need to remove a maximum of three (3) sub-standard property during the 2021-2029 Housing Element cycle.

*Responsible Agency:* Community Development Department

*Funding Sources:* Departmental Budget

*Timeframe:* a) Ongoing and annually

### **Program 3: Home Improvement Program**

The Home Improvement Program provides deferred loans for qualified households earning up to 80 percent Area Median Income (AMI) for the repair or rehabilitation of their homes. The maximum loan amount under this program is \$100,000, accruing simple interest at 1 percent per year. Payments are deferred for 30 years or upon sale, transfer of ownership or equity is taken out of property.

#### *Objectives:*

- a) Continue to provide rehabilitation loans to qualified lower income homeowners, with assistance focused in the central and southern portions of the City (Census Tracts 086803, 110201, 110202, 110302, 110401, 110402, 110500, 110603, 110607).
- b) Disseminate information to homeowners regarding rehabilitation standards, preventive maintenance, and energy conservation. Continue to provide information on the City's website (<http://www.buenapark.com/city-departments/economic-development/affordable-housing/home-improvement-program>) and make available information on the program at public counters, and distribute information along with any code enforcement notices.
- c) Assist 20 lower income households annually through deferred loans for a total of 160 households during the 2021-2029 planning cycle.

*Responsible Agency:* Community Development Department

*Funding Sources:* CDBG, CalHome

*Timeframe:* a) and b) Subject to funding availability  
c) Annually

### **Program 4: Senior Code Enforcement Relief Program (SCERP)**

The Senior Code Enforcement Relief Program (SCERP) is an owner-occupied housing rehabilitation program designed to assist eligible low-income seniors 55 years and older. Seniors are referred by Code Enforcement to apply for assistance if their home has code violations or health and safety issues. Eligible applicants may receive a loan up to \$15,000 at zero percent interest, which becomes forgivable if the owner retains consecutive ownership, title and possession of the property for 2 years after the project is completed.

### *Objectives:*

- a) Continue to provide rehabilitation loans to qualified low-income seniors 55 years and older homeowners, with assistance focused in Census tracts 110402, 110500, and 110603.
- b) Provide up-to-date information on the City's website (<http://www.buenapark.com/city-departments/economic-development/affordable-housing>) page, make information on the program available at public counters, and distribute information along with any code enforcement notices.

*Responsible Agency:* Community Development Department

*Funding Sources:* Departmental budget

*Timeframe:* a) and b) Ongoing annually

### **Program 5: Preservation of At-Risk Housing**

Three projects in the city (10-unit Newport House, 10-unit Western Development for Affordable housing, and 110-unit Emerald Garden) are considered at risk of converting to market-rate housing during the 10-year planning period of this at-risk analysis (October 15, 2021, and October 15, 2031). One project is Section 202 housing for seniors with expiring project-based Section 8 contracts. The other two are subsidized by Redevelopment Agency Set-Aside funds. 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:*

- a) 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.
- b) Support the nonprofit property owners' application for Section 8 contract renewal with HUD.
- c) As part of the annually monitoring activities, provide tenant education 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 via the City's website.

*Responsible Agency:* Community Development Department

*Funding Sources:* HUD; Orange County Housing Authority's Section 8 rental assistance program; SB 2 Permanent Local Housing

*Timeframes:* a), b), and c) Ongoing and annually

## **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.

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**Goal 2.0:** Assist in the provision of housing that meets 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, and supportive housing.
- 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 6: Southern California Home Financing Authority**

Southern California Home Financing Authority (SCHFA) is a joint powers authority between Los Angeles and Orange Counties formed in June 1988 to create first-time homebuyer programs for low-to moderate-income households. SCHFA does not lend money directly to homebuyers. Homebuyers must work directly with a participating lender such as the Public Finance Division of the County of Orange. 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.

#### *Objective:*

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

*Responsible Agency:* Community Development Department

*Funding Sources:* HUD

*Timeframe:* a) Within 1 year from adoption of the Housing Element

### **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. According to HCD census tract data, there are approximately 701 households receiving Section 8 rental assistance in Buena Park.

#### *Objectives and Timeframe:*

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



(<http://www.buenapark.com/city-departments/economic-development/affordable-housing/section-8-program>)

- b) Continue to provide information and referrals to landlords regarding participation in the Housing Choice Vouchers Program with a focus in census tracts 086801, 110110, 110116, 110201, 110202, 110303, 110401, 110402, 110500, 110603, and 110606.
- c) Update the City's website to cover SB 329 (2019) outreach that redefines the term "source of income" in regard to housing discrimination laws to mean verifiable income paid directly to a tenant, or paid to a housing owner or landlord on behalf of a tenant, including federal, state, or local public assistance and housing subsidies

*Responsible Agency:* Community Development Department; Orange County Housing Authority

*Funding Sources:* HUD; Orange County Housing Authority's Section 8 rental assistance program

*Timeframe:* a) and b) Ongoing and annually

### **Program 8: Affordable Housing Incentives**

The City will promote the construction, preservation, and acquisition/rehabilitation of affordable housing, as identified in **Table 41** below, 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 (Government Code §65915). The City amended the Zoning Ordinance (Section 19.308.030) to outline specific provisions of this density bonus program in July 2013. Further amendments to the Zoning Ordinance will be prepared for compliance with recent changes in state law including Assembly Bill 2345 which revised the requirements for receiving concessions and incentives, and the maximum density bonus provided up to 50 percent for developers that allocate at least 15 percent of the units in a housing project to very low income households, 24 percent for low income households, or 44 percent for moderate income households.
- **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 does not have the ability to provide gap financing for affordable housing projects. However, 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:*

- a) Develop a brochure of current development incentives to promote affordable housing development.



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- b) 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.
- c) Evaluate the applicability of and, as appropriate, submit applications to California 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).
- d) 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

*Funding Sources:* Departmental Budget; and state and federal housing funds as available

*Timeframe:* a) and b) Within 2 years from adoption of the Housing Element  
c) Annually  
d) Bi-annually

### **Program 9: Development of Housing for Extremely Low-Income Households**

Pursue grants and other funding opportunities that support the initiation, operation, and expansion of affordable housing programs. The City shall, on a case-by-case basis, assess the financial incentives needed to facilitate the development of affordable housing for Extremely Low Income (ELI) households. Financial assistance could include equity subsidies to new construction projects and/or purchase of covenants. Financial assistance could also take the form of funding a fee waiver program in which developments proposing to include a minimum percentage of ELI units are exempted from plan check fees.

The City will work with the appropriate agencies to ensure a dedicated source of funding for housing for ELI households in Buena Park. Funding possibilities for ELI include CDBG and HOME funds for ELI housing development and other state and federal loans and grants, according to the specific nature of the project. The City will also provide regulatory incentives, such as implementing the density bonus program.

#### *Objectives:*

- a) Target funds from CDBG, HOME and other sources to assist in the development of ELI units as necessary.
- b) Implement priority processing procedure for ELI housing development projects.
- c) Monitor financial assistance programs administered by the California Department of Housing and Community Development and apply for funding as appropriate. Current program information is posted on the HCD website at <https://www.hcd.ca.gov/grants-funding/index.shtml>.

*Responsible Agency:* Community Development Department

*Project Funding:* CDBG, HOME, project-specific state and federal loans and grants, as

necessary and appropriate  
*Timeframes:* a), b), and c) Ongoing and annually

### **Program 10: Accessory Dwelling Units (ADUs)**

Accessory Dwelling Unit (ADU) represents an important affordable housing option to lower and moderate income households. The State of California has passed multiple bills in recent years to remove constraints to the development ADUs (including Assembly Bills 587, 671, 68, and Senate Bill 13). The City most recently updated its ADU ordinance in summer 2021 for further compliance with state law. To promote and incentivize the development of ADUs, the City applied for and was recently awarded a SCAG grant to facilitate ADU construction. The City intends to use the grant funding to prepare educational material, develop pre-approved site/floor plans, and establish a monitoring program to ensure City is on track to meeting ADU construction goals.

#### *Objectives:*

- a) Develop incentives and tools, as described above, to facilitate construction of approximately 30 ADUs per year during the 8-year planning period.
- b) Develop an ADU monitoring program to ensure the City is on track to meeting the construction goals. If by the end of 2025 the City is not meeting its ADU RHNA goals, review and revise policies and efforts to increase ADU construction as necessary.
- c) Continue to monitor changes to state regulations related to ADUs and amend the Zoning Ordinance as applicable during the 2021-2029 Housing Element cycle
- d) Develop a webpage that serves as a comprehensive resource on ADUs. Include information on the City's new ADU ordinance and on resources developed through the SCAG grant.

*Responsible Agency:* Community Development Department

*Funding Sources:* SCAG, Departmental Budget

*Timeframes:* a) and b) Within 3 years of adoption of the Housing Element  
c) On-going and Annually

### **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.

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|-------------|---|
| 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 11: Adequate Sites to Accommodate the RHNA and Monitoring of No Net Loss**

The City has been allocated a RHNA of 8,919 units for the 2021-2029 planning period (2,119 very low income, 1,343 low income, 1,573 moderate income, and 3,884 above moderate income units). Units entitled and under plan review, as well as anticipated ADUs total 556 units. With vacant and underutilized residential sites that can accommodate a potential 672 total units, the City will incur a total RHNA shortfall of 7,691 units including 3,018 lower income units, 1,276 moderate income units, and 3,397 above moderate units. To accommodate the City's remaining RHNA shortfall, as well as maintain adequate sites for all income groups throughout the 8-year planning period and foster additional residential growth, the City will rezone or apply an overlay to approximately 300 acres (277 parcels) within 24 months of the adoption of the Housing Element. Specifically, new overlays will be created, allowing up to 60 units per acres for mixed use sites and up to 50 units per acre for housing opportunity sites. Use of overlays to increase residential capacity is permissible under state law (Government Code §65583). The anticipated application of overlays and rezones, as described below, to 278 parcels will be and sufficient to accommodate the RHNA shortfall of 7,744 units.

- Mixed Use Rezone/Overlay: Pursuant to state housing element law (Government Code §65583), if adequate sites to accommodate housing for all income categories are not currently available under the City's existing zoning by the statutory Housing Element submittal deadline, the City must also include a new rezoning program as part of its 2021-2029 Housing Element, thereby outlining the City's plan to rezone the identified sites to allow for residential development at the subject sites. Residential development can also be facilitated by way of establishing an overlay zone, so that the underlying zone (e.g., Commercial or Industrial) continues to control the property until the overlay zone is applied. As a built-out community, opportunities for residential development will likely occur on mixed use sites where there is a potential to recycle or increase densities. Since the introduction of mixed-use designations (specifically General Mixed Use - GMU and Central Buena Park Mixed Use - CBPMU) in the City's 2010 General Plan update, the City has approved seven mixed-use projects within these areas. As Buena Park is committed to providing adequate sites to accommodate its RHNA, the City will initiate zoning code and land use and amendments to create new mixed-use overlays that can be applied to existing non-residential and underutilized properties in an effort to further increase residential densities for developments that provide housing affordable to lower and moderate income households. These overlays will maintain a minimum density of 20 units per acre, as well as establish a minimum site area of 0.5 acres that may accommodate at least 16 units on site. The overlays will have the potential to add/increase density up to 45, 60 and 100 units per acre for currently zoned commercial, industrial, or mixed use, as identified in the Appendix C – Residential Sites Inventory, while maintaining the property's underlying zoning. To take advantage of density increase allowance, sites under these mixed-use

overlays will be required to set aside 20 percent of the units as housing affordable to lower income households.

- Hotel/Motel Conversion Overlay: In June 2020, the state introduced Project Homekey (an expansion of the March 2020 Project Roomkey program) which allocates \$600 million in state and federal emergency funds via HCD to local jurisdictions cities to purchase and convert hotels and motels into interim or permanent, long-term housing. As part of a rapid rehousing strategy to address homeless and special needs population and given the community's positive response to the converted Airport Inn Apartments, the City will further promote the development of similar projects by establishing an overlay program to facilitate conversion of qualifying hotels and motels. The City has identified 3 such qualifying motel sites within Buena Park (see Appendix C – Residential Sites Inventory).
- Housing Opportunities Overlay: To provide for affordable housing opportunities consistent with Assembly Bill 2348, the 2010 General Plan updated included a Housing Opportunities Overlay (HOO) designation. The base density for the overlay designation is currently 30 units per acre. As Buena Park is committed to providing adequate sites to accommodate its RHNA, the City will initiate zoning code and land use and amendments to increase the base density of the HOO to 50 units per acre which will allow for increased residential capacity on selected multifamily sites to accommodate development of lower income housing. Potential HOO sites are identified in the Appendix C – Residential Sites Inventory.

To ensure that the City monitors its compliance with Senate Bill 166 (No Net Loss), Buena Park will monitor the consumption of residential acreage to ensure an adequate inventory is available to meet the City's RHNA obligations. To ensure sufficient residential capacity is maintained to accommodate the RHNA, the City will develop and implement a formal ongoing (project-by-project) evaluation procedure pursuant to Government Code §65863. Should an approval of development result in a reduction of capacity below the residential capacity needed to accommodate the remaining need for lower income households, the City will identify and if necessary rezone sufficient sites to accommodate the shortfall and ensure "no net loss" in capacity to accommodate the RHNA.

### *Objectives:*

- a) Increase housing stock and encouraging development on underutilized sites by amending the Zoning Ordinance and General Plan to establish overlays on existing multifamily and mixed-use sites.
- b) Amend the Zoning Ordinance and General Plan to establish a program for conversion of motels/hotels to long-term residential development to serve those with special needs.
- c) Develop a procedure to monitor the City's compliance with Senate Bill 166 (No Net Loss) to establish a procedure to track (1) unit count and income/affordability assumed on parcels included in the sites inventory; (2) actual units constructed and income/affordability when parcels are developed; and (3) net change in capacity and summary of remaining capacity in meeting remaining RHNA.
- d) Continue to provide a variety of incentives to facilitate the development of vacant and underutilized properties. These include the cluster bonus, site area bonus, and affordable housing bonus.

*Responsible Agency:* Community Development Department

*Project Funding:* Departmental Budget

*Timeframe:* a) and b) Within 1 year from adoption of the Housing Element

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- c) Within 1 year from adoption of the Housing Element Monitoring to occur annually throughout the planning period
- d) Ongoing and annually

### **Program 12: Provision of Adequate Sites By-Right Approval for Projects with 20 Percent Affordable Units**

Pursuant to Assembly Bill 1397 passed in 2017, the City will amend the Zoning Ordinance to require by-right approval of housing development that includes 20 percent of the units as housing affordable to lower income households, on sites being used to meet the 6th cycle RHNA that represent a “reuse” of sites previously identified in the 4th and 5th cycles Housing Element, as well as rezoned sites identified in the 6<sup>th</sup> cycle Housing Element.

#### *Objectives:*

- a) Amend the Buena Park Zoning Ordinance to address the by-right approval for projects with 20 percent affordable units requirement.

*Responsible Agency:* Community Development Department

*Project Funding:* Departmental Budget

*Timeframes:* a) Within 3 years from adoption of the Housing Element

### **Program 13: Special Needs Housing**

- Emergency Shelters/Transitional and Supportive Housing: Recent state law (Assembly Bill 139, 2019) require cities to identify zone or zones where emergency shelters are allowed as a permitted use without a conditional use or other discretionary permit. The identified zone or zones shall include sufficient capacity necessary to accommodate the most recent homeless point-in-time count conducted before the start of the planning period, the need for emergency shelter based on number of beds available on a year-round and seasonal basis, the number of shelter beds that go unused on an average monthly basis within a 1-year period, and the percentage of those in emergency shelters that move to permanent housing solutions. Currently, the Zoning Ordinance only allows emergency shelters incidental to a religious assembly use only in all zones that allow religious assembly.

In addition, Assembly Bill 2162, 2018 requires that transitional and supportive housing projects of 50 units or fewer be allowed by right in zones where multi-family and mixed uses are permitted. State law also stipulates that minimum parking standards for units occupied by supportive housing residents are prohibited if the development is within one-half mile of a public transit stop. Currently, transitional and supportive housing are only permitted in all residential zones, and the Neighborhood Commercial Overlay via an approved Development Agreement. There are two transitional/supportive housing communities in the city: Hope Family Housing at 8657 Whitaker Street and Airport Inn Apartments at 8180 Commonwealth Avenue.

- Low Barrier Navigation Center/Emergency Shelter: Passed in July 2019, Assembly Bill 101 requires cities to allow a Low Barrier Navigation Center development by right in areas zoned for mixed uses and nonresidential zones permitting multifamily uses if it meets specified requirements. A “Low Barrier Navigation Center” is defined as “a Housing First, low-barrier, service-enriched shelter focused on moving people into permanent housing that provides temporary living facilities while case managers connect individuals experiencing homelessness to income, public benefits, health services, shelter, and housing.” The City recently opened the Buena Park Navigation Center a temporary homeless shelter facility located at 6494 Caballero Boulevard. The 149-bed includes office, classroom, medical, outdoor and meeting spaces. The Navigation Center is designed to



accommodate the approximately 142 unsheltered homeless persons that were identified in the 2019 Point-In-Time count conducted by the County of Orange, as discussed in Section 11.2.5 of this Housing Element.

In addition, the City passed Ordinance No. 1564 in 2013 amending the Zoning Ordinance to add emergency shelters with a maximum of 30 occupants as an incidental use within the RS-6 zone and as a principal permitted use in all commercial zones, consistent with Government Code §65583. Emergency shelters with more than 30 occupants are permitted in commercial zones subject to the approval of a conditional use permit.

### *Objectives:*

- a) Identify zones(s) where emergency shelters are allowed as a permitted use without a conditional use or other discretionary permit; amend the Zoning Ordinance to include development and management standards that apply to residential or commercial development within the same zone, as well as objective standards compliant with state law (Government Code §65583).
- b) Amend the Zoning Ordinance to allow transitional and supportive housing by right in zones that allow residential uses, as well as remove minimum parking requirements for units occupied by supportive housing residents if the development is located within one-half mile of a public transit stop per Assembly Bill 2162 (Supportive Housing).
- c) Amend the Zoning Ordinance to address changes to state law related to Assembly Bill 101 (Low Barrier Navigation Center).
- d) Monitor shelter capacity needs based on the County's Homeless Census (point-in-time) count, and report findings in Annual Progress Reports.

*Responsible Agency:* Community Development Department

*Project Funding:* Departmental Budget

*Timeframes:* a), b) and c) Within 1 year from adoption of the Housing Element  
d) Ongoing and annually

### **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.



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### **Program 14: Evaluate Development Standards**

The City will conduct a study to evaluate the following development standards to ensure they are not unduly constraining to residential development. Based on study results, amend the Zoning Ordinance to address provisions for regulatory relief:

- Tandem Parking Configurations: The City allows tandem parking via discretionary review and approval only.
- Shared Parking Facilities: Where there is more than one activity or use on a lot, the City allows shared parking via discretionary review and approval only.
- Parking for Small Units: The City does not utilize a sliding scale based on unit size or bedroom count.
- Single Family Room Addition Procedures: The City requires a noticed public hearing for all single family room additions that exceed 150% of the primary structure.
- Employee Housing: The City does not specific address employee housing for six or less employees as a use similar to single family residential.

#### *Objectives:*

- a) Amend the Zoning Ordinance to allow tandem parking configurations on multi-family and residential mixed-use sites, as well as shared parking facilities or off-site (remote) parking for residential mixed-use sites via a ministerial review and approval process.
- b) Amend the Zoning Ordinance to base residential parking standards on multi-family and mixed-use sites on a sliding scale approach to better reflect realistic and observed trends of development size, bedroom count, and shared open parking versus private garage parking.
- c) Amend the Zoning Ordinance to allow single family residential room additions that exceed 150% of the primary structure to be considered via a ministerial review and approval process. This will be facilitated by the development of objection design standards specific to single family room additions.
- d) Amend the Zoning Ordinance to treat employee housing for six or fewer employees as a single-family structure for conformance with the Employee Housing Act (Assembly Bill 139).
- e) Continue to monitor changes to state law which effect residential development and periodically review development standards to mitigate constraints that can be feasible mitigated by the City, including provisions for large group homes (7+ persons) and single-room occupancy developments.

*Responsible Agency:* Community Development Department

*Project Funding:* a) – e) Departmental Budget

*Timeframes:* a), b), c) and d) Complete the study within 1 year and Zoning Ordinance amendments within 3 years from adoption of the Housing Element  
e) Ongoing

### **Program 15: Streamline Entitlement and Permit Processing**

Delays in development processing such as entitlement review, plan checking and permitting 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 is committed to establishing objective design guidelines criteria to help implement community design objectives while complying with state law requiring permit streamlining and housing accountability. Moreover, the City provides development pre-application review and offers a one-stop processing system that simplifies and expedites development processing.

### *Objectives:*

- a) Develop residential objective design criteria for residential and mixed-use developments in compliance with state law (Senate Bill 35 and Senate Bill 330).
- b) Continue to evaluate and improve the one-stop processing system to facilitate residential development.
- c) 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

*Timeframes:* a) Within 2 years from adoption of the Housing Element  
b) and c) Ongoing and annually

### **Program 16: Lot Consolidation**

As a primarily built out community, Buena Park will rely primarily on Mixed Use areas (BOMUSP, GMU, CBPMU, and EMU) to facilitate the development of lower income housing. However, most vacant and nonvacant sites within these areas relatively small legal lots under half an acre in size. To facilitate lot consolidation, in addition to existing site area bonus provisions, the City will provide incentives to achieve orderly development, improve pedestrian activity, and implement the goals, policies, and objectives of the Housing Element. The following incentives will be offered: Opportunity sites marketing and outreach: The City will make a list of prime opportunity mixed-use sites through the City's website. The list will include information on parcel size, zoning, and existing uses, as well as highlighting opportunities for lot consolidation.

- Outreach to Real Estate Community: The City will establish an outreach program to local real estate brokers and the Orange County Association of Realtors to increase awareness of lot consolidation opportunities.
- Reduced or Alternative Parking: Required parking may be reduced by-right in accordance with the code amendments described under Program 15, or subject to finding that adequate parking will be available to serve the subject project. In addition, off-site/remote parking options may be allowed, subject to finding that adequate parking will be available to serve the project.
- Technical Assistance: The City will provide technical assistance to expedite the site acquisition, plan review and entitlement process, in addition to facilitating negotiations between the property owner and interested buyers.
- Expedited Processing: The City will establish expedited permitting procedures for lot consolidation.

### *Objectives and Timeframe:*

- a) Consider appropriate lot consolidation incentives to facilitate mixed use development, promote lot consolidation incentive program through dissemination of brochures at public counters and providing information on City website.

*Responsible Agency:* Community Development Department

*Funding Sources:* Departmental Budget

*Timeframe:* a) Within 3 years from adoption of the Housing Element

## Chapter 11 *Housing Element*

### 11.6.5 Affirmatively Further Fair 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 17: Fair Housing**

The City has had an ongoing commitment to prevent, reduce, and ultimately eliminate housing discrimination and other barriers related to equal opportunity in housing choice, as described within the Orange County Analysis of Impediments to Fair Housing Choice (AI) adopted in May 2020. Affirmatively furthering fair housing (AFFH) requires taking meaningful actions to address impediments identified in the AI, and to additionally address other impediments that were discovered through the Assembly Bill 686 assessment completed as a part of the Housing Element Update. The AFFH Assessment is provided as Appendix D, and the resulting programs are identified as follows. All of the factors are High Priority contributing factors as they have direct and substantial impacts on fair housing.

*[This space is intentionally left blank]*

## Chapter 11 *Housing Element*

Fair Housing Issue(s)	High Priority Contributing Factor(s)	Meaningful Actions
<ul style="list-style-type: none"> <li>Fair Housing Enforcement and Outreach</li> </ul>	<ul style="list-style-type: none"> <li>Insufficient online fair housing material</li> </ul>	<ul style="list-style-type: none"> <li>Continue to utilize the services of the Fair Housing Foundation (FHF) to provide fair housing services and resolve any fair housing complaints filed with the city.</li> <li>Expand information on the City's website on federal and state fair housing requirements, FHF and OCHA services by end of 2022.</li> <li>When holding community meetings, the city will proactively outreach to a wide range of community groups with a focus on apartment tenants.</li> </ul>
<ul style="list-style-type: none"> <li>Segregation and Integration</li> <li>Access to Opportunities</li> </ul>	<ul style="list-style-type: none"> <li>Concentration of Hispanic/Latino and Asian groups experiencing limitation to housing opportunities</li> <li>Barriers to mobility</li> <li>Lack of opportunities for residents to obtain housing in higher opportunity areas</li> <li>Housing Choice Vouchers</li> </ul>	<ul style="list-style-type: none"> <li>Monitor and facilitate the preservation of at-risk affordable housing units.</li> <li>Support new housing developments accessible to the elderly and disabled persons.</li> <li>Establish provisions for Low Barrier Navigation Centers (LBNC) consistent with State law.</li> <li>Continue to facilitate Reasonable Accommodation request to ensure equal housing opportunities.</li> <li>Support Infill, Site Recycling and ADU construction throughout the city.</li> <li>Provide more outreach and education to housing providers and potentially qualified residents regarding Housing Choice Voucher program, with a focus in census tracts 086801, 110110, 110116, 110201, 110202, 110303, 110401, 110402, 110500, 110603, and 110606.</li> </ul> <p>➤ Corresponding Housing Programs: Programs 5, 7, 9, 10, 11, 13 and 17</p>
<ul style="list-style-type: none"> <li>Disproportionate Housing Needs</li> <li>Displacement Risk</li> </ul>	<ul style="list-style-type: none"> <li>Lack of affordable housing in a range of sizes</li> <li>Land use and zoning laws</li> <li>Displacement risk as lower-income households are squeezed out of the community</li> </ul>	<ul style="list-style-type: none"> <li>Provide financial and technical assistance for single-family residential additions to eliminate overcrowding conditions, especially in Census Tracts 110402, 110603, and 110606.</li> <li>Amend the Zoning Code to establish mixed-use overlays allowing increases in residential densities throughout the City, as well as adopt ADU regulations consistent with State law requirements.</li> <li>Promote use of the State Density Bonus Law through website materials and counter assistance.</li> <li>Promote, increase, maintain homeownership for LMI households, as well as residential rehabilitation assistance for senior and down payment assistance programs for young families with assistance focused on census tracts 086803, 110201, 110202, 110302, 110401, 110402, 110500, 110603, 110607).</li> <li>Enforce city codes to eliminate and prevent unsightly or hazardous conditions in residential areas, especially in census tracts adjacent to limited access freeways.</li> <li>Promote fair housing among all income categories.</li> </ul> <p>➤ Corresponding Housing Programs: Programs 1, 2, 3, 4, 5, 9, 10, 11, 14, 15, 16, and 17</p>

*Responsible Agency:* Community Development Department

*Funding Sources:* State, federal and regional sources as available, General Fund

*Timeframes:* Provided individually for distinct actions as noted in table

## Chapter 11 *Housing Element*

### 11.6.6 Summary of Quantified Objectives

**Table 41** summarizes the City's quantified objectives for the 2021-2029 planning period by income group.

- Construction of 8,919 new units, representing the City's RHNA for the 2021-2029 period (including 2,119 very low income, 1,343 low income, 1,573 moderate income units, and 3,884 above moderate units)
- Rehabilitation of 160 existing units
- Preservation of 130 units at risk affordable units

**Table 41: Summary of 2021-2029 Quantified Objectives**

	Income Level					Total
	Extremely Low	Very Low	Low	Moderate	Above Moderate	
Adequate Sites (RHNA)*	1,059	1,060	1,343	1,573	3,884	8,919
Units to be Constructed		2,119	1,343	1,573	3,884	8,919
Units to be Rehabilitated				160		160
At-Risk Housing Units to be Conserved	0	130	0	0	0	130

Note:

\*Assembly Bill 2634 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).

*[This space is intentionally left blank]*





## **Appendix A: Community Outreach**



## Chapter 11 *Housing Element*

This update to the Housing Element has provided residents and other interested parties with opportunities to review draft documents and proposed policies, and to provide recommendations for consideration by decision-makers pursuant to Government Code §65583. In keeping with health and safety protocols during the COVID-19 pandemic, community outreach is being conducted using several virtual and digital engagement tools. Virtual/digital public participation efforts include project webpage on the City's website, virtual stakeholder interviews, a virtual joint City Council/Planning Commission study session, virtual community workshop, and online surveys/polls, and noticed public hearings. All project materials and notices are posted and advertised on the City's website and social media platforms, and hardcopies made available at public facilities, including the Buena Park City Hall, the Elhers Event Center, and the Buena Park Library to ensure broad access and exposure throughout the City.

### Public Comment Summary

The outreach efforts mentioned above generated a variety of comments and input from the public. Community input and feedback to help guide the preparation of the 2021-2029 Housing Element is summarized in **Table A-1**.

### Housing Element Webpage

Appendix A City staff developed a Housing Element webpage for the public available at <http://www.buenapark.com/city-departments/community-development/planning-division/2021-housing-element-update> (**Figure A-1**). The webpage provides relevant information about the housing element update process, key features of the Housing Element, and upcoming outreach events, with content in three languages (English, Korean, and Spanish). The webpage also provides access to, and information related to virtual outreach events, the Housing Needs Survey, community workshop polls, and staff contact information to share and pose questions or comments.

### Stakeholder Interviews

On April 12, 13, 20 and 21, 2021, City staff and consultants from RRM Design Group and Veronica Tam & Associates conducted a series of nine virtual video calls with a variety of stakeholders with known involvement in housing issues or development, commitment to serving special needs populations, or affiliation within organizations that provide a variety of services in the community and/or immediate region to solicit public input on the Housing Element update. Thirty-three (33) members of the public participated in the interviews, representing for-profit and non-profit developers, local/regional service providers, real estate agents, school districts, larger employers, and City officials. The interviews generally focused on key issues and ideas of the various groups and representatives for the Housing Element Update. A strong consensus among the stakeholders interviewed emerged regarding the major challenges, ideas, and needs for the community. Following is a list of key/recurring themes heard during the stakeholder interviews:

- Development standards need to be modified in order to make housing development more viable.

- Consider land use changes where appropriate to provide additional housing opportunities within the City.
- Make the housing development process faster/easier through policy refinements.
- Analyze the effectiveness of requiring affordable/inclusionary housing in market rate residential developments.
- Locate new housing areas in the City along major commercial corridors, near mass transit stations, large underutilized commercial properties, and in higher income residential areas.
- Encourage partnerships with service organizations and non-traditional organizations/entities to provide housing and services to vulnerable population.

### **Joint City Council/Planning Commission Study Session**

On April 8, 2021, the Buena Park City Council and Planning Commission held a joint virtual study session geared towards the Housing Element. Staff and the Consulting Team made a brief presentation to the City Council that provided an overview of the Housing Element update process as well as the City's approach to the Regional Housing Needs Assessment - RHNA. Korean and Spanish interpretation of the presentation was also made available. The study session was properly noticed, agendized, and advertised on the City's webpage and social media platforms.

### **Online Housing Needs Survey**

On April 26, 2021, the City launched an online Housing Needs Survey in English, Korean, and Spanish on the Housing Element webpage. Hardcopies of the survey were also provided at public facilities. The survey was made available online until July 16, 2021. A total of 249 people responded, included 17 responses in Korean and 9 responses in Spanish. Participants were asked to consider potential policies and programs to include in the Housing Element, as well as feedback on current housing conditions. Other questions included demographics, including age and connection to the City of Buena Park were also asked to better understand the range of participants responding. Survey results in English, Korean, and Spanish are shown in **Figure A-2**.

### **Community Workshop**

On June 28, 2021, City staff and consultants hosted a virtual community workshop to solicit public input on the 2021-2029 Housing Element. The workshop was advertised on the City's webpage and social media platforms, as well as flyers posted at public facilities (**Figure A-3**). Invitations to participate were also sent directly to stakeholders via email. Staff and consultants made a brief presentation (**Figure A-4**) that provided an overview of the update process. Korean and Spanish interpretation of the presentation was also made available. The Community Workshop presentation can be furnished by City staff per request. There were 30 participants whom all were able to share their ideas and concepts to address the City's housing needs and trends via polling questions during the workshop. The Sli.do poll was posted to the City's website and made available for two weeks after the June 28<sup>th</sup> workshop. Sli.do poll results are shown in **Figure A-5**.



## Chapter 11 *Housing Element*

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### **Public Review Draft**

On October 1, 2021, the Public Review Draft was published online and hardcopies made available at City facilities including City Hall for 30 days. The Public Review Draft was distributed to local and regional stakeholders and organizations listed in **Table A-2**.

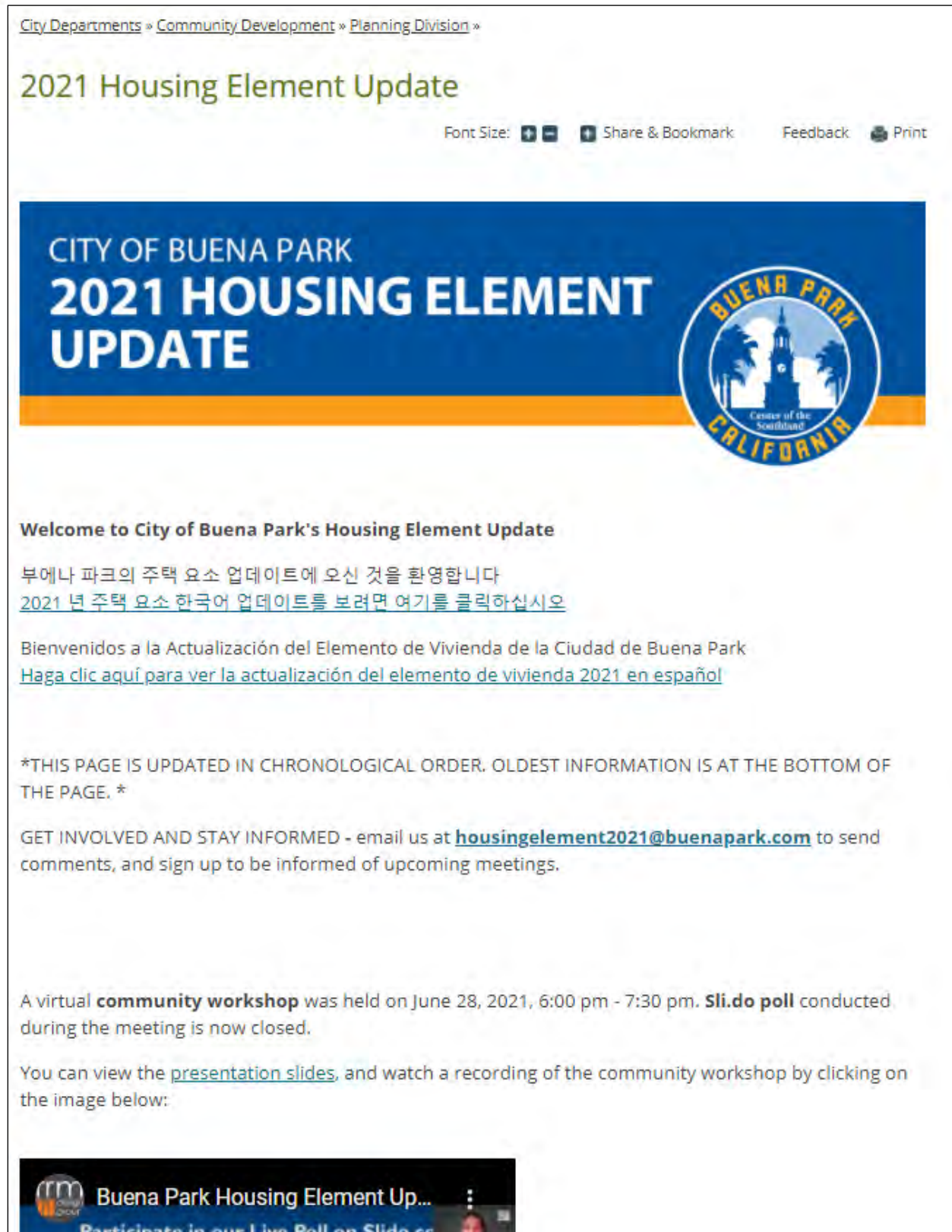
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**Table A-1: Public Comment Summary**

Public Input – Key Themes	Where Addressed in the 2021-2029 Housing Element
Address overcrowding of units to reduce community issues such a parking and crime	Chapter 11.2 Housing Needs Assessment Chapter 11.6 Housing Plan (Programs 7, 9, 10, and 14)
Affordable housing was identified as highly needed in the community, particularly for seniors, entry-level, and new families.	Chapter 11.2 Housing Needs Assessment Chapter 11.3 Housing Constraints Chapter 11.4 Housing Resources Chapter 11.6 Housing Plan (Programs 4, 5, 6, 7, 8, 9, 10, 12, and 17)
Housing for homeless, both sheltered and unsheltered should be a priority	Chapter 11.2 Housing Needs Assessment Chapter 11.4 Housing Resources Chapter 11.6 Housing Plan (Programs 9, 13, and 17)
Provide for a range of housing types / products to provide a variety of options for residents.	Chapter 11.2 Housing Needs Assessment Chapter 11.3 Housing Constraints Chapter 11.4 Housing Resources Chapter 11.6 Housing Plan (Programs 5, 8, 9, 10, 11, 12, 13, 14, 18)
Use city resources such as Code Enforcement and Police resources to address property security and crime	Chapter 11.4 Housing Resources Chapter 11.6 Housing Plan (Program 1, 5, and 17)
Focus rehabilitation efforts of existing housing stock; increase access to grants and loans for home improvement	Chapter 11.2 Housing Needs Assessment Chapter 11.4 Housing Resources Chapter 11.6 Housing Plan (Programs 1, 3, and 4)
Provide new housing in existing neighborhoods and on underutilized nonresidential sites	Chapter 11.2 Housing Needs Assessment Chapter 11.3 Housing Constraints Chapter 11.4 Housing Resources Chapter 11.6 Housing Plan (Programs 10, 11, 12, and 13)
Under-performing commercial properties present great opportunities for conversion to residential uses (e.g., Buena Park Mall)	Chapter 11.3 Housing Constraints Chapter 11.4 Housing Resources Chapter 11.6 Housing Plan (Programs 11 and 17)
Continue to promote construction of ADUs, while addressing overcrowding and parking issues	Chapter 11.2 Housing Needs Assessment Chapter 11.3 Housing Constraints Chapter 11.4 Housing Resources Chapter 11.6 Housing Plan (Program 10)
Evaluate modifying development standards (e.g., density, parking, building heights) to make housing development more viable	Chapter 11.3 Housing Constraints Chapter 11.4 Housing Resources Chapter 11.6 Housing Plan (Programs 14, 15, 16, and 17)
Consider zoning overlays on retail / commercial designated properties to allow housing	Chapter 11.4 Housing Resources Chapter 11.6 Housing Plan (Programs 11, 14, and 17)
Provide education programs regarding housing finance literacy and rental assistance programs	Chapter 11.2 Housing Needs Assessment Chapter 11.4 Housing Resources Chapter 11.6 Housing Plan (Programs 6, 7, 8, and 17)
Further efforts to promote fair housing services	Chapter 11.2 Housing Needs Assessment Chapter 11.4 Housing Resources Chapter 11.6 Housing Plan (Program 17)

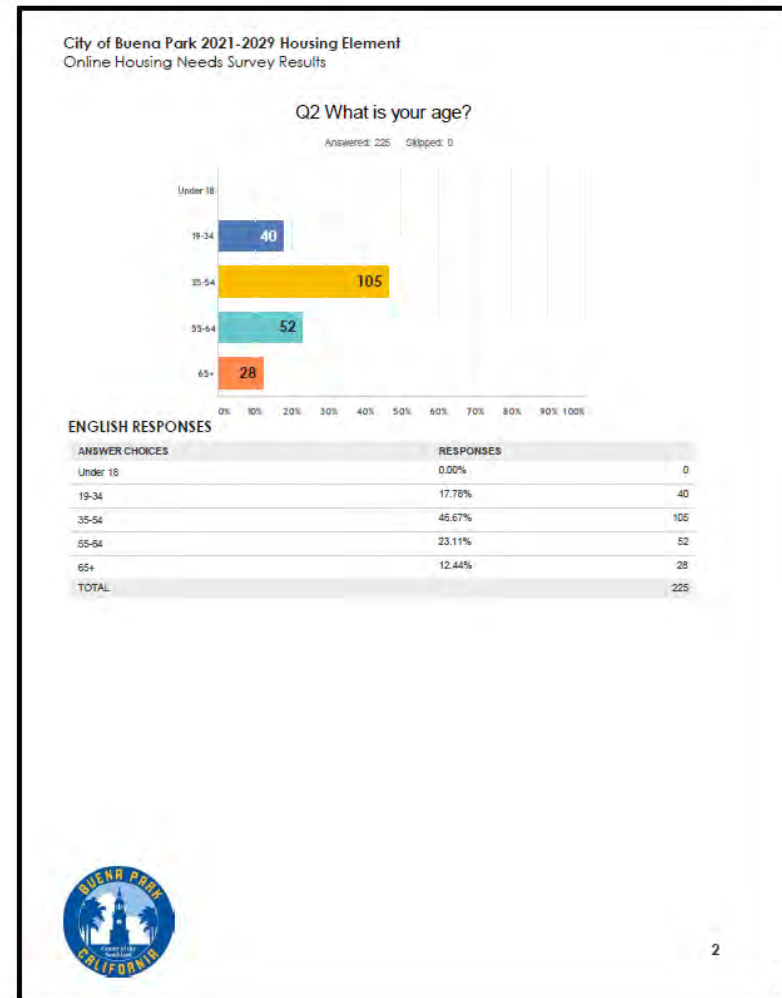
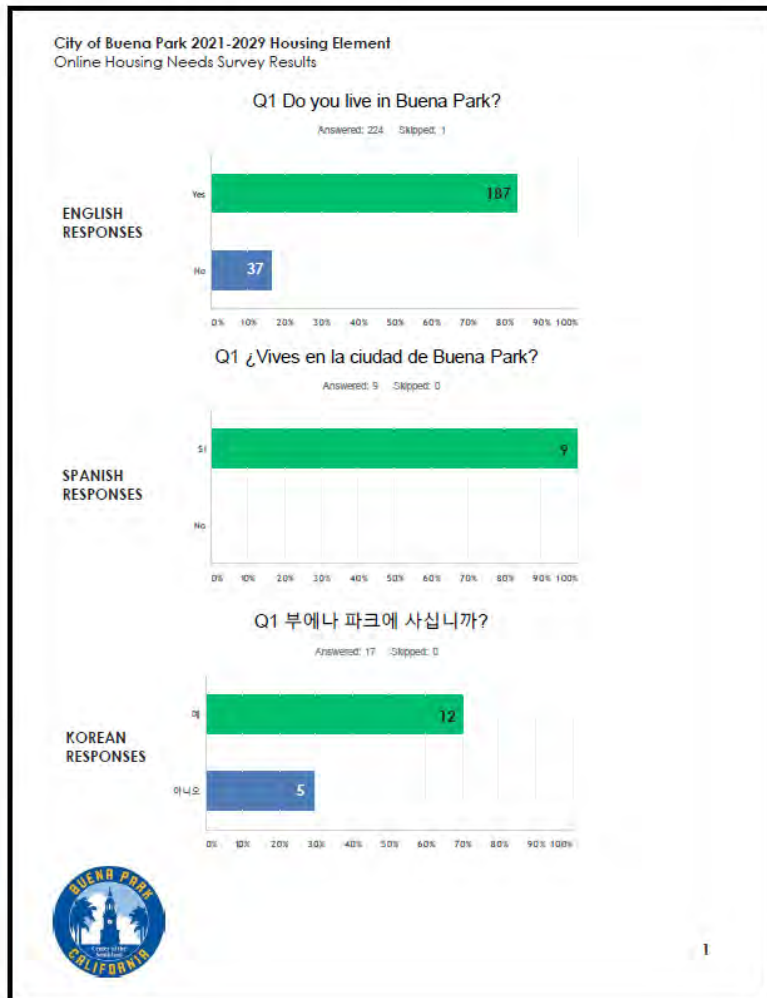
## Chapter 11 *Housing Element*

**Figure A-1: Housing Element Update Website**



# Chapter 11 *Housing Element*

**Figure A-2: Online Housing Needs Survey Results (English, Korean, and Spanish)**

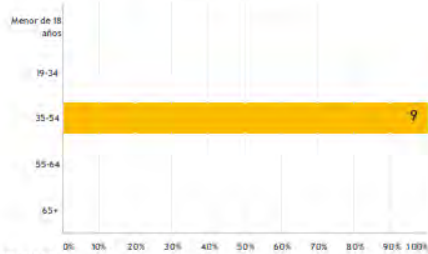


# Chapter 11 *Housing Element*

City of Buena Park 2021-2029 Housing Element  
Online Housing Needs Survey Results

Q2 ¿Cuál es su edad?

Answered: 9 Skipped: 0



## SPANISH RESPONSES

ANSWER CHOICES	RESPONSES	
Menor de 18 años	0.00%	0
19-34	0.00%	0
35-54	100.00%	9
55-64	0.00%	0
65+	0.00%	0
TOTAL		9

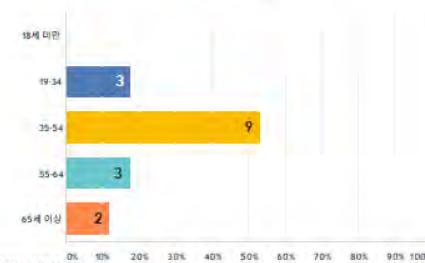


3

City of Buena Park 2021-2029 Housing Element  
Online Housing Needs Survey Results

Q2 몇 살이세요?

Answered: 17 Skipped: 0



## KOREAN RESPONSES

ANSWER CHOICES	RESPONSES	
18세 미만	0.00%	0
19-34	17.65%	3
35-54	52.94%	9
55-64	17.65%	3
65세 이상	11.76%	2
TOTAL		17



4

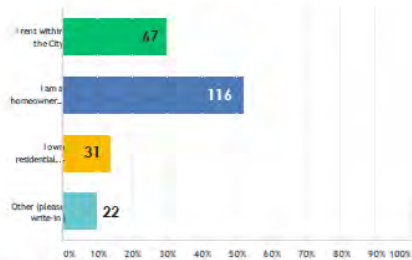


# Chapter 11 *Housing Element*

## City of Buena Park 2021-2029 Housing Element Online Housing Needs Survey Results

Q3 Do you rent, own a home, and/or own rental property within the City?  
(Choose all that apply.)

Answered: 224 Skipped: 1



For answer choices that are cutoff in the graph, please refer to the table below.

### ENGLISH RESPONSES

ANSWER CHOICES	RESPONSES	
I rent within the City	29.91%	67
I am a homeowner within the City	51.79%	116
I own residential rental property within the City	13.84%	31
Other (please write-in)	9.82%	22
Total Respondents: 224		

#	OTHER (PLEASE WRITE-IN)	DATE
1	I used to live in Buena park	7/19/2021 1:06 PM
2	Live with parents in Buena park	7/8/2021 8:08 AM
3	I have close friends who live in the city	7/7/2021 7:42 AM
4	My parents are homeowners and I live with them	6/28/2021 1:18 PM
5	Habitat OC: Builder in Buena Park	6/28/2021 11:27 AM
6	Rental Property	6/13/2021 6:45 AM
7	I own a home in Riverside but I'm renting it out so I could keep making the mortgage payments	5/23/2021 1:44 PM
8	Plan to move to the City upon retirement	5/23/2021 10:45 AM
9	I live in the next city over, Anaheim	5/5/2021 1:25 AM
10	living with parents	5/1/2021 7:32 AM
11	We owned a home in Buena Park from 2008-2019. Sold in July 2019	4/30/2021 9:48 AM



5

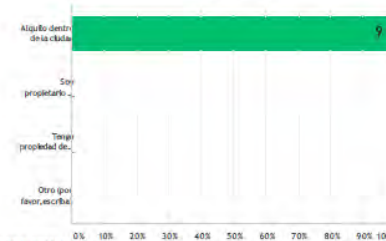
## City of Buena Park 2021-2029 Housing Element Online Housing Needs Survey Results

### ENGLISH RESPONSES

12	Live with parents	4/29/2021 7:32 PM
13	Homeowner right on border, in neighboring Fullerton	4/29/2021 6:31 PM
14	I rent outside the city	4/29/2021 5:44 PM
15	Rent in nearby city	4/29/2021 5:21 PM
16	Own in Fullerton	4/29/2021 5:15 PM
17	I live with my parents who are homeowners in Buena Park	4/29/2021 11:31 AM
18	no	4/29/2021 9:18 AM
19	Developer	4/29/2021 8:05 AM
20	Living with parents	4/29/2021 10:48 PM
21	Not a resident	4/29/2021 3:58 PM
22	I live with my parents who own a home in the city	4/27/2021 1:05 PM

Q3 ¿Alquilas, posees una casa, y/o tiene una propiedad de alquiler propia dentro de la Ciudad? (elija todo lo que corresponda)

Answered: 9 Skipped: 0



For answer choices that are cutoff in the graph, please refer to the table below.

### SPANISH RESPONSES

ANSWER CHOICES	RESPONSES	
Alquilo dentro de la ciudad	100.00%	9
Soy propietario de una casa dentro de la ciudad	0.00%	0
Tengo propiedad de alquiler dentro de la ciudad	0.00%	0
Otro (por favor, escriba)	0.00%	0
Total Respondents: 9		



6

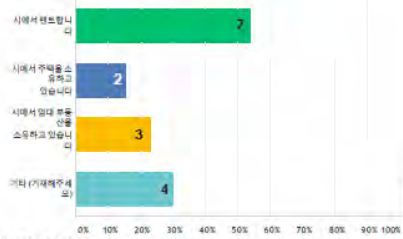


# Chapter 11 *Housing Element*

## City of Buena Park 2021-2029 Housing Element Online Housing Needs Survey Results

Q3 부에나 파크시의 주요 주택 문제는 무엇입니까? (해당 항목을 모두 선택해주세요)

Answered: 13 Skipped: 4



For answer choices that are cutoff in the graph, please refer to the table below.

### KOREAN RESPONSES

ANSWER CHOICES	RESPONSES
시에서 원보합니다	53.85%
시에서 주택을 소유하고 있습니다	15.38%
시에서 임대 주택을 소유하고 있습니다	23.08%
기타 (자유롭게 적으세요)	30.77%
Total Respondents: 13	

#	기타 (자유롭게 적으세요)	DATE
1	잘 모릅니다	6/18/2021 5:42 AM
2	모르겠습니다	6/15/2021 6:48 PM
3	잘모름	4/29/2021 6:50 PM
4	비한 집	4/29/2021 6:29 PM

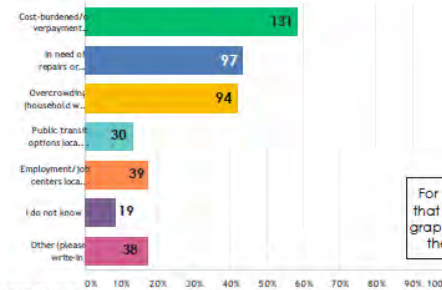


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## City of Buena Park 2021-2029 Housing Element Online Housing Needs Survey Results

Q4 What are the main housing challenges in the City of Buena Park?  
(Choose all that apply.)

Answered: 224 Skipped: 1



For answer choices that are cutoff in the graph, please refer to the table below.

### ENGLISH RESPONSES

ANSWER CHOICES	RESPONSES
Cost-burdened/overpayment (housing costs that exceed 30% of household income)	58.48% 131
In need of repairs or outdated electrical/heating/plumbing systems	43.30% 97
Overcrowding (household with more than 2 persons per bedroom plus 1 extra person)	41.96% 94
Public transit options located too far away	13.39% 30
Employment/job centers located too far away	17.41% 39
I do not know	8.48% 19
Other (please write-in)	16.96% 38
Total Respondents: 224	

#	OTHER (PLEASE WRITE-IN)	DATE
1	Roads are poorly taken care of, and need replacement	7/19/2021 1:06 PM
2	homeless	7/7/2021 7:42 AM
3	Streets are getting to full of traffic due to more and more people moving here. Overcrowding is causing stress and anger throughout the city!	7/2/2021 6:51 PM
4	low school rating	7/1/2021 11:33 AM
5	We do NOT need new rezoning of single family lots to multi unit zone	6/30/2021 2:22 PM
6	Lack of affordable homeownership opportunities	6/29/2021 11:27 AM



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# Chapter 11 *Housing Element*

## City of Buena Park 2021-2029 Housing Element Online Housing Needs Survey Results

### ENGLISH RESPONSES

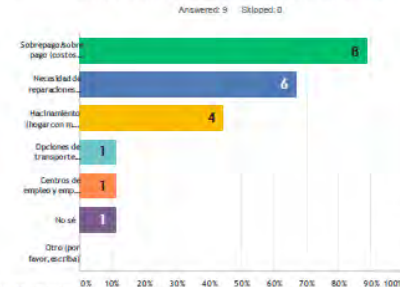
7	Lack of bike lanes
8	Housing code needs to be updated to accommodate this housing crisis. Currently rent for a 3 bedroom 2 baths are close to \$3000 dollars. No family should have to pay 15% of their income to pay for rent.
9	Criminal Activity rising
10	City caters to homeless at expense of tax paying owners
11	No housing for homeless
12	Unkept properties
13	Old water systems, (BP Brown Water) above ground electrical
14	Need more housing options for adults with disabilities
15	ADA wheelchair accessible handicapped units with barrier free showers
16	Safety
17	Not losing our suburban lifestyle. Do not turn us into LA or NYC.
18	Too much leftist government regulation that hampers growth
19	Lack of safe parking options within housing property (new development should provide sufficient parking onsite, avoiding the use of street parking).
20	Secure gated housing for seniors
21	Not enough land for development
22	Good school rating
23	Not enough new housing for low and medium income households. Young single professionals cannot afford to buy a home in this community. Most cannot even afford to rent an apartment without having several roommates.
24	Homeless population
25	Need more safe and positive environment for kids so have a greater chance to be productive citizens.
26	Too much housing in the area causing overcrowding
27	Housing too expensive.
28	Neighborhoods not desirable
29	Burdensome fees and regulations for new construction
30	Homelessness and loitering
31	Too many people moving here that have no jobs but want all the free services.
32	Lack of housing near major employers and transportation center
33	Parking issues, not enough parking for dense housing.
34	Parking, Horrible parking situation
35	No challenges
36	More senior housing
37	The city's allowing of Short Term Rentals in SFR neighborhoods
38	Housing diversity - minimal mixed use housing, neighborhoods solely consisting of one single type of housing creating class exclusion, not enough housing being built



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## City of Buena Park 2021-2029 Housing Element Online Housing Needs Survey Results

### Q4 ¿Cuáles son los principales desafíos de vivienda en la Ciudad de Buena Park? (elija todo lo que corresponda)



For answer choices that are cutoff in the graph, please refer to the table below.

### SPANISH RESPONSES

ANSWER CHOICES	RESPONSES
Sobrepago sobre pago (costos de vivienda superan el 30% de los ingresos familiares)	88.89% 8
Necesidad de reparaciones o nuevos sistemas eléctricos/de calefacción/fontanería obsoletos	66.67% 6
Hacinamiento (hogar con más de 2 personas por dormitorio más 1 persona adicional)	44.44% 4
Opciones de transporte público ubicados demasiado lejos	11.11% 1
Centros de empleo y empleo situados demasiado lejos	11.11% 1
No sé	11.11% 1
Otro (por favor, escriba)	0.00% 0
Total Respondents: 9	



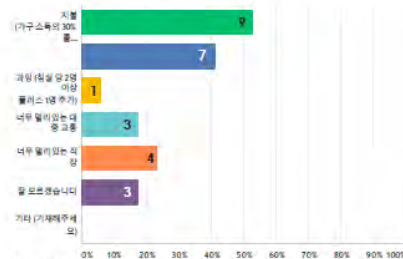
10

# Chapter 11 Housing Element

## City of Buena Park 2021-2029 Housing Element Online Housing Needs Survey Results

Q4 부에나 파크시의 주요 주택 문제는 무엇입니까? (해당 항목을 모두 선택해주세요)

Answered: 17 Skipped: 0



For answer choices that are cutoff in the graph, please refer to the table below.

### KOREAN RESPONSES

ANSWER CHOICES	RESPONSES
지불 부담/과다 지불 (가구 소득의 30%를 초과하는 주택 비용)	52.94%
수리 또는 오래된 전기/난방/배관이 필요한 경우	41.18%
과잉 (침실 당 2명 이상 불리스 1명 추가)	5.88%
너무 멀리있는 대중 교통	17.65%
너무 멀리있는 직장	23.53%
잘 모르겠습니다	17.65%
기타 (기타해주세요)	0.00%
Total Respondents: 17	

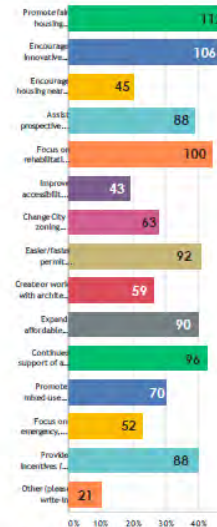


11

## City of Buena Park 2021-2029 Housing Element Online Housing Needs Survey Results

Q5 What types of housing-related programs and/or activities do you believe the City should concentrate on over the next eight (8) years? (Please select the top five priorities.)

Answered: 125 Skipped: 0



For answer choices that are cutoff in the graph, please refer to the adjacent table.

### ENGLISH RESPONSES



12

# Chapter 11 Housing Element

## City of Buena Park 2021-2029 Housing Element Online Housing Needs Survey Results

### ENGLISH RESPONSES

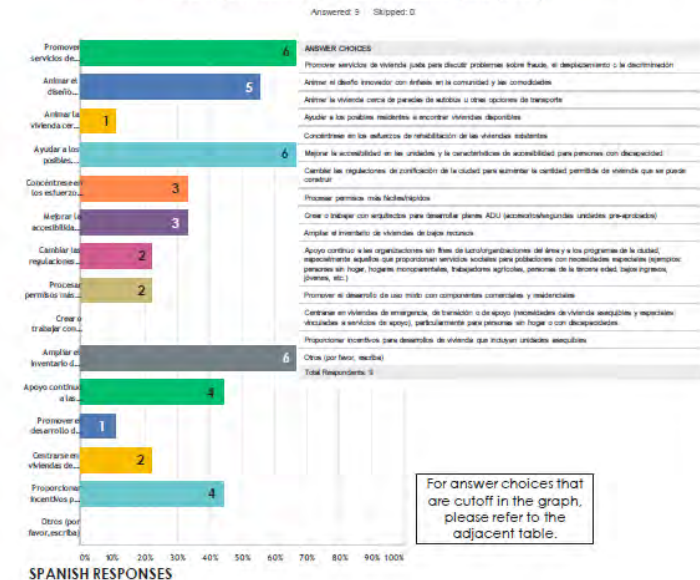
#	OTHER (PLEASE WRITE-IN)
1	None of the above. No Rezoning or urbanization should ever be considered.
2	clean up bad neighborhoods
3	Keeping our city as it is. Not to overpopulated just to be in the socially acceptable norms.
4	Allowable expansion into more front yard space, and or update fencing permits for better privacy
5	Allow ADUs and subsidize solar panels
6	I chose TWO that I support. Forcing me to choose 5 total while offering answers leaning towards an agenda is interesting.
7	LEAVE the progressive left agenda away from free enterprise
8	New development should provide onsite parking for two vehicles per unit. Or, provide more public transportation options.
9	All of the above!!
10	Mixed use seems to not be successful
11	Level off development, population.
12	Get the internet fiber optic installed
13	Nature center or hiking trails
14	Houses with more bedrooms.
15	Help secure quality jobs to increase area income levels
16	Focus on neighborhood security
17	Housing is fine, if you can't afford to live here then move to a place that you can afford.
18	Keep city clean
19	Focus on our citizens and their safety.
20	Crime in our neighborhood.
21	More condos for homeowners



13

## City of Buena Park 2021-2029 Housing Element Online Housing Needs Survey Results

Q5 ¿En qué tipos de programas y/o actividades relacionadas con la vivienda cree que la ciudad debería concentrarse en los próximos ocho (8) años? (Seleccione las cinco prioridades principales.)



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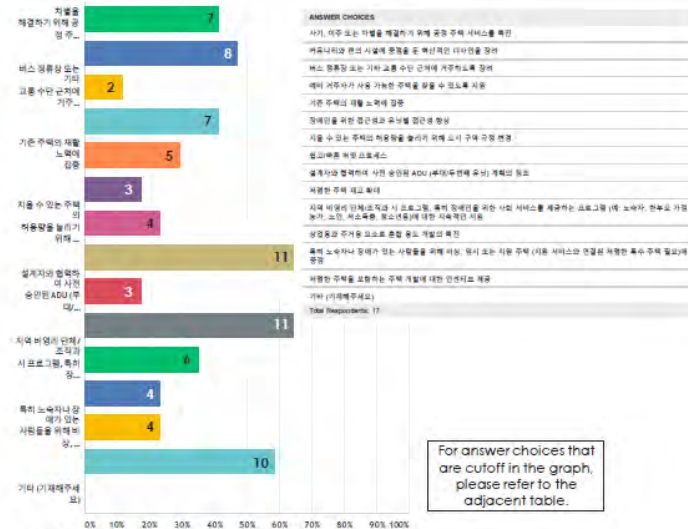


# Chapter 11 Housing Element

## City of Buena Park 2021-2029 Housing Element Online Housing Needs Survey Results

Q5 향후 8년 동안 시가 어떤 유형의 주택 관련 프로그램과/ 또는 활동에 집중해야 한다고 생각하십니까? (상의 5개 우선 순위를 선택하세요)

Answered: 17 Skipped: 0



KOREAN RESPONSES



15

## City of Buena Park 2021-2029 Housing Element Online Housing Needs Survey Results

Q6 State and federal Fair Housing laws prohibit discrimination in the sale, rental, and financing of housing against the protected classes. Of those, which do you think is the most prevalent factor in housing discrimination in the City? (Please select one.)

Answered: 225 Skipped: 0



ENGLISH RESPONSES



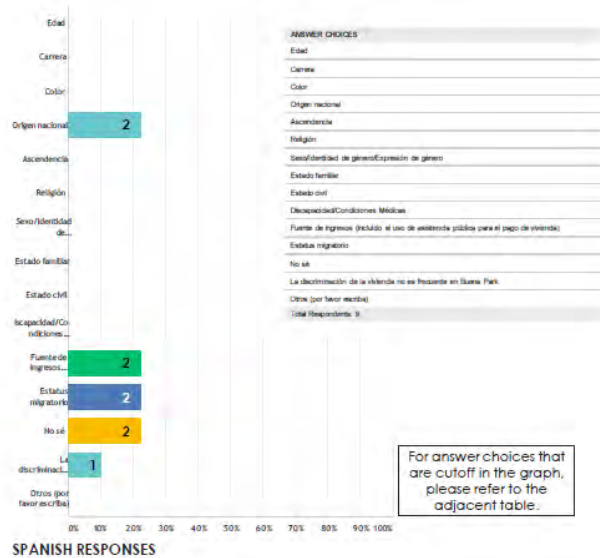
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# Chapter 11 Housing Element

City of Buena Park 2021-2029 Housing Element  
Online Housing Needs Survey Results

Q6 Las leyes estatales y federales de vivienda justa prohíben la discriminación en la venta, alquiler y financiamiento de viviendas contra las clases protegidas. De ellos, ¿cuál cree que es el factor más frecuente relacionado con la discriminación de la vivienda en la ciudad? (seleccione uno)

Answered: 9 Skipped: 0



SPANISH RESPONSES

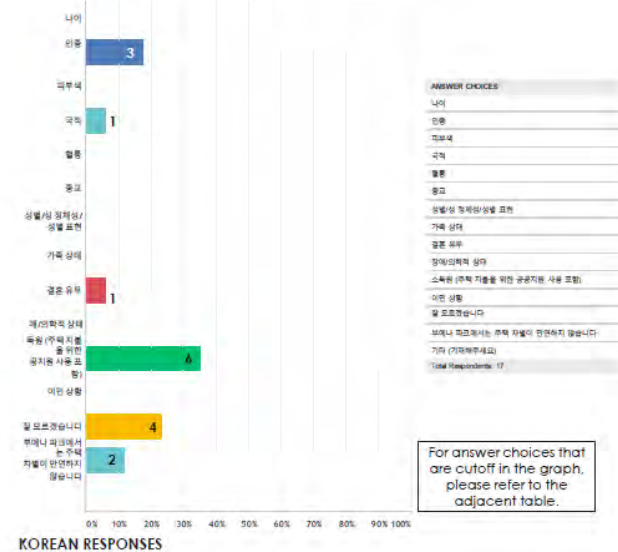


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City of Buena Park 2021-2029 Housing Element  
Online Housing Needs Survey Results

Q6 주와 연방 공정 주택법은 보호 계층에 대한 주택 판매, 임대와 용자에 대한 차별을 금지합니다. 그 중에서 시에서 주택 차별과 관련된 가장 흔한 요인이 무엇이라고 생각하십니까? (하나를 선택해 주세요)

Answered: 17 Skipped: 0



KOREAN RESPONSES



18

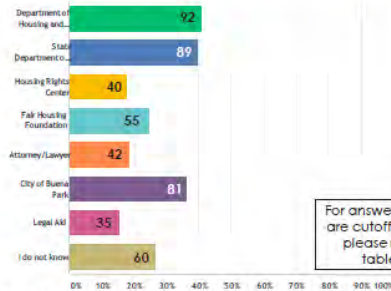


# Chapter 11 *Housing Element*

## City of Buena Park 2021-2029 Housing Element Online Housing Needs Survey Results

Q7 Where would you, or where would you refer someone else to report if fair housing rights had been violated? (Choose all that apply.)

Answered: 225 Skipped: 0



For answer choices that are cutoff in the graph, please refer to the table below.

### ENGLISH RESPONSES

ANSWER CHOICES	RESPONSES
Department of Housing and Urban Development (HUD)	40.89% 92
State Department of Fair Employment and Housing (DFEH)	39.56% 89
Housing Rights Center	17.78% 40
Fair Housing Foundation	24.44% 55
Attorney/Lawyer	18.67% 42
City of Buena Park	36.00% 81
Legal Aid	15.56% 35
I do not know	26.67% 60
Total Respondents: 225	

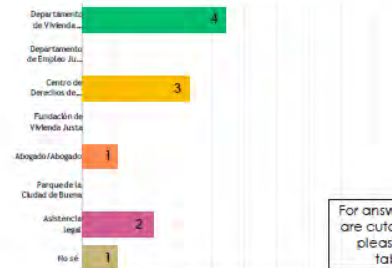


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## City of Buena Park 2021-2029 Housing Element Online Housing Needs Survey Results

Q7 ¿Dónde lo haría, o dónde podría referir a otra persona a denunciar violaciones de los derechos de vivienda?

Answered: 9 Skipped: 0



For answer choices that are cutoff in the graph, please refer to the table below.

### SPANISH RESPONSES

ANSWER CHOICES	RESPONSES
Departamento de Vivienda y Desarrollo Urbano (HUD)	44.44% 4
Departamento de Empleo Justo y Vivienda del Estado	0.00% 0
Centro de Derechos de Vivienda	33.33% 3
Fundación de Vivienda Justa	0.00% 0
Abogado/Abogada	11.11% 1
Parque de la Ciudad de Buena	0.00% 0
Asistencia legal	22.22% 2
No sé	11.11% 1
Total Respondents: 9	

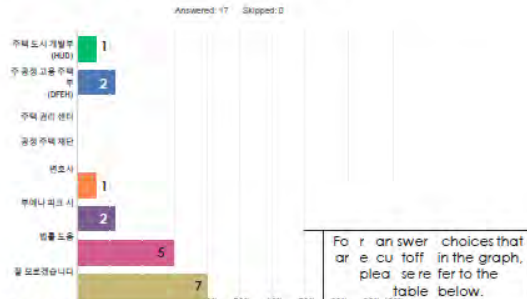


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# Chapter 11 Housing Element

## City of Buena Park 2021-2029 Housing Element Online Housing Needs Survey Results

Q7 공영 주택 권리가 침해된 경우 어디에서 또는 다른 사람에게 보고하도  
록 어디로 의뢰하시겠습니까?



### KOREAN RESPONSES

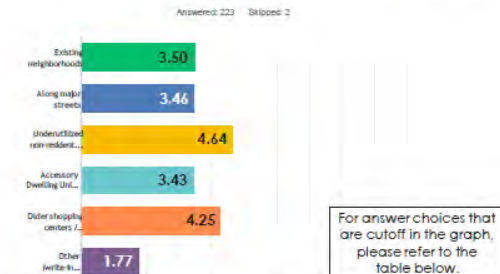
ANSWER CHOICES	RESPONSES	
주택 도시 개발부 (HUD)	5.88%	1
주공청 고령 주택 부 (DPFH)	11.76%	2
주택 권리 센터	0.00%	0
공영 주택 재단	0.00%	0
변호사	5.88%	1
부패나 파크 시	11.76%	2
법률 도움	29.41%	5
잘 모르겠습니다	41.18%	7
Total Respondents: 17		



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## City of Buena Park 2021-2029 Housing Element Online Housing Needs Survey Results

Q8 Please prioritize the opportunity areas where you would most like to  
see additional housing in Buena Park. 1 = Greatest Priority; 6 = Least  
Priority



### ENGLISH RESPONSES

	1	2	3	4	5	6	7	8	9	10	TOTAL	SCORE
Existing neighborhoods	22.27%	14.69%	7.55%	16.11%	24.64%	14.69%					211	3.50
Along major streets	8.61%	12.52%	26.79%	25.84%	19.14%	6.70%					209	3.46
Underutilized non-residential areas	17.21%	23.26%	19.07%	11.63%	4.65%	4.19%					215	4.64
Accessory Dwelling Units (ADUs)	6.76%	14.98%	24.16%	25.12%	26.09%	2.90%					207	3.43
Older shopping centers / retail areas	22.58%	29.49%	17.97%	13.62%	12.90%	3.23%					217	4.25
Other (write-in question below)	5.84%	2.60%	3.25%	7.14%	12.99%	68.18%					154	1.77
	9	4	5	11	20	105						



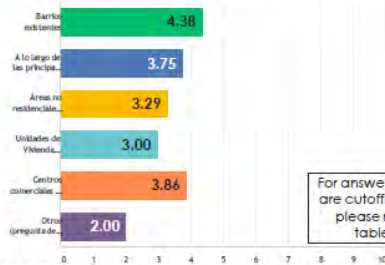
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# Chapter 11 Housing Element

## City of Buena Park 2021-2029 Housing Element Online Housing Needs Survey Results

Q8 Priorice las áreas de oportunidad donde más le gustaría ver viviendas adicionales en Buena Park. 1 = Mayor necesidad; 6 = Menor necesidad

Answered: 9 Skipped: 0



For answer choices that are cutoff in the graph, please refer to the table below.

### SPANISH RESPONSES

	1	2	3	4	5	6	TOTAL	SCORE
Barrios existentes	25.00% 2	12.50% 1	50.00% 4	0.00% 0	12.50% 1	0.00% 0	8	4.38
A lo largo de las principales calles	25.00% 2	25.00% 2	12.50% 1	0.00% 0	12.50% 1	25.00% 2	9	3.75
Áreas no residenciales infrautilizadas	0.00% 0	29.57% 2	0.00% 0	42.86% 3	28.57% 2	0.00% 0	7	3.29
Unidades de Vivienda Accesoria	0.00% 0	25.00% 2	12.50% 1	25.00% 2	12.50% 1	25.00% 2	8	3.00
Centros comerciales más antiguos / zonas comerciales	28.57% 2	14.29% 1	14.29% 1	14.29% 1	14.29% 1	14.29% 1	7	3.86
Otros (pregunta de escritura a continuación)	0.00% 0	0.00% 0	25.00% 1	0.00% 0	25.00% 1	50.00% 2	4	2.00

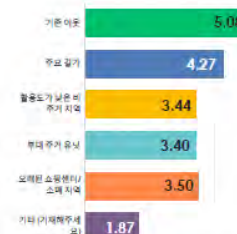


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## City of Buena Park 2021-2029 Housing Element Online Housing Needs Survey Results

Q8 부에나 파크에서 추가 주택을 보고 싶은 기회를 우선적으로 선택하세요. 1= 가장 큰 필요; 6= 최소 필요

Answered: 17 Skipped: 0



For answer choices that are cutoff in the graph, please refer to the table below.

### KOREAN RESPONSES

	1	2	3	4	5	6	TOTAL	SCORE
기존 이웃	53.95% 7	15.38% 2	15.38% 2	15.38% 2	0.00% 0	0.00% 0	13	5.08
주요 길가	13.33% 2	53.33% 8	6.67% 1	6.67% 1	13.33% 2	6.67% 1	15	4.27
활용도가 낮은 비주거 지역	6.25% 1	12.50% 2	43.75% 7	12.50% 2	6.25% 1	18.75% 3	16	3.44
부대 주거 용닛	13.33% 2	6.67% 1	13.33% 2	40.00% 6	25.67% 4	0.00% 0	15	3.40
오래된 쇼핑센터/오피스 지역	12.50% 2	12.50% 2	25.00% 4	18.75% 3	25.00% 4	6.25% 1	16	3.50
기타 (가정해주세요)	11.11% 1	0.00% 0	0.00% 0	0.00% 0	11.11% 1	77.78% 7	9	1.87



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# Chapter 11 Housing Element

## City of Buena Park 2021-2029 Housing Element Online Housing Needs Survey Results

Q9 If you selected Other to the question above, please write in your response here:

Answered: 86 Skipped: 139

### ENGLISH RESPONSES

#	RESPONSES	DATE
1	I do not know where empty space	7/29/2021 8:57 PM
2	n/a	7/11/2021 11:49 AM
3	All of the smaller hotels that tourists do not use.	7/2/2021 6:51 PM
4	No Rezoning for multi units?	6/30/2021 2:22 PM
5	More High Density on Beach	6/29/2021 7:55 PM
6	Transportation center	6/29/2021 6:50 PM
7	Mixed use	6/29/2021 1:18 PM
8	Storage units	6/25/2021 4:11 PM
9	near parks	6/25/2021 3:48 PM
10	NA	6/15/2021 2:55 PM
11	It was my 6th choice above—I do not have a recommendation at this time.	6/14/2021 11:07 AM
12	deregulate building heights and allow more multi-residential units to be built such as high rise condos and apartments.	6/13/2021 10:55 PM
13	n/a	6/13/2021 8:49 AM
14	Empty lots	6/10/2021 3:36 PM
15	NA	6/10/2021 2:01 PM
16	other	6/10/2021 1:09 AM
17	Allow backyard addition	6/8/2021 5:30 PM
18	N/A	6/8/2021 2:02 PM
19	NA	6/9/2021 10:46 AM
20	Revitalize run down neighborhood with same density units. Do not increase density	6/7/2021 8:16 PM
21	Commercial areas	6/5/2021 10:01 AM
22	Why MUST we make more housing for anyone to live here. People should live where they can afford not where they like.	6/5/2021 6:37 PM
23	Low income dense housing at The Source rather than high priced as planned. There is plenty of parking, and it is on a main thoroughfare for easy transportation.	6/1/2021 2:48 PM
24	N/A	5/31/2021 9:57 PM
25	Old malls	5/25/2021 9:07 PM
26	N/A	5/25/2021 5:45 PM
27	Near La Palma Intercommunity Medical Center	5/23/2021 10:45 AM
28	Undeveloped land	5/20/2021 8:00 AM
29	More city financing to help renovate home or provide down payment assistance	5/19/2021 2:40 PM
30	Na	5/18/2021 1:53 PM



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## City of Buena Park 2021-2029 Housing Element Online Housing Needs Survey Results

### ENGLISH RESPONSES

31	underutilized open spaces	5/18/2021 8:35 AM
32	No high rises.	5/17/2021 9:23 AM
33	Good area to live in	5/14/2021 9:03 AM
34	keep city out of it	5/14/2021 9:01 AM
35	No additional housing in Buena Park. Improve on existing housing options.	5/12/2021 9:54 AM
36	For affordable/low income housing have that near grocery stores or schools	5/12/2021 8:20 AM
37	New developed apartments	5/6/2021 11:30 AM
38	Use the unused property land that is just sitting along on residential areas	5/6/2021 10:29 AM
39	N/a	5/5/2021 8:59 AM
40	Use the Sears building	5/5/2021 1:25 AM
41	Empty lots along major streets	5/4/2021 2:07 PM
42	Empty lots	5/4/2021 12:13 PM
43	Blighted areas including old church locations	5/4/2021 9:57 AM
44	None	5/3/2021 10:09 PM
45	Older business bldgs that are not being used, to be turned into affordable housing. Get rid of wasted space either with housing or retail or medical facilities.	5/3/2021 8:37 AM
46	Areas with highest foreclosures	4/30/2021 6:41 PM
47	Near the park	4/30/2021 4:25 PM
48	n/a	4/30/2021 9:27 AM
49	Disapptated apartment buildings	4/30/2021 12:39 AM
50	Empty unused parking areas	4/29/2021 10:39 PM
51	Current apartment complexes should transition into based on income housing.	4/29/2021 10:38 PM
52	Na	4/29/2021 10:15 PM
53	New developments as multi unit family rentals instead of expensive condos	4/29/2021 8:34 PM
54	No new housing	4/29/2021 8:15 PM
55	Use areas where homes are disapptated or condemned. Or lots that have been sitting for years and not being developed.	4/29/2021 7:32 PM
56	Open land	4/29/2021 7:10 PM
57	Improve existing housing that need of repairs	4/29/2021 6:31 PM
58	Stop building houses. There are too many people and too much traffic already.	4/29/2021 6:06 PM
59	Not sure	4/29/2021 5:49 PM
60	Unknown	4/29/2021 5:44 PM
61	All aspects need to be revamped	4/29/2021 5:44 PM
62	Not in existing residential neighborhoods, just enforce the rules to make those areas nice.	4/29/2021 5:36 PM
63	Build houses on flatlands.	4/29/2021 5:36 PM
64	NA	4/29/2021 5:29 PM
65	NA	4/29/2021 5:28 PM
66	Na	4/29/2021 5:26 PM
67	None	4/29/2021 5:21 PM



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# Chapter 11 Housing Element

## City of Buena Park 2021-2029 Housing Element Online Housing Needs Survey Results

### ENGLISH RESPONSES

68	School zone	4/29/2021 5:17 PM
69	n/a	4/29/2021 11:31 AM
70	N/A	4/29/2021 9:18 AM
71	Church sites	4/29/2021 3:58 PM
72	Stop the overcrowding, we don't need more housing.	4/29/2021 2:18 PM
73	Converting old motels/hotels	4/29/2021 11:52 AM
74	Nowhere	4/29/2021 8:23 AM
75	No	4/29/2021 8:10 AM
76	Transportation center	4/29/2021 6:32 AM
77	Rezone commercial areas to residential or mixed use.	4/27/2021 8:19 PM
78	Other	4/27/2021 6:36 PM
79	All of the empty lots that sit in Buena Park could be an option. The people who own these lots overcharge renters, and they don't need the income so they just sit there.	4/27/2021 6:26 PM
80	I don't think we need additional housing. The city is crowded. Traffic awful	4/27/2021 6:11 PM
81	-	4/27/2021 4:23 PM
82	Start building in area by golf course	4/27/2021 3:35 PM
83	n/a	4/27/2021 3:34 PM
84	Near parks and empty or abandoned lots	4/27/2021 1:26 PM
85	Look into active travel corridor based housing	4/27/2021 1:06 PM
86	N/A	4/27/2021 10:31 AM

Q9 Si seleccionó otro a la pregunta anterior, escriba en su respuesta aquí:

Answered: 3 Skipped: 6

### SPANISH RESPONSES

#	RESPONSES	DATE
1	No Aplica	5/7/2021 9:02 AM
2	no	4/29/2021 6:03 PM
3	En todos lados	4/29/2021 5:25 PM

Q9 위의 질문에 기타를 선택한 경우 여기에 답변을 작성해주세요.

Answered: 3 Skipped: 14

### KOREAN RESPONSES

#	RESPONSES	DATE
1	N/A	6/29/2021 4:11 PM
2	없다	4/29/2021 11:48 PM
3	가차	4/29/2021 5:39 PM



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## City of Buena Park 2021-2029 Housing Element Online Housing Needs Survey Results

Q10 Please write in below where new housing opportunities should be located in the City. Responses may include general locations (example: "Artesia Blvd. and Western Ave." or "Near Buena Park Mall") (please write in)

Answered: 154 Skipped: 71

### ENGLISH RESPONSES

#	RESPONSES	DATE
1	Near Buena Park mall	7/20/2021 5:57 PM
2	Near Buena Park Mall	7/13/2021 11:01 PM
3	Beach Blvd. And Lincoln Ave	7/11/2021 7:27 PM
4	Beach Blvd	7/11/2021 3:23 PM
5	near Knott Ave	7/11/2021 11:45 AM
6	Orangethorpe between knott and western	7/10/2021 7:07 PM
7	Artesia Blvd	7/10/2021 3:19 PM
8	across from the new mall near st plus the 5th .a cross from the denny's	7/9/2021 6:08 AM
9	Mall parking lot	7/7/2021 7:42 AM
10	We are full...convert unused hotels or the butterfly pavilion. But why are you trying to lower the quality of life for those who are already here?	7/2/2021 6:51 PM
11	No new rezoning in single family residential area ever. No new builds until infrastructure is addressed.	6/30/2021 2:22 PM
12	Dale and la palma	6/29/2021 9:01 PM
13	There should be more multi unit housing being build among the single family dwellings around major streets such as Artesia and Beach Blvd. More apartments and duplexes around those major streets	6/29/2021 11:53 AM
14	Redevelop the Buena Park mall, build high density along Beach blvd, missing middle density along Stanton ave, redevelop/rezone along auto center drive and whitaker, build in the empty parking lots near commercial centers, upzone next to the Buena Park train station, zone for housing on the Coyote Hill Golf course	6/29/2021 7:55 PM
15	Near Buena Park Mall, near The Source, near schools, near parks	6/29/2021 1:18 PM
16	Don't know	6/29/2021 4:11 PM
17	dale street near omni 3 collision center on commonwealth next to analogue computer systems/dale street on or near the Messiah Lutheran Church in front of Whitaker/641 los coyotes dr along the old train tracks (that don't exist anymore) within the city near ball road and knott/3701 w mungall drive/left over space still available around the city	6/29/2021 3:48 PM
18	On the top of the Buena park mall	6/26/2021 1:57 PM
19	Near burns park mall	6/15/2021 2:55 PM
20	I'm not sure.	6/14/2021 11:07 AM
21	near and around Knott's Berry Farm, more high rise condos should be an option with first and second level for businesses.	6/13/2021 10:55 PM
22	Near Buena Park Mall	6/13/2021 8:49 AM
23	Buena Park mall	6/11/2021 8:04 AM



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# Chapter 11 Housing Element

## City of Buena Park 2021-2029 Housing Element Online Housing Needs Survey Results

### ENGLISH RESPONSES

24	Not sure	5/10/2021 3:35 PM
25	OSH near Buena Park Mall	5/10/2021 2:15 PM
26	NA	5/10/2021 2:01 PM
27	Near Buena Park Mall	5/10/2021 12:05 PM
28	Knott and Orangethorpe	5/10/2021 1:09 AM
29	Near Imperial and Beach	5/8/2021 5:30 PM
30	Don't know	5/8/2021 10:45 AM
31	Near Cypress Community College	5/8/2021 5:41 AM
32	Older areas in need of revitalization	5/7/2021 8:16 PM
33	Don't know	5/7/2021 7:11 PM
34	beach blvd and artesia blvd	5/7/2021 6:30 PM
35	Buena Park Mall	5/6/2021 10:01 AM
36	As stated above, at The Source. Sears building/parking lot... as long as multi-story parking is part of the plan. Extensive unused parking area behind Wal-Mart... again, with plenty of parking for the units in a multi-story parking garage. Re-zone commercial warehouse area along Knott (and behind) between Artesia and Orangethorpe. If the homeless center can go there, so can regular low cost dense housing. The old JCPenney building at Orangethorpe and Valley View. Unused city property. Empty property along 5 Hwy near Kalls and Page.	5/1/2021 2:48 PM
37	BP Mall	5/31/2021 9:57 PM
38	I don't know of a specific place at this moment. I do like the idea of repurposing closed down retail spaces.	5/29/2021 2:45 PM
39	Maybe Beach and Lincoln where that undeveloped land is	5/29/2021 2:10 PM
40	On Knott near Artesia.	5/26/2021 3:37 PM
41	Sears mall that closed down	5/25/2021 9:07 PM
42	Near Buena Park Mall	5/25/2021 5:45 PM
43	The mall or other underperforming areas	5/23/2021 11:15 PM
44	Near Buena Park Mall and it's surrounding	5/23/2021 1:44 PM
45	Near Buena Park Mall and local Hospital/Medical Center, along Beach Blvd. to revitalize and replace closed attractions, old motels, empty lots.	5/23/2021 10:45 AM
46	1.) We have vast amounts of unoccupied indoor space available that could be rented at a good price ( helping them and the local economy ). This property could be used to house people who need help and are willing to behave ... could make a huge difference in peoples lives. 2.) One area that could help people living in cars is to set up a fenced off area that is patrolled and locked at night. One such lot is at the 5 & 91 and has bathrooms, with some minimal upgrades it could be a help? It got to be publicly owned. 3.) ADUs are for the people that own large properties and have money, not a short term solution, cannot build one on my street .... not 35 feet wide???? Fire Authority ????	5/21/2021 10:44 AM
47	Undeveloped land	5/20/2021 8:00 AM
48	Beach and crescent where the motels are.	5/20/2021 5:51 AM
49	Don't know	5/19/2021 2:40 PM
50	Along beach Blvd replacing the old hotels/motels	5/19/2021 1:55 PM
51	West of Grand on Jackson, Adams areas. Blighted areas around City Hall.	5/19/2021 7:09 AM
52	I don't know	5/19/2021 2:18 AM
53	Na	5/16/2021 1:53 PM



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## City of Buena Park 2021-2029 Housing Element Online Housing Needs Survey Results

### ENGLISH RESPONSES

54	Near the Buena Park Mall	5/16/2021 8:35 AM
55	Near BP Mall	5/17/2021 12:24 PM
56	Artesia Blvd and Western Avenue. The Buena Park Mall.	5/17/2021 9:23 AM
57	Orangethorpe	5/14/2021 9:03 AM
58	Keep city out of it	5/14/2021 9:01 AM
59	The Source (Orangethorpe and Beach) Western and Orangethorpe	5/12/2021 4:02 PM
60	No additional housing in Buena Park. Improve on existing housing options.	5/12/2021 9:54 AM
61	Near Los coyotes country club, cypress college, and along valley view	5/12/2021 8:20 AM
62	Not sure	5/6/2021 2:35 PM
63	Western.	5/6/2021 10:29 AM
64	Away from Los Arcos	5/5/2021 8:59 AM
65	Near Buena Park Mall.	5/5/2021 1:25 AM
66	Near mall	5/4/2021 2:38 PM
67	Commonwealth and Indiana has two empty lots	5/4/2021 2:07 PM
68	Anahelm border, near BP mall, Western Ave	5/4/2021 9:57 AM
69	Western Ave	5/3/2021 10:06 PM
70	Orangethorpe where 7Up was.	5/3/2021 11:25 AM
71	Within Buena Park Mall, old Sears bldg, turn that area into housing. Maybe a smaller high rise (earthquake safe). Affordable flats or Apt or townhome living. Easy access to shopping, eatery and entertainment areas. Old school no longer being used affordable housing for low income families.	5/3/2021 8:37 AM
72	I-5 and Western	5/3/2021 6:22 AM
73	None, the city is built out. Should look a sustainability not growth.	5/3/2021 12:23 AM
74	Near Buena Park Mall	5/2/2021 7:52 PM
75	Knott & Artesia. Commonwealth	5/1/2021 1:35 PM
76	near good school district	5/1/2021 7:32 AM
77	N/a	5/1/2021 6:34 AM
78	Talkie out some auto dealerships on auto center drive	4/30/2021 8:09 PM
79	Near Buena Park Mall	4/30/2021 6:41 PM
80	Buena Park mall	4/30/2021 4:26 PM
81	Near Buena Park Mall or at Buena Park Mall. Stanton and Whittaker. Beach Blvd. Butlerly Pavilion and other blighted areas on Beach Blvd.	4/30/2021 3:33 PM
82	Near Buena Park Mall	4/30/2021 12:42 PM
83	Near Buena Park Mall.	4/30/2021 9:50 AM
84	Near Buena Park mall, Beach and orangethorpe	4/30/2021 9:45 AM
85	n/a	4/30/2021 9:27 AM
86	I don't know	4/30/2021 8:33 AM
87	Utility right of ways... Instead of all those empty parking lots. Sears parking lot; multi-story units surrounding multi-level parking structures.	4/30/2021 12:47 AM
88	Los Coyotes, near train station, replace The Source	4/30/2021 12:39 AM



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# Chapter 11 Housing Element

## City of Buena Park 2021-2029 Housing Element Online Housing Needs Survey Results

### ENGLISH RESPONSES

89	NA	4/29/2021 10:39 PM
90	We should transition current complexes that do not offer housing.	4/29/2021 10:38 PM
91	Western and nine	4/29/2021 10:15 PM
92	Beach/malvern area	4/29/2021 8:55 PM
93	Magnolia and orange Thorpe. Dale st by the airport. Beach bl instead of run down hotels	4/29/2021 8:34 PM
94	None please. We are becoming very crowded here	4/29/2021 8:15 PM
95	Empty lot on Beach and Lincoln. Empty lot on artesia between western and beach.	4/29/2021 7:32 PM
96	The mall is pretty much a ghost town these days. Traffic is bad enough. The last thing I'd like to see are ADUs.	4/29/2021 7:18 PM
97	Near buena park mall, and commonwealth	4/29/2021 7:10 PM
98	Near Buena Park Mall	4/29/2021 6:31 PM
99	Nowhere	4/29/2021 6:06 PM
100	Orangethorpe, la Palma,	4/29/2021 6:02 PM
101	Buena Park Mall	4/29/2021 5:52 PM
102	Near Auto Center Drive; Near Buena Park High School	4/29/2021 5:49 PM
103	Buena Park Mall	4/29/2021 5:46 PM
104	Beach and 8th st	4/29/2021 5:46 PM
105	Artesia and western	4/29/2021 5:44 PM
106	Near Buena Park mall	4/29/2021 5:38 PM
107	Replace the drug infested, problematic motel 6 on Valley View and Orange Thorpe with housing. Stop permitting more non-profit and exempt businesses to occupy land and not pay into our city funds.	4/29/2021 5:36 PM
108	Near Buena Park Mall	4/29/2021 5:36 PM
109	Los coyotes dr.	4/29/2021 5:36 PM
110	NA	4/29/2021 5:29 PM
111	Near Buena Park High School.	4/29/2021 5:28 PM
112	Near the mall	4/29/2021 5:26 PM
113	Buena park mall	4/29/2021 5:22 PM
114	N/a	4/29/2021 5:21 PM
115	Artesia	4/29/2021 5:20 PM
116	the industrial areas south of orangethorpe and valley view	4/29/2021 11:31 AM
117	Beach Blvd Corridor	4/29/2021 9:19 AM
118	Stanton Ave and Whittaker	4/29/2021 8:05 AM
119	Knott Ave	4/29/2021 12:15 AM
120	Near Buena Park Mall	4/28/2021 11:30 PM
121	Buena Park Mall The Source	4/29/2021 10:48 PM
122	Near Buena Park Mall, major arterial corridors, church owned sites	4/28/2021 4:50 PM
123	Retail Corridors	4/28/2021 3:58 PM
124	Shopping Centers not in use: Across from BP Mall at Dale/La Palma Ave (re-zoned), where Abernethys used to be. Other retail areas, that are also close to homes. Need more housing and	4/28/2021 12:38 PM



## City of Buena Park 2021-2029 Housing Element Online Housing Needs Survey Results

### ENGLISH RESPONSES

LESS retail overall.		
125	No need for additional housing, stop the over crowding and low income housing turning this city	4/29/2021 2:16 PM
126	In rundown or vacant shopping/business areas.	4/29/2021 11:52 AM
127	No answer	4/29/2021 9:05 AM
128	Work on getting the 'density' housing fixed. Those units are still empty. Bulldoze and rebuild blighted areas with new single family AFFORDABLE homes. Permit apartments above businesses owned property.	4/28/2021 8:34 AM
129	Downtown	4/28/2021 8:23 AM
130	Near Buena Park mall	4/28/2021 8:10 AM
131	Near transportation center - vacant lot at end of stanton near malvern and behind nutritite, Dale and Artesia, along commonwealth, commonwealth and Indiana, shopping centers at malvern and beach could have apartments or condos over the existing retail (all shopping centers in town should be zoned mixed use with high density residential, vacant land/parking lots owned by knott's should be zoned residential/parking for workforce housing, and the two motels at auto center drive and stanton should be assembled along with the c class commercial buildings and the end of whittaker st into one large workforce housing apartment or condo tower. All future projects should be under parked (1 space per unit) to reduce construction cost and encourage use of public transportation, uber and car sharing (driverless shared car service is just around the corner)	4/28/2021 6:32 AM
132	Near Buena Park Mall	4/27/2021 9:37 PM
133	The old Ralphs on Ball & VV. The Sears at the mall.	4/27/2021 8:19 PM
134	Artesia and stanton	4/27/2021 7:51 PM
135	Buena park mall similar to Bella terra in Huntington beach. Old orchard	4/27/2021 6:37 PM
136	Knott	4/27/2021 6:36 PM
137	Near Buena Park Mall	4/27/2021 6:34 PM
138	None	4/27/2021 6:26 PM
139	None	4/27/2021 6:11 PM
140	Near Buena Park Mall	4/27/2021 6:00 PM
141	I don't really know of many more areas to build. The city is pretty built up. Not a fan of building more apts. Our beautiful family friendly community is turning into an Anaheim wasteland where tourists, traffic and money is the priority. We have Knott's Berry Farm and soak city which brings in a fair amount of all listed above.	4/27/2021 5:36 PM
142	All that open space on Beach	4/27/2021 5:01 PM
143	Artesia Blvd, BP Mall areas	4/27/2021 4:23 PM
144	Large unused areas of the BP mall parking lot, La Palma & Dale (empty Orchard store). Former Wax Museum site.	4/27/2021 3:55 PM
145	Beach boulevard across Walmart	4/27/2021 3:43 PM
146	Near Buena Park mall and or more on Orangethorpe	4/27/2021 3:38 PM
147	Near gold course. ADU would work there as well as condo developments to promote home ownership	4/27/2021 3:35 PM
148	Anywhere North of Orangethorpe Ave	4/27/2021 3:34 PM
149	Buena Park mall	4/27/2021 3:29 PM
150	Replace the hotel at Valley View and Orangethorpe	4/27/2021 1:39 PM
151	At the mall in the parking lot and build a parking structure for parking. Along beach blvd for mixed use buildings. Strip malls are prime spots for mixed use units.	4/27/2021 1:26 PM



# Chapter 11 Housing Element

## City of Buena Park 2021-2029 Housing Element Online Housing Needs Survey Results

### ENGLISH RESPONSES

152	Definitely at the mall - the mall is not a major source of revenue and could be revitalized by incorporating mixed use buildings - commercial tenants would benefit from having a built in customer base and it could be used to create an actual district. Older shopping centers create similar opportunities - at La Palma/Western, La Palma/Crescent, along Orange/Thorpe, along Beach Blvd	4/27/2021 1:05 PM
153	Vacant lots	4/27/2021 10:41 AM
154	Near the Buena Park Metro station	4/27/2021 10:31 AM

Q10 Por favor, escriba a continuación, donde las nuevas oportunidades de vivienda deberían estar ubicadas en la Ciudad. Las respuestas pueden incluir ubicaciones generales (por ejemplo: "Artesia Blvd. y Western Ave." o "Cerca de Buena Park Mall") (por favor escriba)

### SPANISH RESPONSES

#	RESPONSES	DATE
1	Gilbert y Rosecrans	5/7/2021 9:02 AM
2	Cerca de Buena Park mall	4/30/2021 8:31 AM
3	Buena Park Junior high	4/29/2021 7:04 PM
4	knots	4/29/2021 6:03 PM
5	Ameglar toda la zona western y Orange/Thorpe hay mucha casa vieja	4/29/2021 5:26 PM
6	Artesia Blvd	4/29/2021 5:25 PM
7	Western ave Artesia Blvd knots ave	4/29/2021 5:25 PM

Q10 시에서 새로운 주거 기회가 있어야하는 곳을 아래에 적어주세요. 대답에는 일반적인 위치 (예: "Artesia Blvd.", "Western Ave." 또는 "부에나 파크 몰 근처") (기재해 주세요)

### KOREAN RESPONSES

#	RESPONSES	DATE
1	beach bvd	6/29/2021 4:11 PM
2	오르겐스입니다	6/5/2021 5:48 PM
3	블루턴 공항지역	5/7/2021 2:41 PM
4	Artesia Blvd	4/30/2021 9:07 AM
5	Buena Park Mall	4/29/2021 11:48 PM
6	Western Ave	4/29/2021 10:21 PM
7	Western ave	4/29/2021 7:02 PM
8	Artesia Blvd	4/29/2021 5:39 PM
9	Artesia Blvd	4/28/2021 8:35 PM

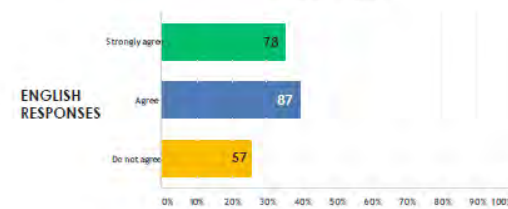


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## City of Buena Park 2021-2029 Housing Element Online Housing Needs Survey Results

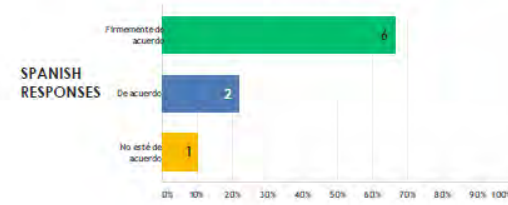
Q11 Please select whether you strongly agree, agree, or do not agree with the following statement: It is difficult to find affordable rental housing in the City of Buena Park.

Answered: 222 Skipped: 3



Q11 Seleccione si está totalmente de acuerdo, está de acuerdo o no de acuerdo con la siguiente declaración: Es difícil encontrar viviendas de alquiler asequibles en la Ciudad de Buena Park.

Answered: 9 Skipped: 0



34

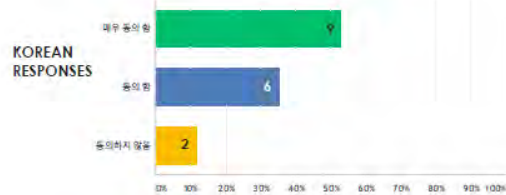


# Chapter 11 *Housing Element*

City of Buena Park 2021-2029 Housing Element  
Online Housing Needs Survey Results

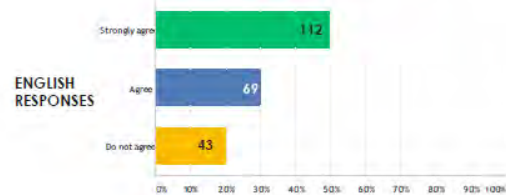
Q11 다음 진술에 대해 매우 동의 하는지, 동의하는지 또는 동의하지 않는 지 선택하세요. 부에나 파크시에서 저렴한 임대 주택을 찾기가 어렵습니다.

Answered: 17 Skipped: 0



Q12 Please select whether you strongly agree, agree, or do not agree with the following statement: It is difficult to find affordable housing for ownership in the City of Buena Park.

Answered: 224 Skipped: 1

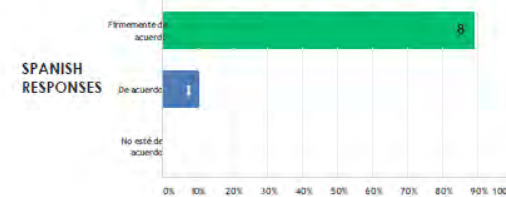


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City of Buena Park 2021-2029 Housing Element  
Online Housing Needs Survey Results

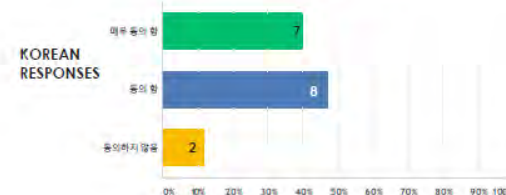
Q12 Por favor, seleccione si está totalmente de acuerdo, está de acuerdo o no con la siguiente declaración: Es difícil encontrar viviendas con unidades de bajos recursos para comprar en la Ciudad de Buena Park.

Answered: 9 Skipped: 0



Q12 다음 진술에 대해 매우 동의 하는지, 동의하는지 또는 동의하지 않는 지 선택하세요. 부에나 파크시에서 소유할 저렴한 주택을 찾기가 어렵습니다.

Answered: 17 Skipped: 0



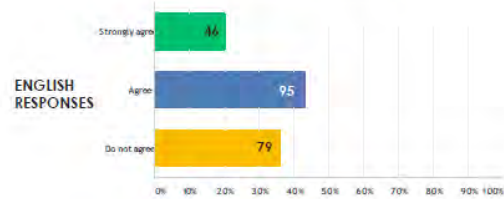
36

# Chapter 11 *Housing Element*

City of Buena Park 2021-2029 Housing Element  
Online Housing Needs Survey Results

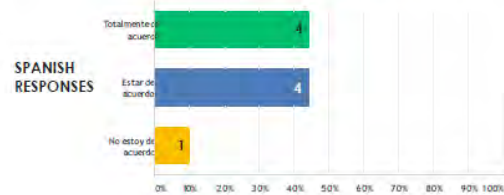
Q13 Please select whether you strongly agree, agree, or do not agree with the following statement: It is difficult to find available rental housing in the City of Buena Park.

Answered: 220 Skipped: 5



Q13 Seleccione si está totalmente de acuerdo, de acuerdo o en desacuerdo con la siguiente declaración: Es difícil encontrar viviendas de alquiler disponibles en la Ciudad de Buena Park.

Answered: 5 Skipped: 0

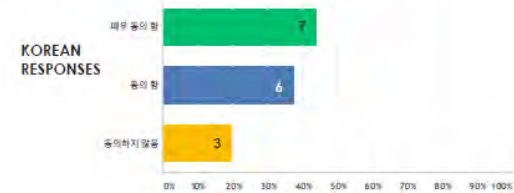


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City of Buena Park 2021-2029 Housing Element  
Online Housing Needs Survey Results

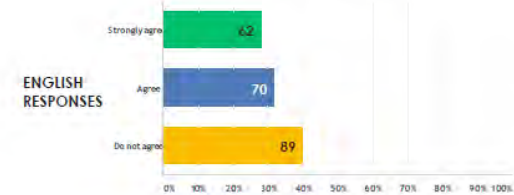
Q13 다음 진술에 대해 매우 동의 하는지, 동의하는지 또는 동의하지 않는지 선택하세요. 부에나 파크시에서 구할 수 있는 임대 주택을 찾기가 어렵습니다.

Answered: 16 Skipped: 1



Q14 Please select whether you strongly agree, agree, or do not agree with the following statement: It is difficult to find available homes for purchase in the City of Buena Park.

Answered: 221 Skipped: 4



38

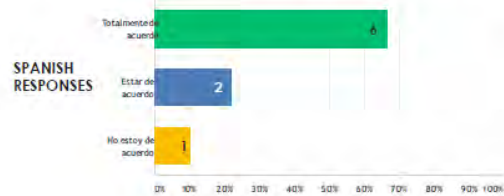


# Chapter 11 *Housing Element*

City of Buena Park 2021-2029 Housing Element  
Online Housing Needs Survey Results

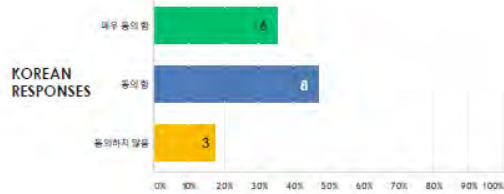
Q14 Seleccione si está totalmente de acuerdo, de acuerdo o en desacuerdo con la siguiente declaración: Es difícil encontrar casas disponibles para comprar en la Ciudad de Buena Park.

Answered: 9 Skipped: 0



Q14 다음 진술에 대해 매우 동의 하는지, 동의하는지 또는 동의하지 않는지 선택하세요. 부에나 파크시에서 구매 가능한 주택을 찾기 어렵습니다.

Answered: 17 Skipped: 0

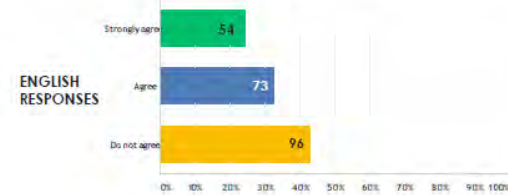


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City of Buena Park 2021-2029 Housing Element  
Online Housing Needs Survey Results

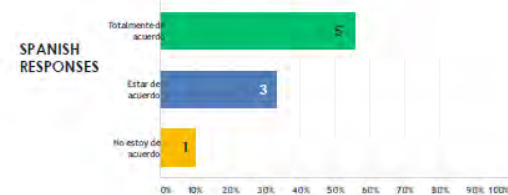
Q15 Please select whether you strongly agree, agree, or do not agree with the following statement: The condition of neighborhoods (streetlights, sidewalks, parks, etc.) is the foremost challenge facing the community.

Answered: 223 Skipped: 2



Q15 Seleccione si está totalmente de acuerdo, de acuerdo o en desacuerdo con la siguiente declaración: La condición de los vecindarios (farolas, aceras, parques, etc.) es el principal desafío que enfrenta la comunidad.

Answered: 9 Skipped: 0



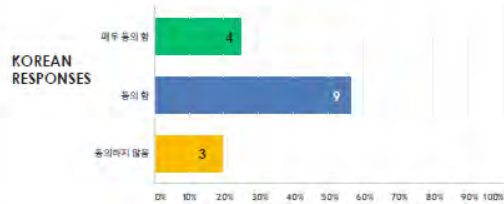
40

# Chapter 11 *Housing Element*

## City of Buena Park 2021-2029 Housing Element Online Housing Needs Survey Results

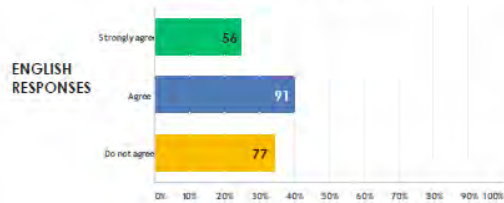
Q15 다음 진술에 대해 매우 동의 하는지, 동의하는지 또는 동의하지 않는지 선택하세요. 동네의 상태 (가로등, 보도, 공원등)는 지역 사회가 직면한 가장 큰 도전입니다.

Answered: 16 Skipped: 1



Q16 Please select whether you strongly agree, agree, or do not agree with the following statement: The condition of existing housing and property maintenance is the foremost challenge facing the community.

Answered: 224 Skipped: 1

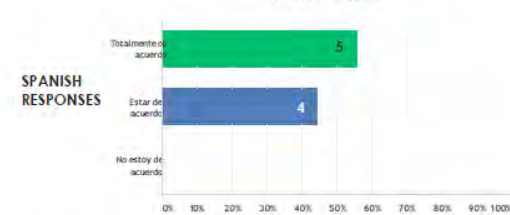


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## City of Buena Park 2021-2029 Housing Element Online Housing Needs Survey Results

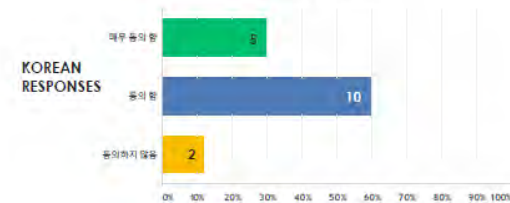
Q16 Seleccione si está totalmente de acuerdo, de acuerdo o en desacuerdo con la siguiente declaración: La condición de la vivienda existente y el mantenimiento de la propiedad es el principal desafío que enfrenta la comunidad.

Answered: 9 Skipped: 0



Q16 다음 진술에 대해 매우 동의 하는지, 동의하는지 또는 동의하지 않는지 선택하세요. 기존 주택과 재산 관리의 조건은 커뮤니티가 직면한 가장 큰 도전입니다.

Answered: 17 Skipped: 0



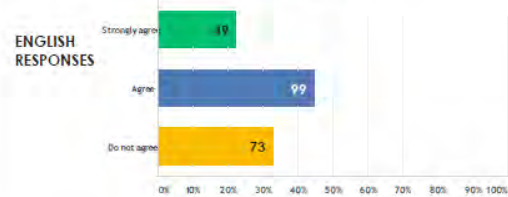
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## Chapter 11 *Housing Element*

### City of Buena Park 2021-2029 Housing Element Online Housing Needs Survey Results

Q17 Please select whether you strongly agree, agree, or do not agree with the following statement: Do you think Accessory Dwelling Units (ADUs/second units) would provide additional housing options in the City of Buena Park?

Answered: 221 Skipped: 4



Q17 Seleccione si está totalmente de acuerdo, de acuerdo o en desacuerdo con la siguiente declaración: Unidades de Vivienda Accesorias- "Accessory Dwelling Units" (ADU / Segundas Unidades) proporcionarían opciones de vivienda adicionales en la Ciudad de Buena Park.

Answered: 9 Skipped: 0

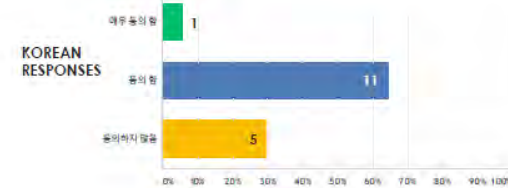


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### City of Buena Park 2021-2029 Housing Element Online Housing Needs Survey Results

Q17 다음 진술에 강력히 동의하는지, 동의하지 않는지 선택하세요. 부대 주거 유닛 (ADU/두번째 유닛)은 부에나 파크시에서 추가 주거 옵션을 제공할 수 있습니다

Answered: 17 Skipped: 0



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# Chapter 11 Housing Element

## City of Buena Park 2021-2029 Housing Element Online Housing Needs Survey Results

Q18 What are primary benefits or challenges of Accessory Dwelling Units (ADUs/second units)? Please write in your response here:

Answered: 153 Skipped: 52

### ENGLISH RESPONSES

#	RESPONSES	DATE
1	It diminishes property value in surrounding neighborhoods	7/12/2021 5:32 PM
2	The quality of the tents	7/11/2021 7:27 PM
3	Parking	7/11/2021 3:23 PM
4	house the homeless	7/11/2021 11:49 AM
5	Additional overcrowding of street parking	7/10/2021 7:07 PM
6	No opinion	7/10/2021 3:19 PM
7	ADUs create additional burdens on neighbors with regards to parking, noise, privacy and systems. ADUs lower property values because single family zones are now multi-family zones. Buena Park's neighborhoods were not build with this type of development in mind.	7/7/2021 7:42 AM
8	Overcrowding. Changing the city from a community to a bunch of strangers shoved into small spaces where they will fight over parking, noise, and resources!	7/2/2021 6:51 PM
9	no response	7/1/2021 11:33 AM
10	Parking, crime, overcrowding, rezoning neighborhoods without communities consenting, noise, urbanization, homeownership is proven to result in better safer higher value neighborhoods that rental communities do not. ADU to solve very low income housing would bring drugs, crime, child safety issues into otherwise safe communities. Bad idea from start to finish.	6/30/2021 2:22 PM
11	Having my mom living with us	6/29/2021 9:01 PM
12	ADUs provide more housing and we need a lot more housing.	6/29/2021 11:53 AM
13	Challenges to ADUs: education to property owners to use existing backyards, removing existing development fees from the city and school districts to lower costs for ADUs, not having model ADU architectural plans on the city website that can be approved administratively and quickly, having high parking minimums for ADUs, stringent on-street parking rules for low-density neighborhoods, remove setbacks in the front and backyards for ADUs. Benefits are clear for everyone.	6/29/2021 7:55 PM
14	They are cheap (\$75k for a garage conversion), can be done quickly (they don't require CEQA), provide needed income for homeowners, provide affordable housing, and increase property values and the tax base.	6/29/2021 6:50 PM
15	Benefits: ADUs do not take up a lot of space, they can be added to land on existing properties, they can provide affordable housing options especially for younger people. Challenges: they are not always visually appealing	6/28/2021 1:18 PM
16	Challenge is financing. Lots of permits are requested but never come to completion because the person realizes they can't get \$100k in funding to build an ADU	6/28/2021 11:27 AM
17	Don't know	6/25/2021 4:11 PM
18	benefits are housing but cramped homes, \$\$, privacy/noise and overseeing rental costs	6/25/2021 3:48 PM
19	Elder care	6/21/2021 12:11 PM
20	Parking options make it difficult	6/20/2021 1:57 PM
21	Not enough space	6/15/2021 2:55 PM
22	Benefits—provides more housing. Challenges—finding lots with enough space and access for	6/14/2021 11:07 AM



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## City of Buena Park 2021-2029 Housing Element Online Housing Needs Survey Results

### ENGLISH RESPONSES

81	Too many cars/persons per household	5/11/2021 1:35 PM
82	extra income	5/11/2021 7:32 AM
83	N/A	5/12/2021 6:34 AM
84	I don't know	4/30/2021 8:09 PM
85	2nd unit in SFRs may make sense in properties with space in yard.	4/30/2021 5:41 PM
86	Overcrowding	4/30/2021 4:25 PM
87	Not sure, but I suppose that it could be that lot sizes of homes are generally not large enough to accommodate ADUs.	4/30/2021 3:33 PM
88	Challenges for accessory dwelling units would be that I would exclude families bigger than 4 (2 adults, 2 children). However I would address the homeless problem we have within the city	4/30/2021 9:48 AM
89	n/a	4/30/2021 9:27 AM
90	No benefit	4/30/2021 8:33 AM
91	City regulations make it near impossible to build one. ADUs might help provide additional housing for new residents, but would also allow for extended family to live together. ADUs should also be allowed to be used as short-term rentals.	4/30/2021 12:47 AM
92	Income property, reduce the number of occupants in single family homes. Potentially could lead to renting the units over capacity.	4/30/2021 12:39 AM
93	NA	4/29/2021 10:39 PM
94	They need elevators, ramps, handrails,	4/29/2021 10:38 PM
95	Na	4/29/2021 10:15 PM
96	Affordable, closer to families	4/29/2021 8:55 PM
97	Space and willingness to build	4/29/2021 8:34 PM
98	I don't know	4/29/2021 8:15 PM
99	The primary challenge might be overcrowding of vehicles in neighborhoods.	4/29/2021 8:03 PM
100	Lot sizes are not large enough to accommodate.	4/29/2021 7:32 PM
101	There's not enough available parking as it is. ADUs will only exacerbate the problem.	4/29/2021 7:18 PM
102	Saving the cost which can help 2 families	4/29/2021 7:10 PM
103	Adding more residential on existing land	4/29/2021 6:31 PM
104	It depends, are people building ADUs for existing family or will they be rented to another ten people? Ten people living in a house plus ten people living in an ADU is worse.	4/29/2021 6:06 PM
105	Not sure	4/29/2021 6:02 PM
106	Special Needs Individuals	4/29/2021 5:52 PM
107	I think it would bring in people from a lower income group. There are already too many apartment complexes clustered in an area and lack of home pride in some houses in the zip code.	4/29/2021 5:49 PM
108	a place for older relatives, rental income that makes ownership affordable	4/29/2021 5:46 PM
109	Unknown	4/29/2021 5:46 PM
110	Parking is challenging when you have overcrowded apartments.	4/29/2021 5:44 PM
111	More housing will be available	4/29/2021 5:44 PM
112	Race and gender	4/29/2021 5:44 PM
113	It is a good opportunity but it will increase the parking spaces on the streets	4/29/2021 5:37 PM



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# Chapter 11 Housing Element

## City of Buena Park 2021-2029 Housing Element Online Housing Needs Survey Results

### ENGLISH RESPONSES

114	Our city does not currently enforce existing housing or vehicle codes so adding more units would just compound the problems our neighborhoods and homeowners/taxpayers already face. More units means more non owning-uncommitted people, more vehicles and unfortunately more stress on our city services from people not paying into the funds. This means more expenses for the people who live and own their property without the support of our city to keep our community nice. I could support ADUs if our city was more committed to supporting those of us who own and call this city home.	4/29/2021 5:36 PM
115	More affordable.	4/29/2021 5:36 PM
116	Don't know	4/29/2021 5:29 PM
117	Not enough of them	4/29/2021 5:26 PM
118	NA	4/29/2021 5:22 PM
119	N/a	4/29/2021 5:21 PM
120	Benefits are we will have more housing for our homeless population.	4/29/2021 2:36 PM
121	If there is enough room on a property to build or add an ADU, it should be allowed. Many properties will be too small though.	4/29/2021 9:18 AM
122	ADUs destroys the quality of living in suburban tract housing. Kids and out-of-state's should be the ultimate goal with rental and condominium living alternative means for young adults and aging seniors.	4/29/2021 8:05 AM
123	Unknown	4/29/2021 12:15 AM
124	Benefits: keeping families together, providing additional income to home-owners, providing housing for low-income residents	4/29/2021 11:30 PM
125	Pros: affordable can fit more homes in Cons: it's a bandaid over a bullet hole. Essentially ADUs don't address long term housing issues - families will outgrow them and have nowhere to go because REAL affordable housing is still out of budget.	4/29/2021 10:48 PM
126	benefits for housing for elderly parent challenge: could be use by some for rental income for overcrowded areas with little parking	4/29/2021 9:55 PM
127	benefits: more choice in affordable housing	4/29/2021 4:50 PM
128	Over crowding, blight	4/28/2021 4:36 PM
129	Front yard ADUs?	4/28/2021 3:58 PM
130	Benefit: More housing/Less expensive to rent	4/28/2021 2:38 PM
131	It's bringing in too many low income residents and bringing down the home values	4/28/2021 2:18 PM
132	Parking on streets can be challenging. Additional income for existing homeowner sharing lot is a benefit.	4/28/2021 11:52 AM
133	Adding more ADUs means more influx of people and use of resources. Although I agree with the concept of the ADU it should be careful planned and develop as not to increase the population beyond the resources available.	4/28/2021 9:32 AM
134	Homes need to be permanent.	4/28/2021 9:05 AM
135	Simply: If existing, responsible homeowners accept an ADU on their property they can govern the quality of the renter in our city. If there is monetary and lawful assistance from the city that would help. Personally I wouldn't have a problem renting an ADU to a professional who works in our city who is saving to buy a home.	4/28/2021 8:34 AM
136	Increasing the number of residence only increases more congestion than we already have within the general and surrounding areas.	4/28/2021 8:23 AM
137	Additional living space as well as additional income for home owner	4/28/2021 8:10 AM
138	Challenges: over crowding neighborhoods; Impacts street parking; public safety	4/28/2021 7:14 AM
139	Challenge - city staff and council are adamantly opposed to them. Benefits - additional housing quickly and cheaply, additional income for homeowners, multigenerational living, legalizing	4/28/2021 6:32 AM



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## City of Buena Park 2021-2029 Housing Element Online Housing Needs Survey Results

### ENGLISH RESPONSES

140	existing illegal garage conversions, adding value to existing real estate stock and higher property tax revenue.	4/27/2021 8:19 PM
141	Homeowners need to the opportunity to make a profit to make it worth it to build them. Perhaps a 5 year Air BnB followed by only long term rentals instead of making Air BnB so challenging.	4/27/2021 7:53 PM
142	Benefit more square foot space. Challenges or disadvantage less size in land.	4/27/2021 6:44 PM
143	Parking and overcrowding in neighborhoods.	4/27/2021 6:37 PM
144	I wanted to build a adu for my daughter and grandbaby but the city said our street is too narrow. We would have the same amount of people living in the house as we do now they would just have their own space.	4/27/2021 6:36 PM
145	None	4/27/2021 6:34 PM
146	Unknown	4/27/2021 6:26 PM
147	To keep in laws close	4/27/2021 6:11 PM
148	As long as they are used for family members and not as rental with a huge family	4/27/2021 6:00 PM
149	The ADU should be aesthetically pleasing and not overcrowded. It needs to be permitted and not an illegal conversion	4/27/2021 5:41 PM
150	Keeping the elderly home with family but giving them independence.	4/27/2021 5:36 PM
151	Over population of residential areas and traffic. The city should take it as a compliment that this is a nice city to live in. A family friendly community where people want to live. Not cram more people in on top of each other bringing more stress on roads, infrastructure and schools. Bringing more and more people into a city that doesn't have extra land to build on really decreases the quality of life for the people that moved here for the quality of life the city has to offer.	4/27/2021 5:01 PM
152	The ability to have a family member close to assist them.	4/27/2021 4:23 PM
153	We already have multi generational families living in our neighborhoods, the ADUs will bring more crowding to our neighborhoods.	4/27/2021 4:10 PM
154	Don't know	4/27/2021 3:55 PM
155	Parking Issues Proximity to neighboring homes. Benefits: Affordable housing. Keep families together.	4/27/2021 3:35 PM
156	Investors will purchase property to add ADUs	4/27/2021 3:34 PM
157	n/a	4/27/2021 3:29 PM
158	Taking care of Seniors and kids who are in college or young professional	4/27/2021 3:28 PM
159	Do not see ADUs being used to house other families. I only see them being used as a guest house for friends and family.	4/27/2021 1:39 PM
160	parking issues	4/27/2021 1:26 PM
161	They provide additional housing especially if used for rental property.	4/27/2021 1:05 PM
162	Create additional density without scaring single-family home owners, provide more affordable options, allow city to meet RHNA goals in a less visible manner. Helps create multi-generational communities in our existing communities and allows for people of various incomes to access the same communities	4/27/2021 10:41 AM
163	Pros: Bring down cost of ownership. Keep families together, but not in apartments. Cons: Loss of garage or backyard space.	4/27/2021 10:31 AM
164	Low cost	



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# Chapter 11 *Housing Element*

## City of Buena Park 2021-2029 Housing Element Online Housing Needs Survey Results

Q18 ¿Cuáles son los principales beneficios o desafíos de las Unidades de Vivienda Accesorias- "Accessory Dwelling Units" (ADU / segundas unidades)? Escriba su respuesta aquí:

Answered: 5 Skipped: 4

### SPANISH RESPONSES

#	RESPONSES	DATE
1	El costo de alquiler puede ser un desafío vs el costo de la adición.	5/7/2021 9:02 AM
2	mas casas de bajo costo a familia para comprar.	4/29/2021 6:03 PM
3	Beneficios solo para los dueños de casa y para las personas solteras que no ocupan mucho espacio pero no es una buena opción para una familia, aparte que sería vivir como en un globo todos amontonados	4/29/2021 5:26 PM
4	Mas espacios para las personas	4/29/2021 5:25 PM
5	Las reparaciones de las viviendas existentes y el alto costo de arrendamiento	4/29/2021 5:25 PM

Q18 부대 주거 유닛 (ADU/두번째 유닛)의 주요 이점 또는 과제는 무엇입니까? 여기에 당신의 답변을 작성하세요

Answered: 6 Skipped: 11

### KOREAN RESPONSES

#	RESPONSES	DATE
1	uncomfortable and privacy issue	6/29/2021 4:11 PM
2	주책난 해소나 추가 수입을 만들 수 있습니다.	6/28/2021 10:50 PM
3	Parking problem in resident area	6/6/2021 9:57 AM
4	잘 모르겠습니다	6/6/2021 5:48 PM
5	없다	4/29/2021 11:48 PM
6	Price	4/29/2021 5:39 PM



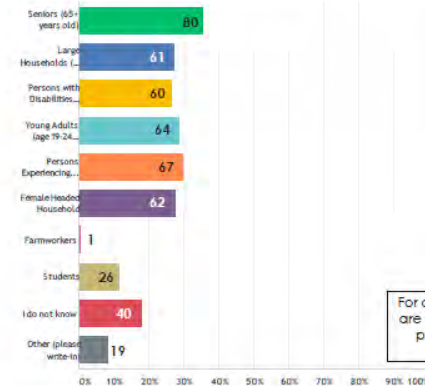
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## City of Buena Park 2021-2029 Housing Element Online Housing Needs Survey Results

### ENGLISH RESPONSES

Q19 Which of the following special needs groups below are most in need of housing and/or related services in the City? (Select three choices)

Answered: 225 Skipped: 0



For answer choices that are cutoff in the graph, please refer to the table below.

ANSWER CHOICES	RESPONSES
Seniors (65+ years old)	35.56% 80
Large Households (5 or more members)	27.11% 61
Persons with Disabilities (developmental or physical disabilities)	26.67% 60
Young Adults (age 19-24 years old)	28.44% 64
Persons Experiencing Homelessness	29.78% 67
Female Headed Household	27.56% 62
Farmworkers	0.44% 1
Students	11.56% 26
I do not know	17.78% 40
Other (please write-in)	8.44% 19
Total Respondents: 225	



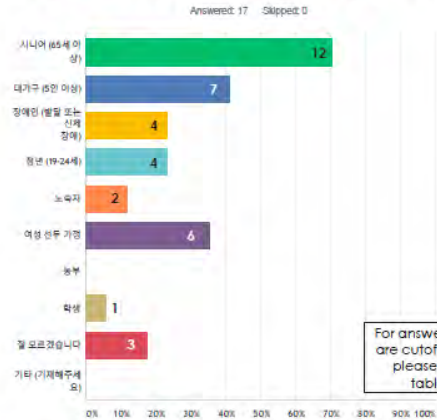
50

# Chapter 11 Housing Element

## City of Buena Park 2021-2029 Housing Element Online Housing Needs Survey Results

### KOREAN RESPONSES

Q19 아래의 특수 요구 그룹 중 시에서 주택과/또는 관련 서비스를 가장 많이 필요로하는 그룹은 무엇입니까? (3가지를 선택하세요)



For answer choices that are cutoff in the graph, please refer to the table below.

시니어 (65세 이상)	70.59%	12
대가족 (5인 이상)	41.18%	7
장애인 (발달 또는 신체 장애)	23.53%	4
청년 (19-24세)	23.53%	4
노숙자	11.76%	2
여성 선택 가정	35.29%	6
농부	0.00%	0
학생	5.88%	1
잘 모르겠습니다	17.65%	3
기타 (기타해주세요)	0.00%	0
Total Respondents: 17		



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## City of Buena Park 2021-2029 Housing Element Online Housing Needs Survey Results

Q20 Which housing types, if any, are not adequately provided within the City of Buena Park? (Choose all that apply.)

Answered: 224 Skipped: 1



### ANSWER CHOICES

Single-family Homes (detached house)
Condos or Townhomes
Duplex, Triplex, or Fourplex Units
Residential mixed-use (residential use with commercial or office components)
Transitional or Supportive Housing (affordable and special needs housing linked to supportive services), particularly for persons experiencing homelessness or with disabilities
Student Housing (off university campus housing for students)
Senior (age-restricted/55+)
Assisted Living Facilities
Affordable Housing (restricted by deed or special agreement)
Accessory Dwelling Units (ADUs or Second Units/Granny Flats)
Emergency Shelter for the homeless
I do not know
Total Respondents: 224

For answer choices that are cutoff in the graph, please refer to the adjacent table.

### ENGLISH RESPONSES



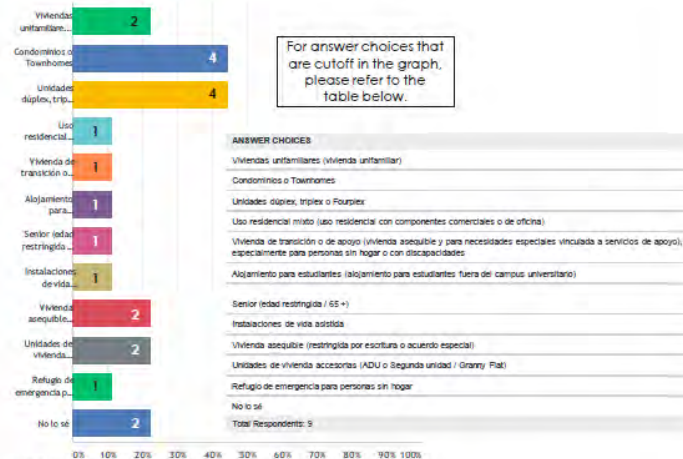
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# Chapter 11 Housing Element

## City of Buena Park 2021-2029 Housing Element Online Housing Needs Survey Results

Q20 ¿Qué tipos de viviendas, si las hay, no se proporcionan adecuadamente dentro de la Ciudad de Buena Park? (elijá todo lo que corresponda)

Answered: 9 Skipped: 0



SPANISH RESPONSES



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## City of Buena Park 2021-2029 Housing Element Online Housing Needs Survey Results

Q20 부에나 파크시에서 적절하게 제공되지 않는 주택 유형은?

Answered: 17 Skipped: 0



KOREAN RESPONSES



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# Chapter 11 Housing Element

## City of Buena Park 2021-2029 Housing Element Online Housing Needs Survey Results

Q21 What aspect(s) of housing is/are most important to you? Examples may include access/proximity to shopping, parks, and amenities; private open space; safety/security; parking; multi-generational accommodations; etc. (please write in)

Answered: 197 Skipped: 28

### ENGLISH RESPONSES

#	RESPONSES	DATE
1	Safety	7/29/2021 5:57 PM
2	Proximity to shopping and parks as well as efficient usage of space (not large yards or grass); safety	7/13/2021 11:01 PM
3	Safety and security	7/12/2021 5:32 PM
4	Safety, security and enough parking	7/11/2021 7:27 PM
5	Parking	7/11/2021 3:23 PM
6	nearness to parks; affordability; safety	7/11/2021 11:49 AM
7	Private open space	7/10/2021 7:07 PM
8	Shopping	7/10/2021 3:36 PM
9	Safety/Security	7/10/2021 3:19 PM
10	parking, privacy, multi-generational, proximity to work (downtown la) public transportation	7/8/2021 8:08 AM
11	Maintaining the single family neighborhoods. Not allowing ADUs. Creating more parks and open spaces.	7/7/2021 7:42 AM
12	Parks, streets, and adequate services for the population. Private property and ownership increases the amount of time and energy people put into improving their community. Safety and security comes with knowing your neighbors and establishing long term relationships. We came to Buena Park because it was a community, not an overcrowded place that no one cares about - but that is what it is becoming lately/shopping	7/2/2021 6:51 PM
13	safety neighborhood	7/1/2021 11:33 AM
14	Safety private open space appropriate infrastructure ratio to population	6/30/2021 2:22 PM
15	Safety and security	6/29/2021 9:01 PM
16	Access to parking. Close to shopping and mixed use housing	6/29/2021 11:53 AM
17	Access to amenities, open space-trails & parks, walking distance to transit	6/28/2021 7:55 PM
18	Cost, availability, ease of construction, restrictive zoning	6/28/2021 6:50 PM
19	Updated plumbing systems, environmental sustainability, private open space, access/proximity to big streets and freeways, proximity to parks and green space, parking, safety	6/28/2021 1:18 PM
20	Affordable homeownership options	6/28/2021 11:27 AM
21	Parking	6/25/2021 4:11 PM
22	1. Rental costs. After developers sell the units, those who aren't able to own the units will be subjected to rent. Will there be rent control? How will it be secured that rents will not go up exponential from landlords? Also...close to parks/shopping areas/ private open space/safety/PARKING/multigenerational comments	6/25/2021 3:48 PM
23	Public transportation	6/21/2021 12:11 PM



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## City of Buena Park 2021-2029 Housing Element Online Housing Needs Survey Results

### ENGLISH RESPONSES

24	Private open space, safety, and close to amenities.	6/20/2021 1:57 PM
25	City of Buena Park needs to analyze parking conditions	6/19/2021 7:35 AM
26	Rental	6/19/2021 2:55 PM
27	parking	6/13/2021 10:55 PM
28	Dog-friendly parks	6/13/2021 8:49 AM
29	safety/security, good investment	6/12/2021 9:38 AM
30	Safety and security is a major concern. Lack of parking is also a problem in many neighborhoods too many apartments with not enough parking area. This creates parking issues in single family home neighborhoods.	6/11/2021 2:30 PM
31	Parking multi gen accommodation	6/11/2021 6:04 AM
32	Updating asbestos	6/10/2021 3:36 PM
33	Private open space,	6/10/2021 2:16 PM
34	Mix use close to transportation,	6/10/2021 2:01 PM
35	Safety of neighborhoods	6/10/2021 12:06 PM
36	Good size outdoor space.	6/10/2021 1:09 AM
37	Safety and access to shopping	6/9/2021 5:30 PM
38	Clean and safe streets, maintenance/remodeling existing aging houses	6/8/2021 2:02 PM
39	Safety and affordability	6/8/2021 10:57 AM
40	Parking, access to shopping, quiet neighborhood	6/8/2021 10:45 AM
41	Safety/Security. A sense of neighborhood. Maintenance of existing housing to keep the quality of the area high.	6/8/2021 5:41 AM
42	Limiting density	6/7/2021 8:16 PM
43	Housing the homeless	6/7/2021 7:11 PM
44	safety/security	6/7/2021 5:30 PM
45	access to train station	6/6/2021 11:01 PM
46	Emergency services	6/6/2021 10:01 AM
47	My neighborhood not turning into multifamily housing because it take 2 families to afford the house. And old dingy homes not being kept up.	6/6/2021 6:37 PM
48	Safety	6/4/2021 12:00 AM
49	Safe neighborhoods, adequate parking where apartments and multi family dwellings exist, housing built over shopping centers, traffic control within new and existing neighborhoods, bike lanes/safety corridors for riding, parks, gyms for recreational use, walking paths, and traffic lights that are synced to aid in the flow of traffic.	6/1/2021 12:48 PM
50	Private open spaces, sizable and private yards. Love BP Police and appreciate their work around security and safety!	5/31/2021 9:57 PM
51	Safety/security, proximity to shopping and parks.	5/29/2021 2:45 PM
52	affordability, access to parks, shopping and amenities, safety for residents - low crime rate and art	5/28/2021 2:10 PM
53	Centrally located near shopping, grocery stores, parks and bus stops.	5/27/2021 7:01 PM
54	Safe space for children.	5/26/2021 3:37 PM
55	Low or no noise, safety and security, good policing	5/25/2021 9:07 PM
56	Safety/security	5/25/2021 5:45 PM



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## Chapter 11 *Housing Element*

City of Buena Park 2021-2029 Housing Element  
Online Housing Needs Survey Results

## ENGLISH RESPONSES

57	Open space, safety	5/23/2021 11:15 PM
58	Private open space safety security schools and parks nearby	5/23/2021 1:44 PM
59	ADA wheelchair accessible flats, multi-generational accommodations	5/23/2021 10:45 AM
60	Where I live now	5/21/2021 10:44 AM
61	Safety	5/20/2021 11:38 AM
62	Parking	5/20/2021 8:00 AM
63	Cleanliness, overall neighborhood appearance, lack of crime and transients around my neighborhood.	5/20/2021 5:51 AM
64	Safety, parking,	5/19/2021 3:28 PM
65	Privacy,	5/19/2021 3:10 PM
66	Safety, parking, and park amenities to exercise	5/19/2021 2:40 PM
67	Safety, pride of ownership, privacy, low density, quality neighbors.	5/19/2021 7:09 AM
68	Safety/Security, multi-generational accommodations	5/19/2021 2:18 AM
69	Safety security	5/18/2021 1:53 PM
70	private open space	5/18/2021 8:35 AM
71	Private open space. Quiet. Nice neighborhoods. No high rises.	5/17/2021 9:23 AM
72	Multi rooms	5/14/2021 9:03 AM
73	security	5/14/2021 9:01 AM
74	Safety and multigenerational accommodations	5/12/2021 7:44 PM
75	Access to fresh produce, eggs, cheeses, baked goods that often come with Farmers Markets. The BP Farmers market does not reflect a true Farmers market experience. Housing with a walkable city with great access to parks and shops all in a safe and secure environment. Utilize SCE beltways with walking paths for neighborhoods which include this space.	5/12/2021 4:02 PM
76	Providing safe parking and/or providing for public transportation options. Ensuring there is adequate open space (e.g., parks).	5/12/2021 9:54 AM
77	1. Affordable price for low income Individuals 2. Access to grocery stores (housing more than 1 mile away from grocery stores leads to a food desert <a href="https://www.cdc.gov/od/odissues/2018/15_0096.html#:~:text=The%20US%20Department%20of%20Agriculture,%20%20C%2014%20J.">https://www.cdc.gov/od/odissues/2018/15_0096.html#:~:text=The%20US%20Department%20of%20Agriculture,%20%20C%2014%20J.</a> 3. Away from pollution (freeways and factories) and 4. Near schools/parks 5. Plentiful parking 6. Open space for children to play	5/12/2021 8:20 AM
78	Pets ok and parking	5/7/2021 7:40 AM
79	Parking	5/6/2021 2:35 PM
80	Single parent housing. Single income housing.	5/6/2021 11:30 AM
81	Affordable	5/6/2021 10:29 AM
82	Large private open space with greenery, security, clean neighborhood with greenery, proximity to trails, good electric grid that doesn't have outages when everyone turns on their AC, that the streets don't flood during rain	5/6/2021 6:16 PM
83	Housing with a sidewalk	5/5/2021 8:59 AM
84	Of course close to transportation and shopping, but mainly roof over someone's head as space of their own.	5/5/2021 1:25 AM
85	Large yards	5/4/2021 2:07 PM
86	Safety and security especially from dusk till dawn	5/4/2021 12:13 PM
87	Access/proximity to shopping/transportation; Safety/security; Multi-generational accommodations; Low-income	5/4/2021 9:57 AM



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City of Buena Park 2021-2029 Housing Element  
Online Housing Needs Survey Results

## ENGLISH RESPONSES

88	I believe that everything is important when looking for a place to call home	5/3/2021 10:09 PM
89	residential parking, size of lot & house, maintenance of neighborhood by residents	5/3/2021 3:16 PM
90	Safety and privacy	5/3/2021 11:25 AM
91	For me safety and security. I walk a lot and I see how poorly maintained our streets and sidewalks are maintained. City of BP should take pride in their city. Beauty our City, no pot holes, undo we in sidewalks, tree trimming, abandoned furniture left on sidewalk and open spaces. Devise a community base program where you get volunteers to help our Seniors maintain their homes. Many of our elders are in need of assistance in this area. Programs for financial help as well. Low interest rate loans with longer periods to pay off. Programs where their money girl Seniors you qualify if nonevercares free of charge when their is a financial need. Lets help each other keep and maintain our City Beautiful. .	5/3/2021 8:37 AM
92	maintaining prop 13 tax base	5/3/2021 6:22 AM
93	Open space, safety, low taxes	5/3/2021 12:23 AM
94	Parking and security	5/2/2021 7:52 PM
95	Safety/security, parking	5/2/2021 11:32 AM
96	Non congested streets/parking holes/less crime/ cleaner parks with police patrol for transilabsliving in RVs in parking lots	5/1/2021 1:35 PM
97	private open space, parking, good school district	5/1/2021 7:32 AM
98	N/a	5/1/2021 6:34 AM
99	Schools and parks	4/30/2021 10:37 PM
100	Safety, Amount of bedrooms and bathrooms and private open space	4/30/2021 8:09 PM
101	Safety/security	4/30/2021 6:41 PM
102	Safety and security	4/30/2021 4:25 PM
103	Safety and security	4/30/2021 3:33 PM
104	affordability, safety and access to shopping centers	4/30/2021 12:42 PM
105	Affordability, proximity to amenities	4/30/2021 12:01 PM
106	Multi generational accommodations	4/30/2021 9:48 AM
107	n/a	4/30/2021 9:27 AM
108	Providing safe transitional housing for the homeless	4/30/2021 8:47 AM
109	School private open space	4/30/2021 8:33 AM
110	Enough parking for apartments, especially when businesses take up residential street spaces. One space per unit is not enough. Make "permit parking" easier to apply for and receive. Access to walking/biking paths throughout the city to better connect the community.	4/30/2021 12:47 AM
111	Safety/security, parking, privacy, restoring neighborhoods, updated city infrastructure	4/30/2021 12:39 AM
112	Private safe space	4/29/2021 10:39 PM
113	Economically friendly and multi generational friendly	4/29/2021 10:38 PM
114	Safety	4/29/2021 10:15 PM
115	Safety/security , parking, private/open space, amenities	4/29/2021 8:55 PM
116	Affordability and inventory in safe areas.	4/29/2021 6:34 PM
117	Private open spaces.	4/29/2021 8:15 PM
118	Parking, space for a multi-generational family of 5	4/29/2021 8:03 PM
119	Larger back yard for children to play in and homes with 4+ bedrooms.	4/29/2021 7:32 PM



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# Chapter 11 *Housing Element*

## City of Buena Park 2021-2029 Housing Element Online Housing Needs Survey Results

### ENGLISH RESPONSES

120	Safety and security.	4/29/2021 7:18 PM
121	Affordable housing	4/29/2021 7:10 PM
122	Proximity to shopping and parks	4/29/2021 6:31 PM
123	Safety/security	4/29/2021 6:06 PM
124	Proximity, space, safety	4/29/2021 6:02 PM
125	Private open space, safety, multigenerational accommodation, and parking.	4/29/2021 5:57 PM
126	ADU, parks	4/29/2021 5:52 PM
127	Multi-generational accommodations are important because if our city's demographics; also, the safety of a community and overall look of the housing development. People tend to like that security of a gated community with amenities, like a pool, clubhouse.	4/29/2021 5:49 PM
128	security	4/29/2021 5:48 PM
129	shopping, parks	4/29/2021 5:46 PM
130	Safety and security	4/29/2021 5:46 PM
131	Parking, safety, security	4/29/2021 5:44 PM
132	Affordability, private space, more space, close to parks/ green areas	4/29/2021 5:44 PM
133	Need more affordable townhouse/condo	4/29/2021 5:44 PM
134	Private open space, security, parking	4/29/2021 5:37 PM
135	Safety and open spaces like parks without homeless takeover	4/29/2021 5:36 PM
136	Parking and amenities.	4/29/2021 5:36 PM
137	Parks, schools, grocery stores.	4/29/2021 5:36 PM
138	Safety	4/29/2021 5:29 PM
139	Safety and security	4/29/2021 5:26 PM
140	Safety	4/29/2021 5:22 PM
141	Na	4/29/2021 5:21 PM
142	Safety	4/29/2021 5:20 PM
143	safety/security	4/29/2021 5:18 PM
144	Enough space for big family	4/29/2021 5:17 PM
145	Multi-generational accommodations and safety/security	4/29/2021 5:16 PM
146	Safety and security	4/29/2021 5:15 PM
147	Affordable housing	4/29/2021 2:36 PM
148	safety/security, private open space	4/29/2021 11:31 AM
149	Ability to develop new housing.	4/29/2021 9:18 AM
150	Safe neighborhoods, quality schools, access to groceries.	4/29/2021 8:05 AM
151	Low Income 30 percent or less than income	4/29/2021 12:15 AM
152	close to parks, easy to walk, housing that connects people	4/29/2021 11:30 PM
153	parking, security, safety, multi-generational accommodations, space, cleanliness of neighborhood	4/28/2021 10:48 PM
154	multi-generational accommodations	4/28/2021 9:55 PM
155	proximity to services, retail, transit	4/28/2021 4:50 PM
156	Safety and security, secure parks, proximity to shopping	4/28/2021 4:35 PM



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## City of Buena Park 2021-2029 Housing Element Online Housing Needs Survey Results

### ENGLISH RESPONSES

157	Low mortgage payments with low HOA dues	4/28/2021 3:58 PM
158	Affordable for lower income, safety/security, clean and not run down.	4/28/2021 2:38 PM
159	No more low income housing projects, they breed crime	4/28/2021 2:18 PM
160	Affordability to own/rent.	4/28/2021 11:52 AM
161	Affordability	4/28/2021 9:32 AM
162	Safety, security and parking	4/28/2021 9:05 AM
163	Individual right to own property is the most important, single family housing. Private property ownership gives the residence a voice in their community. Too much 'density housing' development begets more 'density housing' and leaves housing development to developers and not the community. Parks and shopping will come if you build single family homes and a sense of community.	4/28/2021 8:34 AM
164	Private open space	4/28/2021 8:23 AM
165	Safe parks	4/28/2021 6:10 AM
166	Access to transportation and amenities such as groceries, shopping, etc and safety	4/28/2021 7:14 AM
167	Cost, availability, ease of construction, restrictive zoning	4/28/2021 6:32 AM
168	Parking is hell	4/28/2021 3:52 AM
169	Private open space	4/27/2021 9:37 PM
170	Parking! Also, low income (aka affordable) rental properties.	4/27/2021 8:19 PM
171	Access to shopping and parks bike lanes.	4/27/2021 7:53 PM
172	Price and quality	4/27/2021 7:51 PM
173	Parking, safety and access to grocery stores.	4/27/2021 6:44 PM
174	Clean safe space and parks.	4/27/2021 6:37 PM
175	Parks	4/27/2021 6:36 PM
176	I've honestly never thought about it so I have no answer	4/27/2021 6:34 PM
177	Safety and security. Parking.	4/27/2021 6:26 PM
178	Safety and clean	4/27/2021 6:20 PM
179	Open space	4/27/2021 6:11 PM
180	Safety, parks	4/27/2021 6:00 PM
181	safety	4/27/2021 5:41 PM
182	Safety and security, grocery stores, parks.	4/27/2021 5:36 PM
183	Parking and home space	4/27/2021 5:30 PM
184	Safety and security.	4/27/2021 5:01 PM
185	Parking	4/27/2021 4:10 PM
186	Affordability, safety, parking	4/27/2021 3:55 PM
187	safety	4/27/2021 3:43 PM
188	Security and parking	4/27/2021 3:38 PM
189	Safety	4/27/2021 3:38 PM
190	Better upgraded parks, Shopping centers (BPM)	4/27/2021 3:34 PM
191	All of the above	4/27/2021 3:29 PM
192	Safety of our residential neighborhoods	4/27/2021 3:28 PM



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# Chapter 11 *Housing Element*

## City of Buena Park 2021-2029 Housing Element Online Housing Needs Survey Results

### ENGLISH RESPONSES

193	Larger lots	4/27/2021 1:39 PM
194	I would really like to see mixed use housing. Also, public transit accessibility. More public open space like the trail in the La track. And bike lanes!! Why are there no bike lanes?	4/27/2021 1:26 PM
195	Make sure it's tied into active travel! Sustainability is key, many residents depend on or want to walk and bike to places, but the way residential and commercial zoning means it's a terrifying experience to walk and bike. New housing should really take into account where people are actually going to go (Transport for London has an amazing framework for looking at where people actually will go once housing is built) and not just how it affects traffic congestion	4/27/2021 1:05 PM
196	Safe and clean parks. Particularly parks nestled in neighborhoods. Best park to be specific. Great neighborhood. But sketchy park drives down pride of ownership. Please keep our parks safe so families feel comfortable utilizing the amenities.	4/27/2021 10:41 AM
197	Access to public transportation	4/27/2021 10:31 AM

Q21 ¿Qué aspecto (s) de la vivienda son más importantes para usted?  
Los ejemplos pueden incluir acceso / proximidad a tiendas, parques y servicios; espacio abierto privado; seguridad Seguridad; estacionamiento; acomodaciones multigeneracionales; etc. (por favor escriba)

Answered: 7 Skipped: 2

### SPANISH RESPONSES

#	RESPONSES	DATE
1	Acceso asequible, seguridad, estacionamiento	5/7/2021 9:02 AM
2	Accesibilidad	4/30/2021 8:31 AM
3	cerca de escuelas y secundarias.	4/29/2021 6:03 PM
4	Nueva o seminueva, seguridad, espaciosa.	4/29/2021 5:26 PM
5	Los estacionamientos la seguridad	4/29/2021 5:25 PM
6	Alojamiento con más de dos recamaras y más de dos estacionamientos	4/29/2021 5:25 PM
7	espacio abiertos	4/29/2021 5:24 PM



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## City of Buena Park 2021-2029 Housing Element Online Housing Needs Survey Results

Q21 주택의 어떤 면이 당신에게 가장 중요합니까? 예를 들면 쇼핑, 공원과 편의 시설에 대한 접근/근접성을 포함 할 수 있습니다. 개인 공간, 안전/보안; 주차; 다세대 수용 등 (기재해 주세요)

Answered: 15 Skipped: 2

### KOREAN RESPONSES

#	RESPONSES	DATE
1	안전 보안 및 주차	5/29/2021 4:11 PM
2	편의 시설과 안전	5/28/2021 10:50 PM
3	안전, 공원과 식료품 쇼핑의 접근성	5/18/2021 5:42 AM
4	안전	5/8/2021 4:12 PM
5	공원	5/5/2021 5:48 PM
6	안전/보안/주차/학교	5/7/2021 2:41 PM
7	안전 보안 개인 공간	4/30/2021 11:04 AM
8	안전	4/30/2021 9:07 AM
9	안전	4/29/2021 11:48 PM
10	School	4/29/2021 10:21 PM
11	공원, 개인공간, 보안	4/29/2021 7:02 PM
12	공원	4/29/2021 5:39 PM
13	안전	4/29/2021 5:29 PM
14	공원과 편의시설	4/29/2021 8:36 PM
15	Park	4/27/2021 4:38 PM



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# Chapter 11 Housing Element

## City of Buena Park 2021-2029 Housing Element Online Housing Needs Survey Results

Q22 Is there anything else the City should consider as part of its Housing Element Update? (Please write-in)

Answered: 137 Skipped: 88

### ENGLISH RESPONSES

#	RESPONSES	DATE
1	I don't know	7/25/2021 5:57 PM
2	Efficient use of space and sustainability	7/13/2021 11:21 PM
3	The city of Buena Park should require the projects to be constructed utilizing a local and skilled and trained workforce.	7/12/2021 5:32 PM
4	Local hire and skilled and trained workforce requirements reduce construction-related environmental impacts while benefiting the local economy.	7/11/2021 7:27 PM
5	Should require the projects to be constructed utilize a local skilled and trained workforce	7/11/2021 3:23 PM
6	use unions for new ventures, when you use non-union, you reduce wages and protections	7/11/2021 11:49 AM
7	Hire skilled and trained workers and keep the wealth within our community	7/10/2021 7:07 PM
8	Local hire and use skill labor	7/10/2021 3:36 PM
9	I don't know	7/10/2021 3:19 PM
10	Homelessness needs to be addressed but maintaining the character of single family neighborhoods and not overcrowding them is very important for homeowners.	7/7/2021 7:42 AM
11	Adequate parking needs to be added for anything new. More trees and green places too!	7/2/2021 6:51 PM
12	Every question in this survey was designed to accept urbanization as the final outcome. That will result in the deterioration of this beautiful city and if the folks in Sacramento want every city to look like Downtown LA we are in big trouble. Push back hard or you will be complicit the travesty of ruining California Thank you the opportunity to share our concerns	6/30/2021 2:22 PM
13	New denser housing should be prioritized.	6/29/2021 11:53 AM
14	Provided comment in the HEU workshop	6/28/2021 7:55 PM
15	Reduce setbacks, lot coverage ratios and minimum lot sizes to facilitate room additions, ADUs, and lot splits in existing neighborhoods. Do residential zone overlays an all commercial, industrial, educational and religious properties.	6/28/2021 6:50 PM
16	Environmentally sustainable building materials, public health and environmental safety of residents, mixed use zoning, transitional housing community for homeless	6/25/2021 1:18 PM
17	Don't know	6/25/2021 4:11 PM
18	Besides restricting zoning but also enforcing rental control or some sight of overseeing of rental prices from properties. More tenant rights built within the city constitution.	6/25/2021 3:48 PM
19	Smaller single family homes. As a rental property owner I'd like to be able to kick my tenants out without repercussions.	6/20/2021 1:57 PM
20	Parking around rental apartments	6/18/2021 7:36 AM
21	No	6/15/2021 2:55 PM
22	the city planner should modernize the way how new building are utilized, and think for the extended future where population grow out pace the housing development. There should be more mixed used housing near the malls and amusement parks. Also the housing code should be revamped and modernized.	6/13/2021 10:55 PM
23	N/A	6/13/2021 8:49 AM



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## City of Buena Park 2021-2029 Housing Element Online Housing Needs Survey Results

### ENGLISH RESPONSES

24	The city of Buena Park is already overcrowded. New housing should be built in less populated areas.	6/11/2021 2:30 PM
25	Cost!!! It costly to change or build or fix in a honor that is 1976 or more years old	6/10/2021 3:36 PM
26	No	6/10/2021 2:18 PM
27	Thank you for reaching out for stakeholder opinions. Your questions are thorough and seemed non bias	6/10/2021 2:01 PM
28	I hope this survey results do not lead to more rent control ordinances. If there is no rent control then I do not need to raise rent every year. But if there is rent control I MUST increase rent every year to the maximum allowable.	6/10/2021 1:09 AM
29	More senior housing	6/8/2021 5:30 PM
30	Many tracts of Buena Park are well over 60 years old with few updates. Setting up programs for financing the remodeling homes and/or getting local contractors to partner with the city could greatly improve the existing housing.	6/8/2021 2:02 PM
31	No	6/8/2021 10:46 AM
32	No parking of trailers, jet skis, boats, etc. in driveways for more than 7 days.	6/8/2021 5:41 AM
33	Remove homeless and drug/half way houses from our City	6/7/2021 8:16 PM
34	Don't know	6/7/2021 7:11 PM
35	I do not know	6/7/2021 5:30 PM
36	city safety should be must	6/5/2021 11:01 PM
37	Keep doing what you are doing.	6/5/2021 10:01 AM
38	Please do not turn my city into the low income place to go. We have worked hard to build this community over the past 50+ years and why jeopardize that.	6/5/2021 6:37 PM
39	Keeping the community safe	6/4/2021 12:00 AM
40	Adequate parking. Every unit of housing should have 2.5 parking spaces available. Speed bumps on residential streets, keep our children safe!	6/1/2021 2:48 PM
41	Upgrade our water systems, out electrical underground	5/31/2021 9:57 PM
42	Not that I can present at this time.	5/29/2021 2:46 PM
43	As a parent of an adult son with disabilities, I would love to find more housing that is available for people with limited income such as SSI so that he can live near his family. He wishes to be independent but I do not see any options that would be affordable for him and the wait time for HUD housing is incredibly long and the rentals available are far away from us.	5/28/2021 2:10 PM
44	Prevent long time rental/homeowners from leaving the city. Prices are difficult, even for two incomes.	5/26/2021 3:37 PM
45	Subsidize solar panels and not charge for ADU permits.	5/25/2021 9:07 PM
46	Widow females raising children with the ages of newborn to 18 years old	5/23/2021 1:44 PM
47	Fix the streets	5/21/2021 10:44 AM
48	When would it start?	5/20/2021 8:00 AM
49	Overcrowding/traffic, repair of Utilities, sewers and street repairs. Noise pollution.	5/19/2021 3:10 PM
50	N/A	5/19/2021 2:40 PM
51	The city as with ALL government should understand that housing should be built if there is a REAL need, not one created as a reason to build. Dealing with blighted areas that exist will improve the area and surrounding areas as well. We don't have the water, electricity or street capacity now to support the existing resident population so adding more housing and people just because it is the "trendy thing to do" is not the way to improve things.	5/19/2021 7:09 AM
52	The number of multi-generational households is on the rise which includes my household.	5/19/2021 2:18 AM



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# Chapter 11 Housing Element

## City of Buena Park 2021-2029 Housing Element Online Housing Needs Survey Results

### ENGLISH RESPONSES

There are specific challenges that affect these households and these households are an important aspect to having BP citizens caring for the elderly and/or disadvantaged family members which reduce homelessness and the need for government/City financial assistance. These multi-generational households need to have access to financial programs that assist them in creating inhabitable space in their homes to encourage families to care for their own family members in need

53	Cleanliness of streets too much trash	5/19/2021 1:53 PM
54	None	5/19/2021 8:35 AM
55	Yes, they should file suit against the state and the commission that said that Buena Park, a city that is mostly built out and has approximately 35,000 housing units and needs to plan for 9,000 more. That increase is absurd and the Mayor should have come out against it!	5/17/2021 9:23 AM
56	Playgrounds	5/14/2021 9:03 AM
57	Keep your leftist agenda out of it	5/14/2021 9:01 AM
58	Demand for housing is high because of Buena Park's central location. The City should focus on making the existing housing as safe and beautiful as possible. The City should avoid overcrowding, building housing in every available nook will not necessarily ease housing and could lead towards a less safe environment.	5/12/2021 9:54 AM
59	AFFORDABLE HOUSING. Avoid food deserts. ADA accessible. Low income accessible. Avoid environmental pollutant areas (freeways and factories).	5/12/2021 8:20 AM
60	Parking	5/6/2021 2:35 PM
61	Again, housing to a single person income.	5/6/2021 11:30 AM
62	More affordable housing for bigger families	5/6/2021 10:29 AM
63	Modernize the electric grid and put it in the ground like they do it in developed countries (Europe) so we don't have outages and fires	5/5/2021 6:16 PM
64	Add a sidewalk on Indiana.	5/5/2021 8:59 AM
65	Close to medical care, grocery shopping, place to walk and get some exercise, churches.	5/5/2021 1:25 AM
66	Stop crowding neighborhoods	5/4/2021 2:07 PM
67	Young people need to learn to be independent and need an affordable place to live.	5/4/2021 12:13 PM
68	Rent, price control. Rent and buying prices are crazy high right now. I am single mother of 3 a family of 4 and have to share living to be able to put a roof over our heads.	5/3/2021 10:09 PM
69	Please consider that if additional dwellings are built on existing properties, privacy of neighbors may be sacrificed. Consider updates to rules about fencing. Also, parking on public streets may be impacted. There are already too many cars on streets due to multigenerational homes. This may get worse.	5/3/2021 11:25 AM
70	Get more people involved in Community Watch Programs in all areas of our city. Not just residential homes. Maybe an incentive program if you join community watch, give City will provide a bike to those who can ride a bike to patrol the neighborhood. For those who walk and patrol special reflective vest, with special flashlight not requiring batteries. Something to get more people involved. Let take pride in our City. Get the Community and our Police Department more involved with each other. Working together creates a more safe environment for all.	5/3/2021 8:37 AM
71	I would like to see more parks. More housing is a stop gap ultimately creating a greater need when the next generation comes of age	5/3/2021 6:22 AM
72	Acknowledge that the city is built out and the state mandate to increase housing is unreasonable.	5/3/2021 12:23 AM
73	Consider affordable housing ownership	5/2/2021 7:52 PM
74	Frequent living Check ins!!! Too many people per household. No Section 8 housing in existing neighborhoods in neighborhoods in low market area of 600k below.	5/1/2021 1:35 PM
75	more affordable single family home	5/1/2021 7:32 AM



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## City of Buena Park 2021-2029 Housing Element Online Housing Needs Survey Results

### ENGLISH RESPONSES

76	N/A	5/1/2021 6:34 AM
77	Heighten the tech infra	4/30/2021 6:41 PM
78	Traffic	4/30/2021 4:25 PM
79	I do not know.	4/30/2021 3:33 PM
80	AFFORDABLE HOUSING	4/30/2021 9:50 AM
81	Consider better permit processes and perhaps rules so that existing home owners can build/ update to suit their needs.	4/30/2021 9:48 AM
82	n/a	4/30/2021 9:27 AM
83	No	4/30/2021 8:33 AM
84	More affordable housing units should be required when a builder is allowed to build. E.g.: apartment buildings with 8 proposed units should be required to have at least 2 (not including the property manager's unit) low income units (and parking for at least 16 cars.	4/30/2021 12:47 AM
85	Parking permits on major streets and in overpopulated neighborhoods like the number tracts (8th, 9th, 10th st, etc).	4/30/2021 12:39 AM
86	Answered	4/29/2021 10:39 PM
87	Transition current residential communities into based on income friendly housing versus affordable housing.	4/29/2021 10:38 PM
88	Na	4/29/2021 10:15 PM
89	Raising maximum income level, easier application process, early notification for new builds	4/29/2021 8:55 PM
90	Rent controlled units. Affordable housing, new developments for affordable housing or rent	4/29/2021 8:34 PM
91	Over crowding	4/29/2021 8:15 PM
92	None	4/29/2021 6:31 PM
93	Help for single parent families. Build housing near affordable childcare or schools with those programs.	4/29/2021 6:06 PM
94	accommodation for people	4/29/2021 6:02 PM
95	More affordable house to buy	4/29/2021 5:57 PM
96	No	4/29/2021 5:52 PM
97	I'm not sure.	4/29/2021 5:49 PM
98	Unkept yards look terrible	4/29/2021 5:44 PM
99	We really like living in Buena Park, but if housing cost and other cost of living keeps going up, I'm worried that we'll have to move just to find cheaper rent. And if this is true for us, I know that it is even more true for others who may be less financially stable, especially after a year of this pandemic. Please prioritize affordable housing.	4/29/2021 5:44 PM
100	Everything	4/29/2021 5:44 PM
101	Don't forget about the existing homeowners and their needs. In your plan. Housing is important but please consider those of us that love this city and want to raise our families where we also grew up. Not every decision should be made primarily to accommodate more rentals and low income options. There should be a balance	4/29/2021 5:36 PM
102	NA	4/29/2021 5:29 PM
103	Making Housing affordable for families with 5 people or more in them. We are a family of 6 and can't afford to get a 3 bedroom.	4/29/2021 5:29 PM
104	More affordable housing for families more than 5	4/29/2021 5:26 PM
105	NA	4/29/2021 5:22 PM



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# Chapter 11 Housing Element

## City of Buena Park 2021-2029 Housing Element Online Housing Needs Survey Results

### ENGLISH RESPONSES

106	Na	4/29/2021 5:21 PM
107	Parking	4/29/2021 5:20 PM
108	Na	4/29/2021 5:17 PM
109	Adopt measures to streamline processing and permitting for new construction and rehab. Support more CEQA and WQ reforms.	4/29/2021 5:05 AM
110	Affordable senior housing	4/29/2021 12:15 AM
111	New housing should include all electric, sustainable, green methods and materials	4/29/2021 11:30 PM
112	Please please please consider that many people are making 40k/year and are struggling to find housing or better paying jobs in and around Buena Park. The younger generations understand that we may never be able to afford a HOUSE in California without working more than one job and having roommates. Something needs to be done. We cannot afford \$1300 to rent a studio let alone 600k+ homes. Our only solution is to move out of state and be away from our families in order to start a family. We would like to stay here. Please. Help your citizens.	4/29/2021 10:48 PM
113	Please account for more security. I don't mean HOAs, but rather through taxes and current resources. Security has a lot to do with housing and homeowners' pride keeping the neighborhood nice.	4/29/2021 4:35 PM
114	Trade open space for parking	4/29/2021 3:58 PM
115	No more low income housing, it breeds crime and hurts the surrounding home values. It also drives away quality businesses. Look at what you guys did with the BP Downtown project, killed it by allowing the "Source" project.	4/29/2021 2:15 PM
116	Continue to find creative ways to provide more affordable housing units.	4/29/2021 11:52 AM
117	Creating more mixed used communities and multi unit developments to increase housing available specially in areas that are underutilized.	4/29/2021 9:32 AM
118	Maintenance and security of existing neighborhoods.	4/29/2021 9:05 AM
119	No more homes.	4/29/2021 8:23 AM
120	No	4/29/2021 8:10 AM
121	Everything should be considered a candidate for residential zoning. City Planning and Building Departments should be outsourced due to their inability to handle change on this scale, and their current incompetence.	4/29/2021 6:32 AM
122	Parking requirements. That is one of the biggest obstacles you face to neighborhood acceptance of dense housing.	4/27/2021 8:19 PM
123	Make more bike lanes around the city. Make a day where everyone in BP can go on bike around the city. Make us do more exercise...	4/27/2021 7:53 PM
124	Affordable	4/27/2021 7:51 PM
125	No	4/27/2021 6:36 PM
126	Unknown	4/27/2021 6:34 PM
127	I don't think you should focus on adding more housing when you are already struggling to support the current citizens. The crime is up, so many burglaries and robberies. Citizens are calling for help and being ignored. Adding more people, and more likely, people living on top of one another in cupboards and apartments and homesites "renters" is only going to increase crime, decrease any safety we have, and decrease parking. So many homes have many generations and cars, people park on the sidewalks, which is against the law, as those with disabilities cannot use the sidewalk. No one does anything about it, despite complaints. Focusing on bringing more people in while ignoring the people already here is a very bad idea.	4/27/2021 6:25 PM
128	I hope nothing else gets built. The city is overcrowded. Do not build anything else off valley view. It will ruin my neighborhood.	4/27/2021 6:11 PM
129	Please don't turn this beautiful city into Anaheim where if you don't live next to the entertainment area your city services are next to nothing and crime is a huge problem.	4/27/2021 5:36 PM



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## City of Buena Park 2021-2029 Housing Element Online Housing Needs Survey Results

### ENGLISH RESPONSES

130	Make lots of low income units instead of shopping store	4/27/2021 4:10 PM
131	none	4/27/2021 3:43 PM
132	We need to make sure we start planning affordable condo options for Buena Park residents	4/27/2021 3:35 PM
133	No more affordable housing. No multi big apartment complexes within the city. Sustainable Development will ruin the city with large apartment complexes.	4/27/2021 3:34 PM
134	There is a need for more typical single family residences.	4/27/2021 1:39 PM
135	We need housing that is close to shopping, transportation and green spaces.	4/27/2021 1:26 PM
136	Look into active travel and please be smart about land use patterns - these affect decades and decades of future development and how people get around so please make sure it's sustainable, inclusive, and affordable	4/27/2021 1:05 PM
137	Please consider helping the homeless population	4/27/2021 10:31 AM

Q22 ¿Hay algo más que la Ciudad debería considerar como parte de su Actualización del Elemento de Vivienda? (Por favor escriba)

Answered: 5 Skipped: 4

### SPANISH RESPONSES

#	RESPONSES	DATE
1	El acceso a la salud pública para los residentes con políticas sobre el humo de segunda mano de tabaco y marihuana.	5/7/2021 9:02 AM
2	Costo	4/30/2021 8:31 AM
3	construcción de secundarias seguras para adolescentes.	4/29/2021 6:03 PM
4	Si mas alquiler de bajos recursos	4/29/2021 5:25 PM
5	La regularización de pago de rentas y la verificación de viviendas óptimas para todos	4/29/2021 5:25 PM

Q22 시가 주택 요소 업데이트의 일부로 고려해야 할 다른 사항이 있습니까? (기재해 주세요)

Answered: 7 Skipped: 10

### KOREAN RESPONSES


#	RESPONSES	DATE
1	안전	6/29/2021 4:11 PM
2	교통 혼잡	6/8/2021 4:12 PM
3	알고리즘입니다	6/5/2021 5:48 PM
4	보안	4/30/2021 11:04 AM
5	없다	4/29/2021 11:48 PM
6	School district (home school)	4/29/2021 10:21 PM
7	Ptce	4/29/2021 5:39 PM



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Figure A-3: Community Workshop Flyer



# 2021-2029 BUENA PARK HOUSING ELEMENT UPDATE VIRTUAL COMMUNITY WORKSHOP

The City of Buena Park is in the process of updating the 2021-2029 Housing Element. Join us for a virtual community workshop to participate in the Housing Element Update. The Housing Element is one of the required elements of the City's General Plan. The Housing Element provides policies, programs, and actions that support and encourage housing growth at all income levels. The topics for this meeting include:

- **Housing Element:** goals, policies, and programs for adequately housing our future population
- **Environmental Justice Policies:** environmental goals, policies, and objectives to be integrated into the General Plan

We want to hear from you on your ideas! Your participation is important to help plan for Buena Park's future.

**WHEN**

Monday, June 28, 2021  
6:00 p.m. - 7:30 p.m.

**WHERE**

Zoom (virtual)


**HOW**

**REGISTRATION REQUIRED\***

<https://rrmdesign.zoom.us/meeting/register/tZlufu2qqzwsGtd39Af-n6avMuIeIJD3W4SS>

After registering, you will receive a confirmation email containing information about joining the meeting.

\*Registration is required to participate, so please register on the project website or by clicking on the link/QR code above prior to the workshop.



For questions or comments, please contact the Planning Division at [housingelement2021@buenapark.com](mailto:housingelement2021@buenapark.com). You may also visit the City's Housing Element Update webpage for more information at [www.buenapark.com/2021housingelementupdate](http://www.buenapark.com/2021housingelementupdate)

## Chapter 11 *Housing Element*

**Figure A-4: Community Workshop Presentation**

**통역 지침**  
**Instrucciones de interpretación**

English, Korean, and Spanish interpretation available

Join Audio Stop Video Participants Chat Share Screen Reactions Interpretation More End

✓ Off  
English  
Korean  
Spanish  
Mute Original Audio  
Interpretation

1. 지구 모양 아이콘을 클릭하세요 / Haga clic en el icono del mundo
2. 반드시 한 가지 언어를 선택해야 합니다 / Seleccione un canal de idioma- ¡Se lo requiere!
3. "Mute Original Audio"를 선택하십시오 (선택사항) / Seleccione "Silenciar audio original" (Opcional)

★ 아이패드, 휴대전화 또는 이것과 유사한 기기를 사용하시는 경우, 하단의 "4"를 선택한 후, "Language Interpretation"을 클릭하고 "한국어"를 선택하신 후, 마지막으로 "Done"을 클릭하십시오.

★ Si está usando un iPad, teléfono o dispositivo similar, localice el menú de 3 puntos, haga clic en "Interpretación de idiomas/Language Interpretation" y elija "Español/Spanish" y haga clic in "Done".

**City of Buena Park**  
**Housing Element Update**

**BUENA PARK**  
City of the Coast  
**CALIFORNIA**

**VIRTUAL COMMUNITY WORKSHOP**  
**JUNE 28, 2021**

rrm design group

Housing Element Update

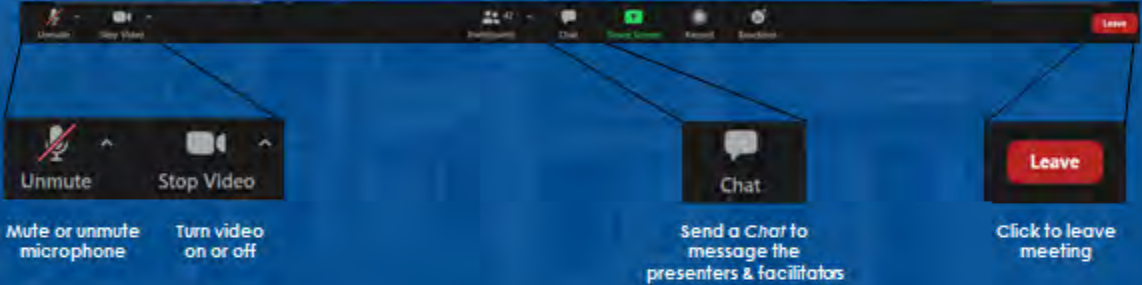
2



## Chapter 11 *Housing Element*

**Are you new to Zoom?**  
Let us show you around.

At the bottom of your screen, you will see this toolbar of buttons:



The screenshot shows the Zoom toolbar at the bottom of a meeting window. Callout boxes point to specific buttons: 'Unmute' (with a microphone icon and text 'Mute or unmute microphone'), 'Stop Video' (with a video camera icon and text 'Turn video on or off'), 'Chat' (with a speech bubble icon and text 'Send a Chat to message the presenters & facilitators'), and 'Leave' (a red button with text 'Click to leave meeting').

**Speaker View**  
**Gallery View**

Toggle between speaker & gallery view by clicking on these icons in the upper right-hand corner

### Tonight's Agenda

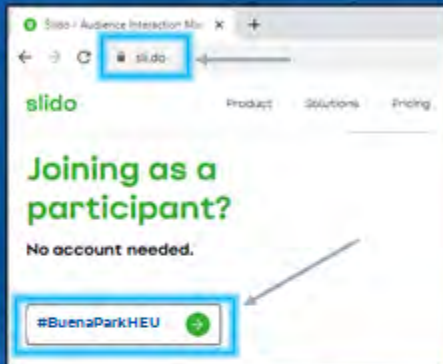
- ☐ Introductions
- ☐ What is the Housing Element?
- ☐ Housing Element Overview and Process
  - Buena Park Today
  - Regional Housing Needs Assessment (RHNA)
  - Sites Inventory Analysis / Opportunity Areas
- ☐ Next Steps
- ☐ Breakout Rooms



### Participate in our Live Poll on Slido.com

#### OPTION 1:

Join via web browser by going to [slido.com](https://slido.com) and typing in the event passcode



#### OR

#### OPTION 2:

Join via your smart phone by opening your camera app and scanning the survey QR code



### Poll



#### Poll Question #1: How did you hear about this workshop?

- a) City Facebook or other social media
- b) City website
- c) Local

#### Poll Question #2: Have you participated in previous Housing Elements?

- a) Yes
- b) No
- c) Unsure

### Poll







**Poll Question #3: Do you rent, own a home, and/or own a rental property within the City? (choose all that apply)**

- a) I rent within the City
- b) I am a homeowner within the City
- c) I own residential rental property within the City
- d) Other

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## What is the Housing Element?

-  One of seven required elements of the General Plan
-  Assessment of City's housing needs and how best to accommodate existing and future housing needs
-  Update required every eight (8) years
  - ☐ **Deadline:** October 15, 2021 + 120-day grace-period
-  Reviewed for compliance by State Dept. of Housing and Community Development (HCD)



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### Goals and Objectives

Accommodate projected housing demand, as mandated by the State with the Regional Housing Needs Assessment (RHNA). Policies and programs focus on:

- ☐ Preserving existing affordable housing
- ☐ Improving the safety and quality of housing
- ☐ Facilitating housing development for all income levels and household types
- ☐ Promoting fair housing for all



Aldea Walk – Completed 2016

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### HCD Compliance

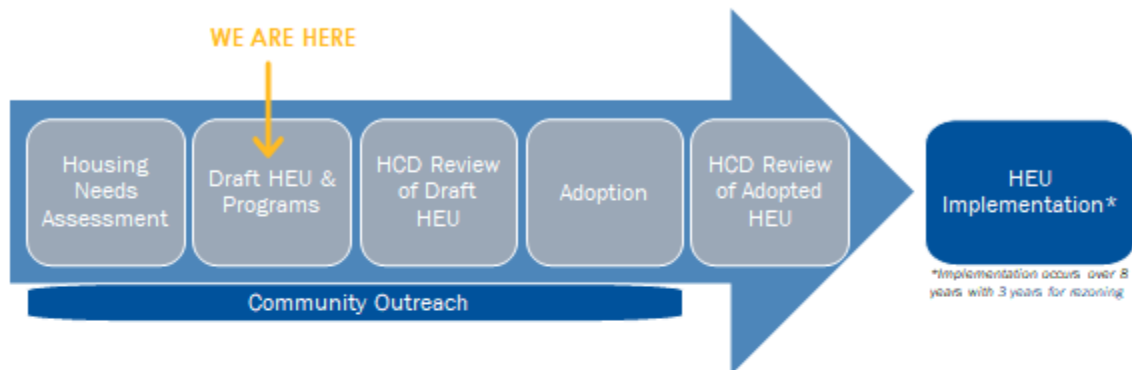
#### Benefits:

- ☐ Presumption of **legally adequate Housing Element** in courts
- ☐ Maintain eligibility for **State housing and transportation grant funding**
- ☐ Don't face **RHNA carry-over** into next Housing Element cycle



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### Update Process



11

### Outreach Opportunities

-  Stakeholder Interviews (completed in March)
-  Joint CC and PC Study Session (completed in April)
-  Online Housing Needs Survey (April – June 2021)
-  Community Workshop (June 28)
-  Public Review and Adoption Hearings (Summer/Fall)

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### Online Housing Needs Survey

- ❑ Available April through June 2021
- ❑ Available to the general public in English, Korean, and Spanish
- ❑ Survey links:
  - English  
[https://www.surveymonkey.com/r/BPHEU\\_English](https://www.surveymonkey.com/r/BPHEU_English)
  - Korean  
[https://www.surveymonkey.com/r/BPHEU\\_Korean](https://www.surveymonkey.com/r/BPHEU_Korean)
  - Spanish  
[https://www.surveymonkey.com/r/BPHEU\\_Spanish](https://www.surveymonkey.com/r/BPHEU_Spanish)

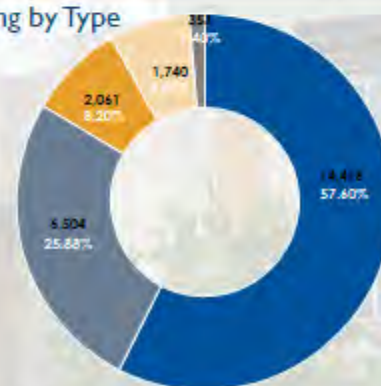


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### Buena Park Today

Housing by Type

- Single-Family Detached
- Single-Family Attached
- Multifamily, 2-4 units
- Multifamily, 5+ units
- Mobile Homes



Total Number of Housing Units: 25,134

Source: CA DOF E-5 Population and Housing Unit Estimates - 2020

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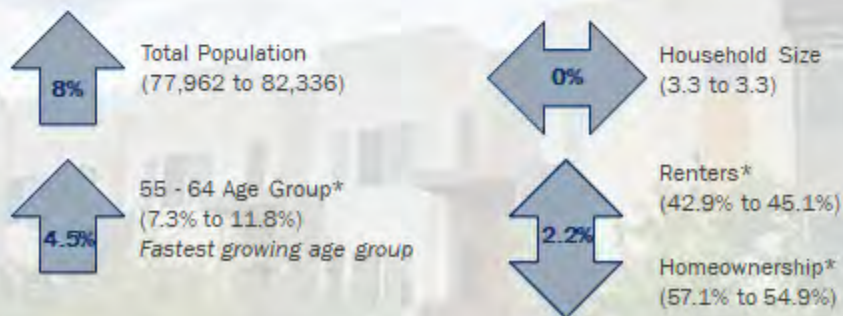
### Income Distribution

Income Category (% of County AMI)	Households	Percent
Extremely Low (<30% AMI)	4,170	18%
Very Low (31-50% AMI)	3,620	16%
Low (51-80% AMI)	4,305	19%
Moderate/Above Moderate (>80-100% AMI)	3,010	13%
Above Moderate (>100% AMI)	8,015	34%
<b>Total</b>	<b>23,120</b>	<b>100.0%</b>

Source: 2013-2017 Comprehensive Housing Affordability Strategy (CHAS), U.S. Census Bureau

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### Demographic Trends (2000-2020)



Sources:  
CA Dept. of Finance Population and Housing Estimates, 2020  
\* = Data from US Census 2015-2019 American Community Survey

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### Poll



**Poll Question #4: Have you or a family member faced any of the following housing challenges in the City? (choose all that apply)**

- a) High Cost – I pay more than 30% of household income on rent/mortgage
- b) Substandard Housing – My unit is in need of major repairs
- c) Overcrowding
- d) Discrimination – I have been denied housing due to race, color, family size, or other factors
- e) Other

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### Poll



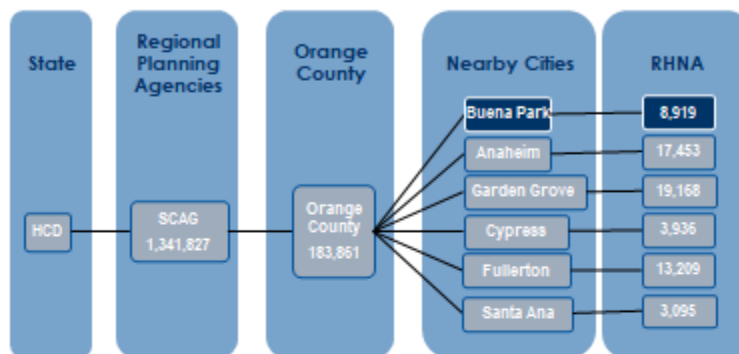
**Poll Question #5: Which types of housing does Buena Park need the most? (choose your top 3)**

- a) Accessible housing for people with disabilities
- b) Accessory dwelling units (ADUs)
- c) Affordable housing for lower-income households
- d) Market-rate housing
- e) Multi-family housing
- f) Homelessness support (shelters and/or long-term supportive housing)
- g) Single-family housing
- h) Other

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## Regional Housing Needs Assessment (RHNA)



Each jurisdiction must demonstrate in its Housing Element that it can accommodate its total RHNA number and its allocations by income level.

Source: SCAG Proposed Final RHNA Allocation, March 4, 2021

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## Regional Housing Needs Assessment (RHNA)

Income Category	Buena Park RHNA			
	5 <sup>th</sup> Cycle (2014-2021)		6 <sup>th</sup> Cycle (2021-2029)	
Very Low	76	22.42%	2,119	23.76%
Low	53	15.63%	1,343	15.06%
Moderate	62	18.29%	1,573	17.64%
Above Moderate	148	43.66%	3,884	43.55%
<b>Total</b>	<b>339</b>	<b>100%</b>	<b>8,919</b>	<b>100%</b>
Orange County Average Median Income (AMI) = \$103,000				

Source: 2013 – 2021 Buena Park Housing Element; SCAG Proposed Final RHNA Allocation, March 4, 2021

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### Benefits of a Diverse Housing Stock



Provides housing for small and large families



Allow seniors to age in place



Provide housing for special needs populations



Provide housing options for young adults to stay in the community



Allow more residents to live and work nearby

21

### Sites Inventory Analysis

- ☐ Identify and analyze specific sites that are available and suitable for residential development
  - ☐ Does the zoning allow for a variety of multi-family housing types and densities?
  - ☐ Are public facilities and services available?
  - ☐ Are there environmental concerns?
- ☐ Sufficient capacity to address housing needs for all income levels (accommodate RHNA)
- ☐ Strategic sources for selecting sites
  - ☐ Meets overall City vision for the future of the city
  - ☐ Accessory Dwelling Units
  - ☐ Redevelopment opportunities
  - ☐ Hotel/Motel overlay potential
  - ☐ Religious institution sites



Covey - Completed 2018

22

## Potential Housing Opportunity Areas

- ☐ Beach Boulevard (North)
- ☐ Orangethorpe Avenue
- ☐ Whitaker Street

 Potential Housing Opportunity Areas



23

## Potential Housing Opportunity Areas

- ☐ Buena Park Mall
- ☐ Crescent Avenue
- ☐ Knott Avenue
- ☐ Lincoln Avenue
- ☐ Ball Road

 Potential Housing Opportunity Areas



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### Site Opportunity Example

- ☐ Currently vacant, 0.58 ac.
- ☐ Adjacent to Knott and Lincoln – services/parks/restaurants
- ☐ Past inquiries/interest from development community
- ☐ Verification of site constraints
- ☐ Could be potential candidate for GPA/rezone from Community Shopping (CS) to Residential Mixed-Use



25

### Poll



**Poll Question #6: Where would you most like to see additional housing in Buena Park? (choose all that apply)**

- a) Existing neighborhoods
- b) Along major streets
- c) City-owned properties
- d) Accessory dwelling units (ADUs) on existing residential lots
- e) Older shopping centers and retail areas
- f) Other

26



### What is Environmental Justice (EJ)?

#### Background

- ❑ Senate Bill 1000 requires EJ goals, policies, and objectives
- ❑ Must occur upon adoption/revision of two or more elements

#### Purpose

- ❑ Environmental Justice **goals and policies** intended to consider climate change and its effect on health, public safety, and/or disproportionate impacts to certain communities



### Environmental Justice Components



Identify  
disadvantaged  
communities



Reduce unique or  
compounded  
health risks



Promote civic  
engagement



Prioritize  
improvements  
and programs



### Poll



**Poll Question #7: Which of the following are strengths and assets in Buena Park? (Choose your top three)**

- a) Racial and ethnic diversity
- b) Economic diversity (low, middle, and high-income)
- c) Language diversity
- d) Local and small businesses
- e) Community-based organizations and leaders
- f) Social and community networks
- g) Immigrant resources and opportunities
- h) Youth resources and opportunities
- i) Senior resources and opportunities
- j) Other

29

### Poll



**Poll Question #8: Which of the following barriers and inequities are impacting Buena Park? (Choose your top three)**

- a) Racial and ethnic diversity
- b) Economic diversity (low, middle, and high-income)
- c) Language diversity
- d) Local and small businesses
- e) Community-based organizations and leaders
- f) Social and community networks
- g) Immigrant resources and opportunities
- h) Youth resources and opportunities
- i) Senior resources and opportunities
- j) Other

30

### Next Steps

- ☐ Proceed with Sites Inventory Analysis
- ☐ Draft Housing Element Update document and Housing Programs
- ☐ HCD Review of Housing Element Update
- ☐ Public Hearings in Fall 2021



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## Thank You!

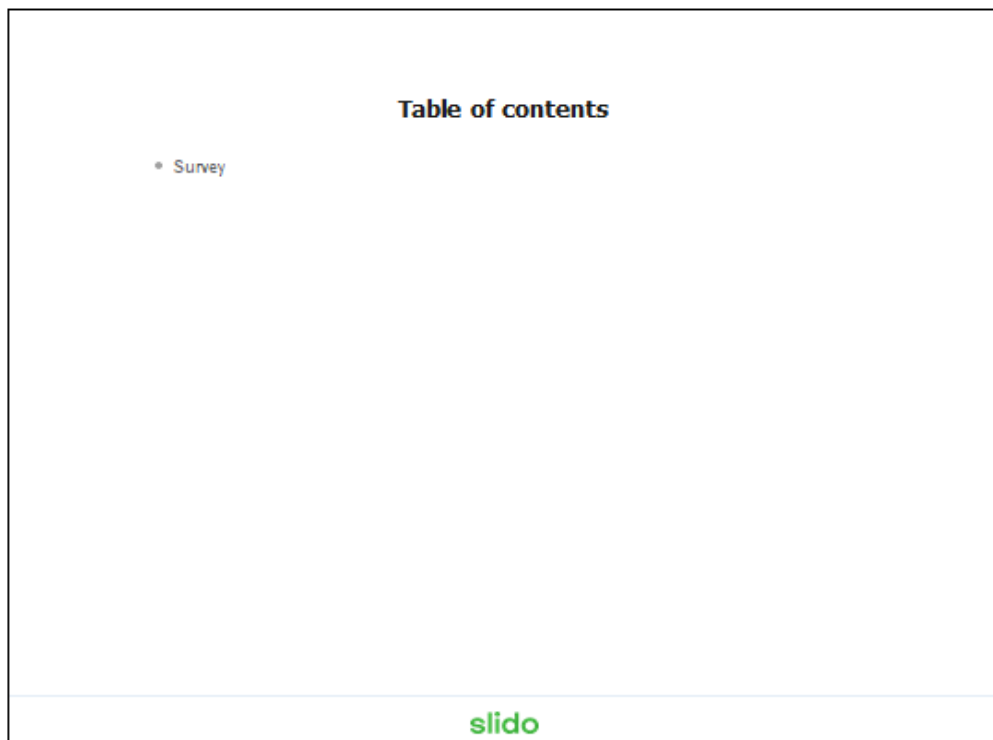
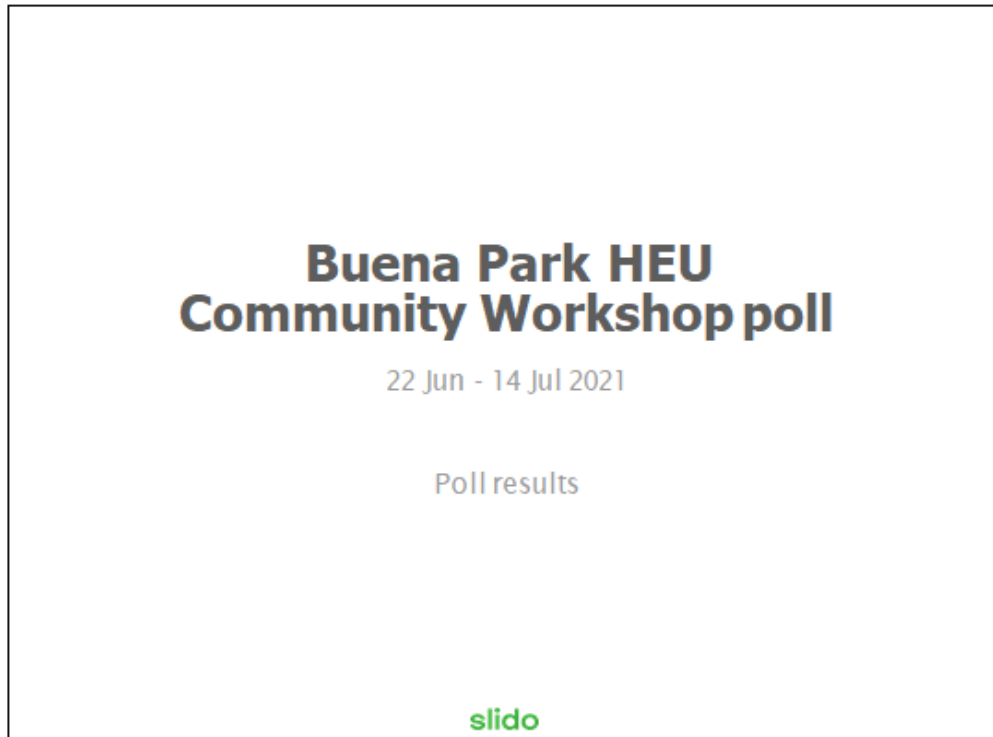
Email questions and comments to:  
[housingelement2021@buenapark.com](mailto:housingelement2021@buenapark.com)

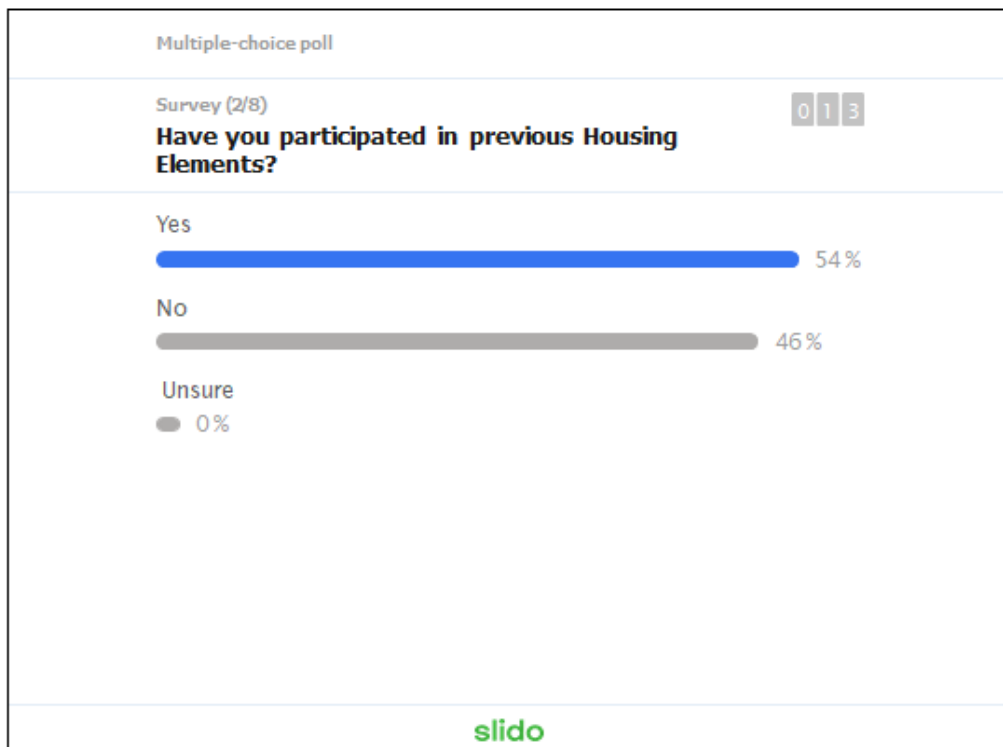
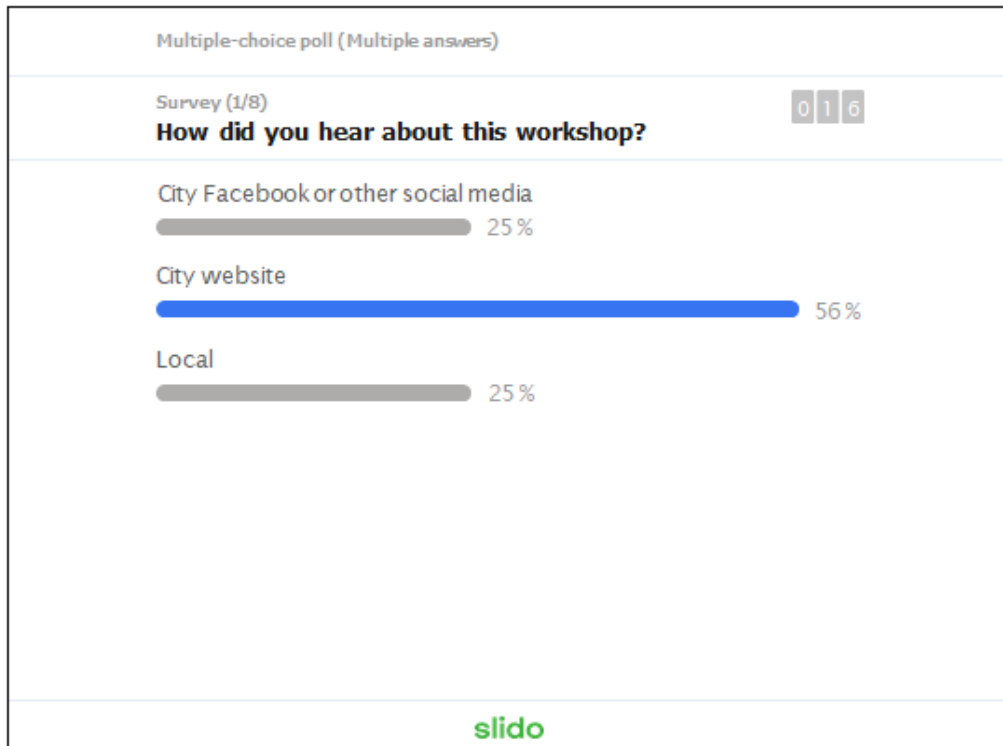
Visit the 2021 Housing Element Update webpage for updates:  
[www.buenapark.com/2021housingelementupdate](http://www.buenapark.com/2021housingelementupdate)



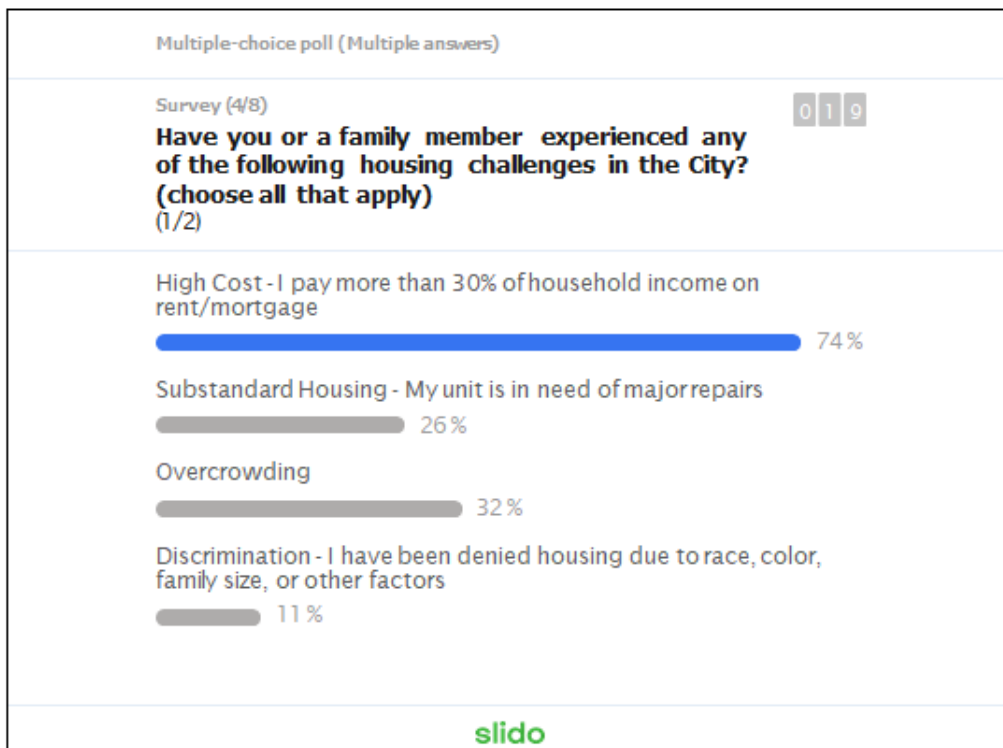
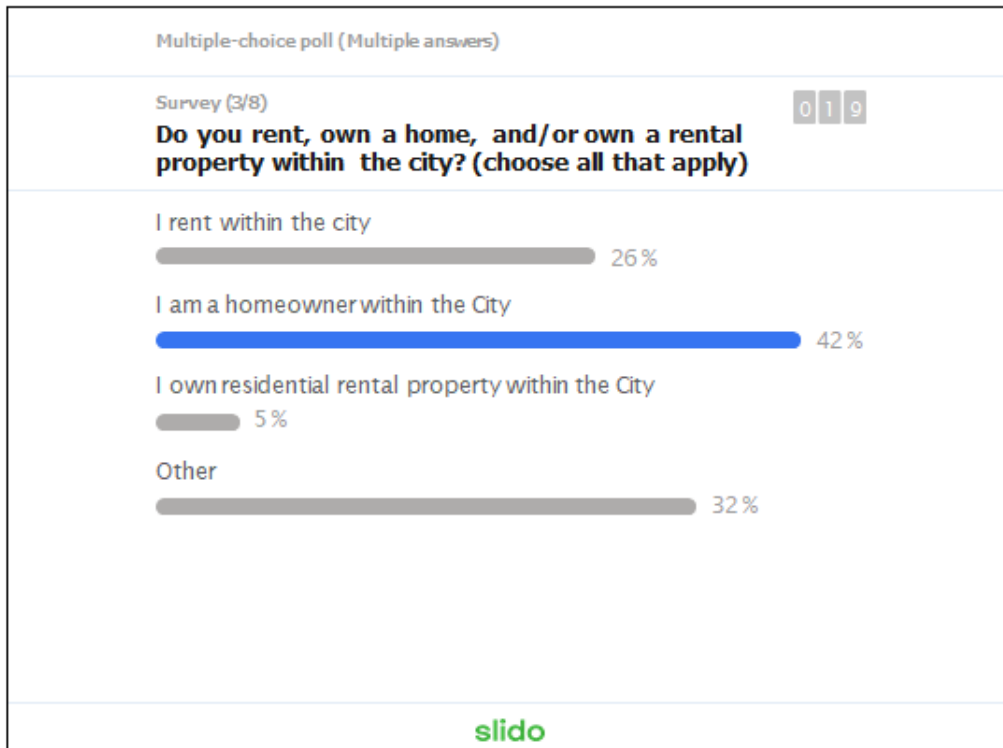
32

**Figure A-5: Community Workshop Poll Results**



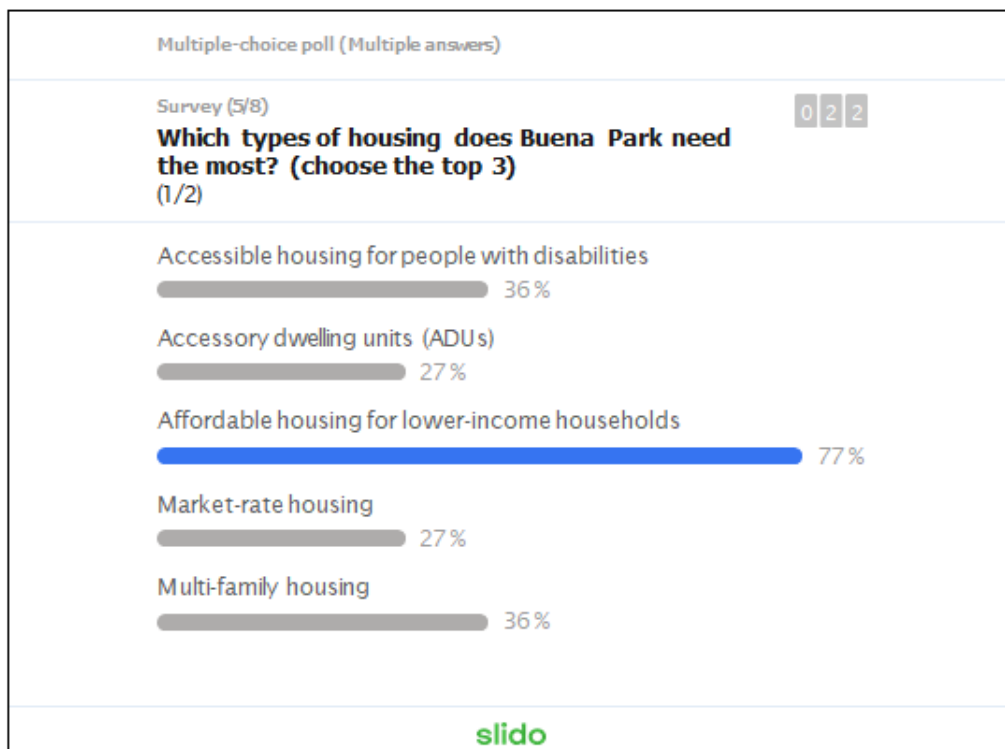
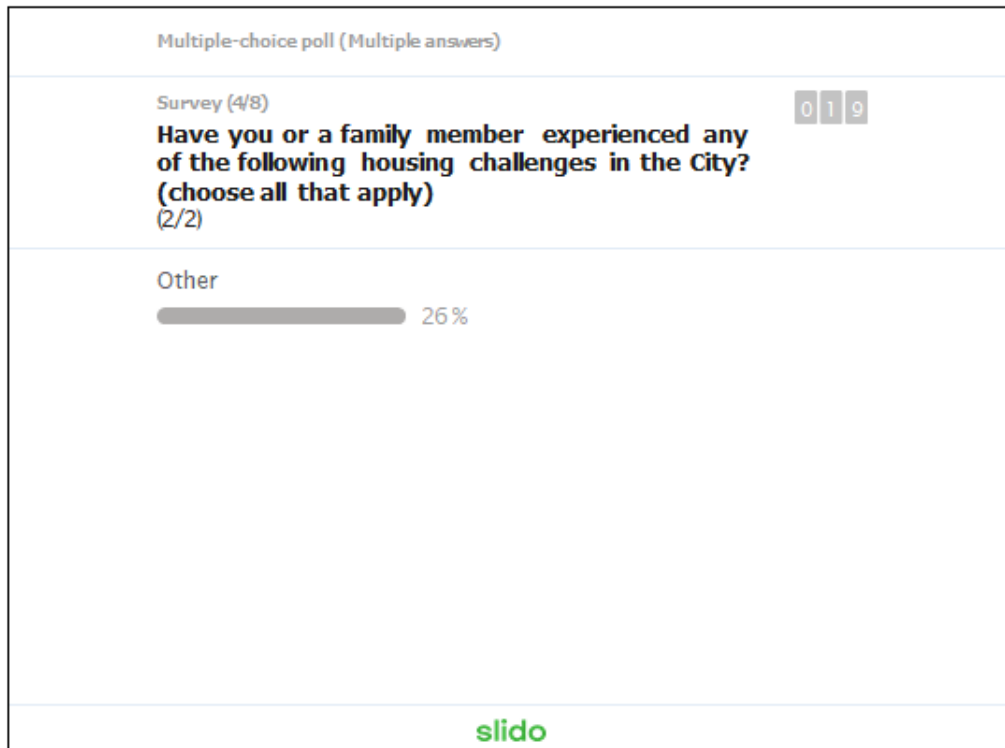


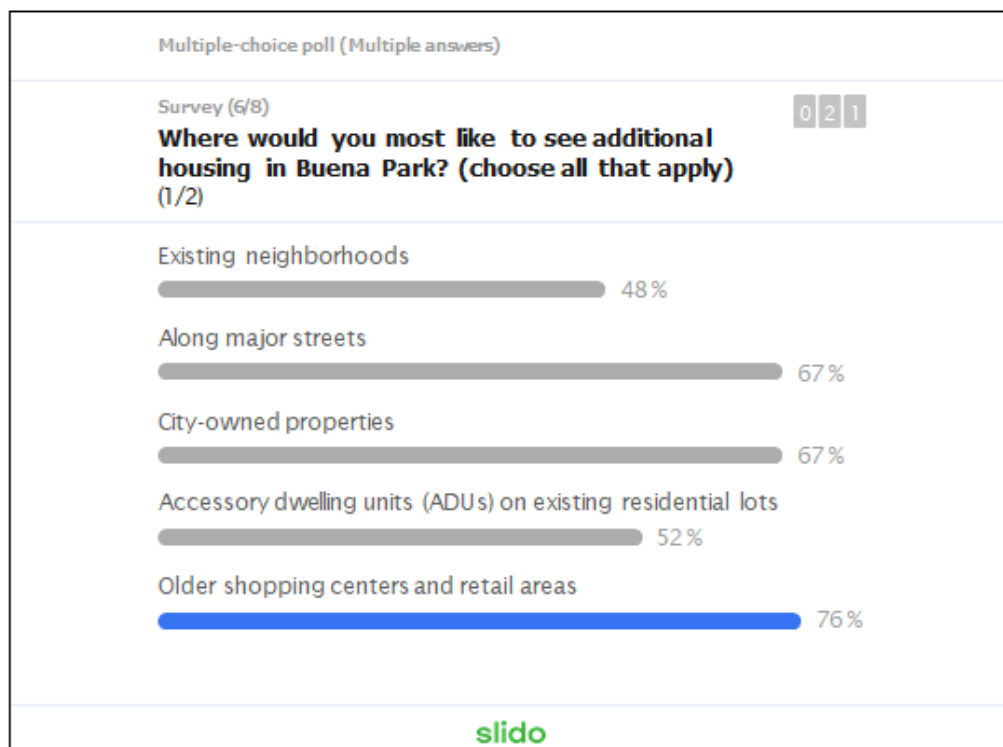
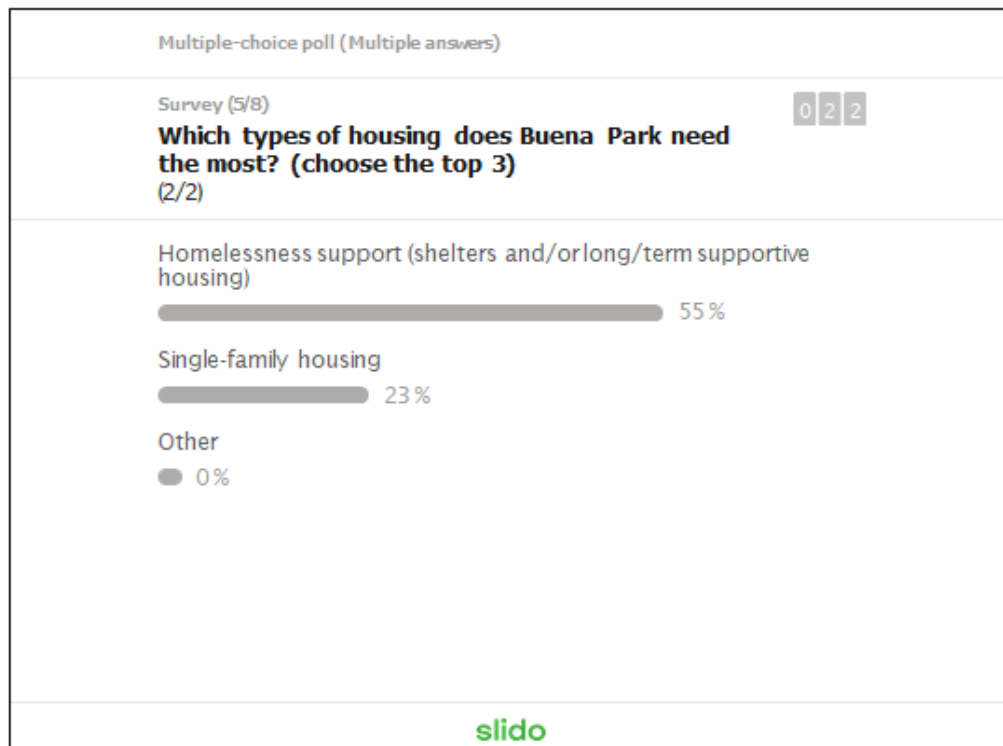
## Chapter 11 *Housing Element*

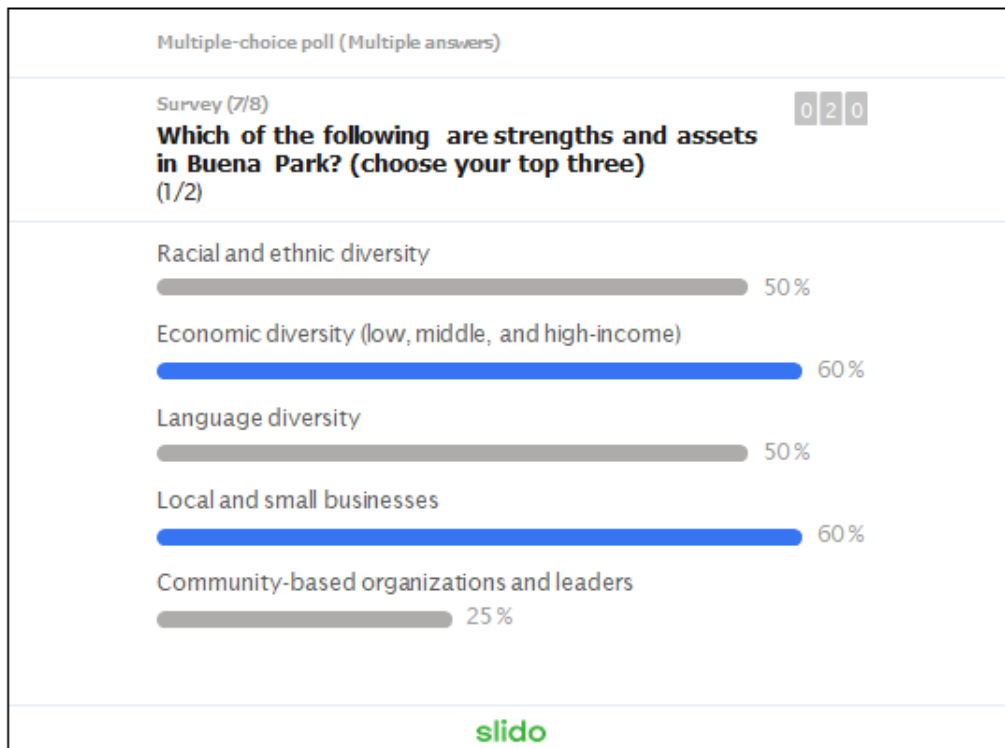
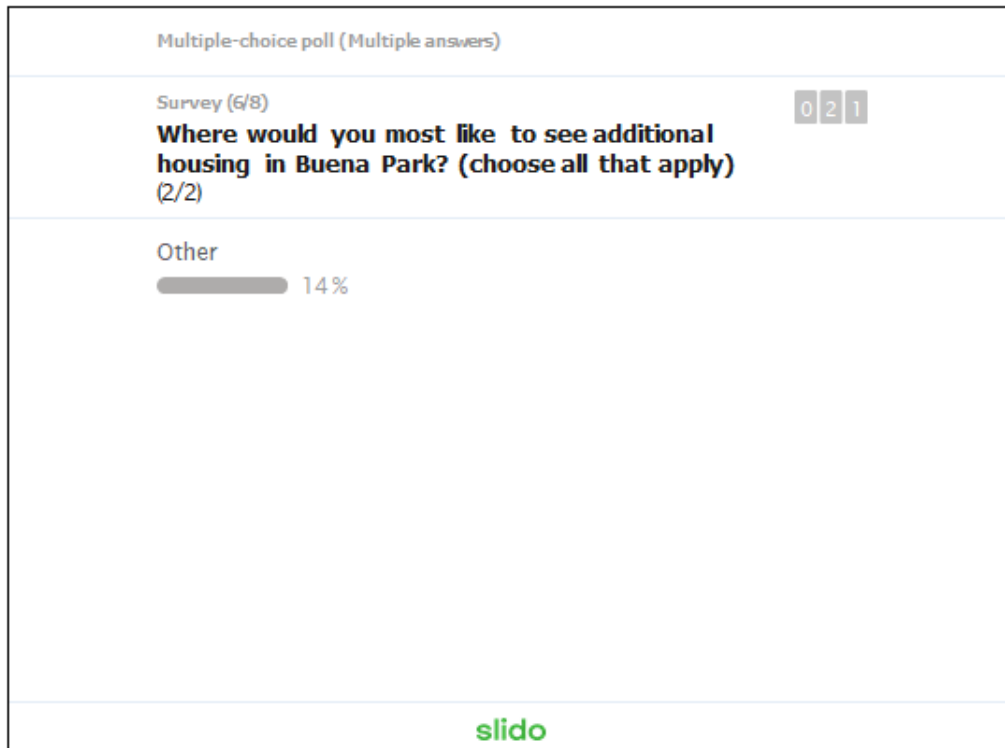


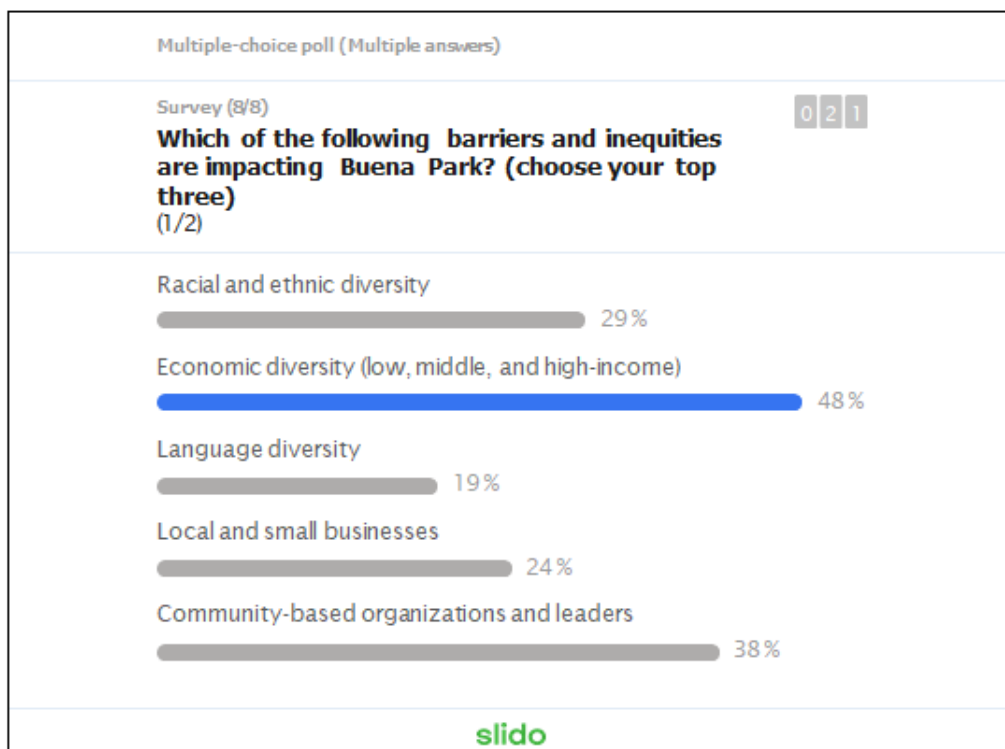
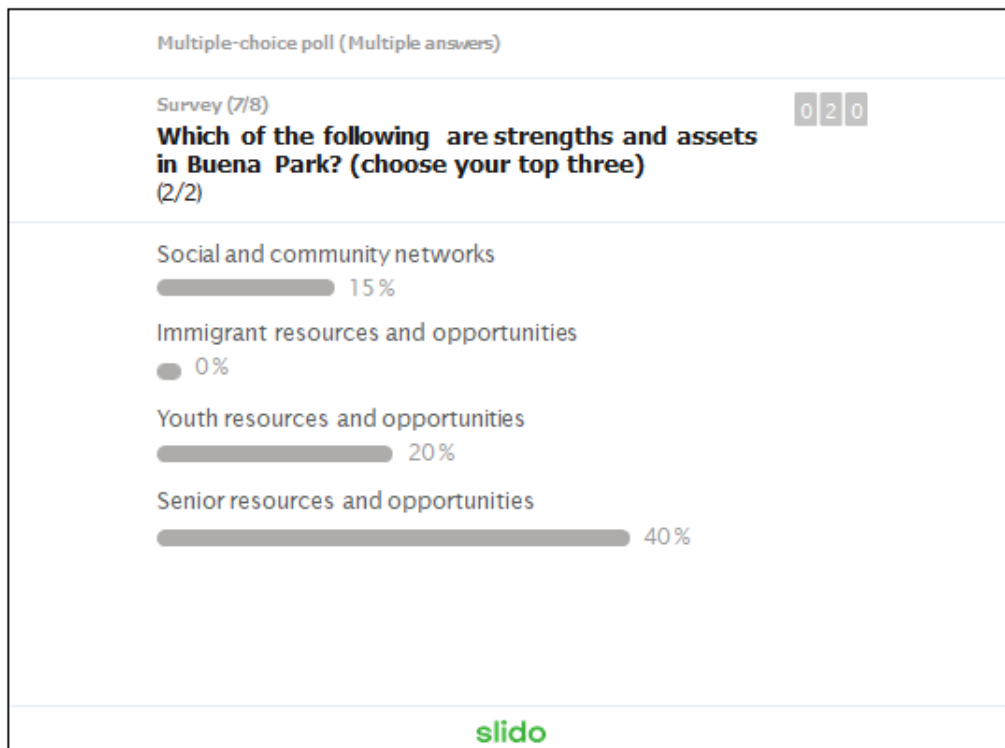


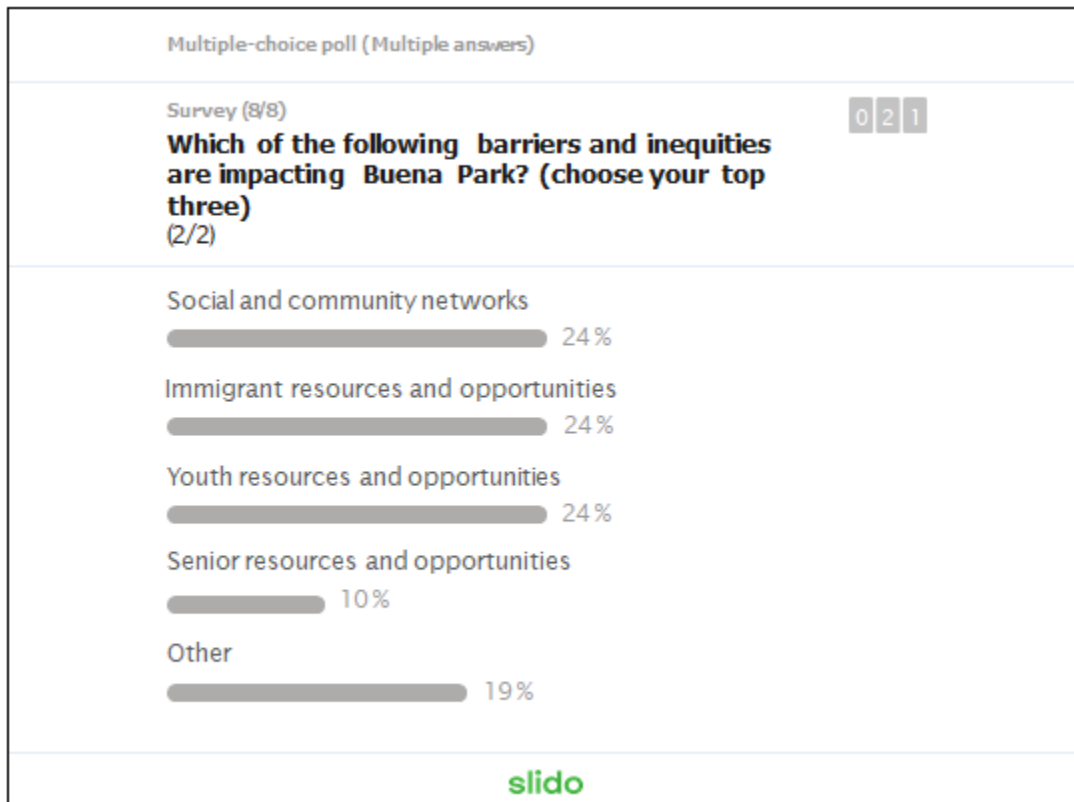
## Chapter 11 *Housing Element*













# Chapter 11 *Housing Element*

**Table A-2: Outreach List**

Organization	Address	City/State/Zip
2-1-1 Orange County	P.O. Box 14277	Irvine, CA 92623
Boys and Girls Club of Buena Park	7758 Knott Ave	Buena Park, CA 90620
Buena Park Coordinating Council	7957 Whitaker St	Buena Park, CA 90621
Buena Park Noon Lions Club	P.O. Box 372	Buena Park, CA 90620
Buena Park Rotary Club	P.O. Box 5243	Buena Park, CA 90622
Buena Park Woman's Club	6711 Beach Blvd	Buena Park, CA 90621
California Coalition for Rural Housing	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	1820 16th St	Santa Ana, CA 92701
Children's Home Society of California	333 South Anita Dr, Suite 350	Orange, CA 92868
City of Anaheim	200 South Anaheim Blvd	Anaheim, CA 92805
City of Cerritos	18125 Bloomfield Ave	Cerritos, CA 90703
City of Cypress	5275 Orange Ave	Cypress, CA 90630
City of Fullerton	303 West Commonwealth Ave	Fullerton, CA 92832
City of La Habra	110 East La Habra Blvd	La Habra, CA 90631
City of La Mirada	13700 La Mirada Blvd	La Mirada, CA 90638
City of La Palma	7822 Walker St	La Palma, CA 90623
City of Stanton	7800 Katella Ave	Stanton, CA 90680
Orange County Housing and Community Development	1770 N. Broadway	Santa Ana, CA 92706
Orange County Airport Land Use Commission	3160 Airway Ave	Costa Mesa, CA 92626
Fair Housing Council of Orange County	201 S Broadway	Santa Ana, CA 92701
Fair Housing Foundation	3605 Long Beach Blvd, #302	Long Beach, CA 90807
Families Forward	8 Thomas	Irvine, CA 92618
Family Assistance Ministries	1030 Calle Negocio	San Clemente, CA 92673
Giving Children Hope	8332 Commonwealth Ave	Buena Park, CA 90621
HomeAid Orange County	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	128 Katella Ave	Orange, CA 92867
OC Partnership	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	11870 Monarch St	Garden Grove, CA 92841
Orange County Head Start	2501 S Pullman St, Suite 100	Santa Ana, CA 92705
Orange County Rescue Mission	One Hope Dr	Tustin, CA 92782
Salvation Army Orange County	10200 Pioneer Road	Tustin, CA 92782
Second Harvest Food Bank OC	8014 Marine Way	Irvine, CA 92618
Share Our Selves	331 W Halesworth	Santa Ana, CA 92701
Soroptimist International of Buena Park	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	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	1800 E McFadden Ave, Suite 1A	Santa Ana, CA 92705
YWCA North Orange County	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.	2082 Michelsonb Dr, Ste. #306	Irvine, CA 92612

## Chapter 11 *Housing Element*

Organization	Address	City/State/Zip
BIA - Orange County Chapter	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	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	2200 Ritchey St	Santa Ana, CA 92705
Hope Family Housing	8657 Whitaker St	Buena Park, CA 90621
Jamboree Housing Corporation	17701 Cowan Ave, Suite 200	Irvine, CA 92614
KTK Construction, Inc.	10221 Slater Ave, #113	Fountain Valley, CA 92708
LENNAR Homes	25 Enterprise	Aliso Viejo, CA 92656
LINC Housing Corporation	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	22343 La Palma Ave, #132	Yorba Linda, CA 92887
National CORE	9241 Haven Ave	Rancho Cucamonga, CA 91730
OCCHC	2024 N Broadway, 3 <sup>rd</sup> Flr	Santa Ana, CA 92706
Orange County Clearinghouse	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 Association of NonProfit Housing	501 Shatto Place, Suite 403	Los Angeles, CA 90020
Taylor Woodrow Homes	15 Cushing	Irvine, CA 92618
The Olson Company	3010 Old Ranch Parkway, Suite 100	Seal Beach, CA 90740
Western Developments for Affordable Housing, Inc.	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	6885 Orangethorpe Ave	Buena Park, CA 90620
Buena Park Library District	7150 La Palma Ave	Buena Park, CA 90620
Bank of America - Home Loans	6210 Beach Blvd	Buena Park, CA 90621
Bowman Real Estate	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 Association of Realtors	8071 Slater Ave, Suite #240	Huntington Beach, CA 92647
RE/MAX Diamond	6281 Beach Blvd	Buena Park, CA 90621
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	315 S Knott Ave	Anaheim, CA 92804
St. Pius V Church	7691 Orangethorpe Ave	Buena Park, CA 90621
AIDS Services Foundation Orange County	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

## Chapter 11 *Housing Element*

Organization	Address	City/State/Zip
Buena Park Public Safety Survivor's Foundation	6601 Beach Blvd	Buena Park, CA 90621
Casa Teresa	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
Mercy House	P.O. Box 1905	Santa Ana, CA 92702
O.C. Health - Behavioral Health Services	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	P.O. Box 6326	Fullerton, CA 92834
Regional Center of Orange County	1525 North Tustin Ave	Santa Ana, CA 92705
Speech and Language Development Center	8699 Holder St	Buena Park, CA 90620
Women's Transitional Living Center, Inc.	P.O. Box 6103	Orange, CA 98263



### Memo

**To:** Buena Park City Council

**From:** Claire Braeburn, Executive Director, America On Track

**CC:** Buena Park Planning Commission

#### Comments for Buena Park Housing Element Meeting on April 8, 2021

Buena Park has an outstanding reputation for striving to provide a healthy living environment for its residents. As the city prepares to update its Housing Element, we encourage you to look into the benefits of protecting your residents from unwanted secondhand smoke exposure in their homes, specifically in multi-unit housing (MUH).

Although Californians, as well as Buena Park residents, have extensive protections from exposure to secondhand smoke where they work, eat, and play, many are still exposed to secondhand smoke where they live. Because the negative health effects of secondhand smoke exposure are well documented, **one of the most important steps a community can take to improve the health of its residents is to create more smoke-free spaces – especially where people live.**

Secondhand smoke is a serious health hazard, causing premature death and disease in children and adults who do not smoke.<sup>1</sup> Exposure to secondhand smoke can result in severe asthma attacks, respiratory infections, sinus infections, and other cardiovascular and pulmonary diseases.<sup>2</sup>

The U.S. Surgeon General has concluded that there is no risk-free exposure to secondhand smoke.<sup>3</sup> Despite the significant health hazards associated with secondhand smoke, a substantial number of individuals living in multi-unit housing continue to be involuntarily exposed.

Smoking is the leading cause of preventable death in the United States, causing approximately 480,000 deaths each year, including 41,000 deaths from secondhand smoke exposure.<sup>4</sup> The California Air Resources Board has added secondhand smoke to its list of toxic air contaminants,<sup>5</sup> and in 2006, the California Environmental Protection Agency added secondhand smoke to the list of chemicals known to the state of California to cause cancer, birth defects, and other reproductive harm.<sup>6</sup>

600 W. Santa Ana Blvd., Suite 710, Santa Ana, CA 92701  
T: 714.531.7144 W: [www.AmericaOnTrack.org](http://www.AmericaOnTrack.org)



**Research demonstrates that secondhand smoke in multi-unit housing can and does transfer between units, seeping into smoke-free areas from areas where smoking occurs.**<sup>7</sup> Secondhand smoke can travel to living spaces and common areas through ventilation systems, plumbing, or electrical lines.<sup>8</sup> The only sure way to guard against involuntary exposure to secondhand smoke is to eliminate smoking in all indoor spaces.

Secondhand smoke concerns extend beyond tobacco smoke. The combustion or vaporization of marijuana produces carcinogens, irritants, and toxins as well. Evidence also continues to build that exposure to aerosol emitted by electronic smoking devices can have immediate impacts on respiratory and cardiovascular systems, that could pose a risk to human health.<sup>9</sup>

Despite some popular misconceptions, there is no constitutional right to smoke.<sup>10</sup> **Individuals living in multi-unit housing who are being impacted by secondhand smoke in their home have legitimate cause for concern.**

**There are many benefits to implementing a smoke-free MUH policy, including:**

- ★Protect tenants' health.
- ★Reduce the risk of fire.
- ★Lower upkeep and cleaning costs.
- ★Reduce insurance rates.
- ★Reduce the health dangers to children and people with respiratory problems.
- ★Reduce the risk and severity of infection from COVID-19 exposure.
- ★Reduce exposure to cancer-causing toxins contained in SHS and Third-hand smoke.

### Endnotes

1 US Dep't of Health and Human Servs., Office of the Surgeon General, The Health Consequences of Involuntary Exposure to Tobacco Smoke: A Report of the Surgeon General, 31-32 (2006), <https://www.ncbi.nlm.nih.gov/books/NBK44324>.

2 U.S. Dep't of Health & Human Servs., The Health Consequences of Involuntary Exposure to Tobacco Smoke: A Report of the Surgeon General, 6 Major Conclusions of the Surgeon General Report (2006), [https://www.cdc.gov/tobacco/data\\_statistics/sgr/2006/pdfs/6major-conclusions.pdf](https://www.cdc.gov/tobacco/data_statistics/sgr/2006/pdfs/6major-conclusions.pdf).

3 Supra note 1 at 31-2.

4 Ctrs. for Disease Control and Prevention, Fast Facts: Smoking and Tobacco Use (2020), [https://www.cdc.gov/tobacco/data\\_statistics/fact\\_sheets](https://www.cdc.gov/tobacco/data_statistics/fact_sheets).

5 Resolution 06-01, Cal. Air Resources Bd. (2006) at 5, [www.arb.ca.gov/regact/ets2006/res0601.pdf](http://www.arb.ca.gov/regact/ets2006/res0601.pdf).

6 Office of Environmental Health Hazard Assessment, California Environmental Protection Agency. The Proposition 65 list. <https://oehha.ca.gov/proposition-65/proposition-65-list>. Accessed June 19, 2020.

7 Brian King et al., Secondhand Smoke Transfer in Multiunit Housing, 12 Nicotine Tobacco Res. 1133-41 (2010), <https://pubmed.ncbi.nlm.nih.gov/20889473>.

8 Ctrs. for Disease Control and Prevention, Going Smokefree Matters: Multiunit Housing (2020), [https://www.cdc.gov/tobacco/basic\\_information/secondhand\\_smoke/going-smokefree-matters/multi-unit](https://www.cdc.gov/tobacco/basic_information/secondhand_smoke/going-smokefree-matters/multi-unit).

9 National Academies of Sciences, Engineering, and Medicine, Public Health Consequences of E-Cigarettes (2018), <https://www.nap.edu/catalog/24952/public-health-consequences-of-e-cigarettes>.

10 Hudson B. Kingston, Public Health Law Center, There Is No Constitutional Right to Smoke or Toke (2019), <https://www.publichealthlawcenter.org/resources/there-no-constitutional-right-smoke-or-toke-2019>.



## Chapter 11 *Housing Element*

I am a Buena Park resident, I want my city and I want to know how to support so that in our neighborhoods there is more information about the regulations carried out and that are notified through the website of the city of Buena Park, even so I see that Many people lack recent information, due to the limitation of not knowing how to use technology properly, we must look for other measures, so that the information is available to everyone and above all, we can contribute our suggestions and concerns. We are seeing that in different areas of the city of BP, from Franklin streets, 7,8,9 street, to La Palma nearby areas among our neighbors, we have detected groups of people in suspicious activities, loading and unloading of boxes that are seen suspicious, bicycle thefts, damage and theft in the garages of the apartments where we live, theft of catalysts in family cars, I have seen young people on bicycles checking the doors of the cars to see if they are open, well, we cannot walk with our families through our streets because of the insecurity that this represents. Another area of concern is not being able to move from the area due to the high prices of rents and deposits. Also the owner of the apartments where we live cooperated with signs where he asks not to smoke near or in areas where we interact, but these signs are not respected. There are people with high-risk medical conditions for getting sick from secondhand smoke. There are several points to be discussed and I would like to know in this new housing study, how it can benefit those of us who already live here in Buena Park, be able to benefit from the new changes, instead of having them used by new neighbors just arrived in the city. This and more is happening and there are many questions that I would like to answer and how to help my beloved city of Buena Park. Thanks for your time.

Ana Lilia Castro P.  
Champion Of Change OC  
Active Community Leader

## Chapter 11 *Housing Element*

*Hi good afternoon my name is Aura Zacarias and my comment is, why not give more help and attention to low-income families with children to buy a house since a family that earns \$50,000 or less cannot buy a house here in Buena Park. If we provide more resources and choosing to extend the 30-year loans at the moment to double that would reduce the cost to pay for said homes, making them accessible, we would be avoiding the problem of homeless and helping the future of the country that are these families and children who want to have a house and not live with the fear that they will evict us because they, even if they don't say it, causes them concern and stress because they see their parents worried about the high cost of housing.*

*Thank you.*

Adria

-----Original Message-----

From: Aura Zacarias

Sent: Thursday, April 8, 2021 9:44 AM

To: Council Meeting Public Comments <[comments@buenapark.com](mailto:comments@buenapark.com)>

Subject: Viviendas

Hola buenas tardes mi nombre es. Aura Zacarias y mi comentario es , porque no prestar más ayuda y atención a las familias con niños de bajos recursos para adquirir o comprar casa ya que una familia que gana \$50,000 o menos no puede adquirir una casa aquí en Buena Park y si damos más recursos y optar por prolongar los préstamos de 30 años actualmente a el doble eso reduciría el costo a pagar por dicha viviendas haciéndolas accesibles estaríamos evitando el problema de homeless y ayudando al futuro del país que son estas familias y niños que desean tener una casa y no vivir con el miedo de que nos desalojen porque ellos aunque no lo digan eso les causa preocupación y estrés porque ven a sus padres preocupados por el alto costo de viviendas.

Muchas gracias

Sent from my iPhone

## Chapter 11 *Housing Element*

High Density housing should be zoned for the Northeast corner of Artesia and Dale. It's immediately adjacent to the Metrolink Station and is currently old warehouses and obsolete industrial buildings. A pedestrian bridge could be built along the existing bridge from the East side of Dale to the West side for people to live in the new residences to walk to the train station. There are approximately 5 acres available with about a half dozen property owners who would benefit from the upzoning.

High density housing should be zoned for the run down motels and industrial buildings along Stanton between hitaker and Autocenter drive. It's currently in the Auto specific zone but should be rezoned to facilitate workforce housing for the Autocenter.

--  
Victor Perrin DRE #01395944  
Lee&Perrin Real Estate  
Reliance Real Estate Services

## Chapter 11 *Housing Element*

From Janeth Aviles

*Hello, my name is Janet Aviles, resident of Buena Park, we are experiencing difficult changes due to this pandemic, we have our children taking classes in our homes and we need to open the windows in this hot season because we do not have air conditioning. The secondhand smoke affects us directly, even more for those of us who live on the second floor as the smoke filters through cracks in doors and windows. I ask that the health of our children be considered and second-hand smoke be avoided in the apartments. Thank you.*

**From:** Janeth Aviles

**Sent:** Thursday, April 8, 2021 1:14 PM

**To:** Council Meeting Public Comments <[comments@buenapark.com](mailto:comments@buenapark.com)>

**Subject:** Buena Park planning commission meeting, 4/8/21

Hola mi nombre es Janet Aviles residente de Buena Park, estamos viviendo cambios dificiles por esta pandemia tenemos a nuestros hijos tomando clases en nuestras casas y necesitamos abrir las Ventanas en esta temporada de calor los que desafortunadamente no contamos con aire acondicionado y el humo de segunda mano nos afecta directamente aun mas los que vivimos en el segundo piso, el humo se filtra por rendijas de puertas y ventanas por lo que pido se considere la salud de nuestros hijos y se evite el humo de segunda mano en los apartamentos. Gracias.



## Chapter 11 *Housing Element*

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March 8, 2021 SWAPE Letter to Mitchell M. Tsai re Local Hire Requirements and Considerations for Greenhouse Gas Modeling.

Skilled and trained workforce requirements promote the development of skilled trades that yield sustainable economic development. As the California Workforce Development Board and the UC Berkeley Center for Labor Research and Education concluded:

... labor should be considered an investment rather than a cost – and investments in growing, diversifying, and upskilling California’s workforce can positively affect returns on climate mitigation efforts. In other words, well trained workers are key to delivering emissions reductions and moving California closer to its climate targets.<sup>1</sup>

Local skilled and trained workforce requirements and policies have significant environmental benefits since they improve an area’s jobs-housing balance, decreasing the amount of and length of job commutes and their associated greenhouse gas emissions. Recently, on May 7, 2021, the South Coast Air Quality Management District found that that the “[u]se of a local state-certified apprenticeship program or a skilled and trained workforce with a local hire component” can result in air pollutant reductions.<sup>2</sup>

Cities are increasingly adopting local skilled and trained workforce policies and requirements into general plans and municipal codes. For example, the City of Hayward 2040 General Plan requires the City to “promote local hiring . . . to help achieve a more positive jobs-housing balance, and reduce regional commuting, gas consumption, and greenhouse gas emissions.”<sup>3</sup>

<sup>1</sup> California Workforce Development Board (2020) Putting California on the High Road: A Jobs and Climate Action Plan for 2030 at p. ii, *available at* <https://laborcenter.berkeley.edu/wp-content/uploads/2020/09/Putting-California-on-the-High-Road.pdf>

<sup>2</sup> South Coast Air Quality Management District (May 7, 2021) Certify Final Environmental Assessment and Adopt Proposed Rule 2305 – Warehouse Indirect Source Rule – Warehouse Actions and Investments to Reduce Emissions Program, and Proposed Rule 316 – Fees for Rule 2305, Submit Rule 2305 for Inclusion Into the SIP, and Approve Supporting Budget Actions, *available at* <http://www.aqmd.gov/docs/default-source/Agendas/Governing-Board/2021/2021-May7-027.pdf?sfvrsn=10>

<sup>3</sup> City of Hayward (2014) Hayward 2040 General Plan Policy Document at p. 3-99, *available at* [https://www.hayward-ca.gov/sites/default/files/documents/General\\_Plan\\_FINAL.pdf](https://www.hayward-ca.gov/sites/default/files/documents/General_Plan_FINAL.pdf)



## Chapter 11 *Housing Element*

**From:** agustincarcamo87  
**Sent:** Thursday, April 8, 2021 11:56 AM  
**To:** Housing Element2021 <housingelement2021@buenapark.com>  
**Subject:** vivienda preocupacion

English Translation:

Good evening and salutations,

My name is Ramona Lopez and I am a resident of the City of Buena Park.

The reason for my letter is to request that you consider the adoption of policies and programs that cater to the growing population. We have all seen the high increase of homeless people in our city and this is related to the lack of affordable housing. Everyone deserves to live with dignity. Please consider inclusionary housing to be integrated in the programs and regulations.

There are currently only high-cost units available, leaving families who cannot afford to pay homeless – living on the streets, in cars, parks, etc., thereby causing the City to pay for cleaning the streets and parks.

Low-income apartments are not accessible for everyone in the city, there are not enough affordable units nor programs for affordable housing.

I am not an expert, but please take into account these needs when doing the analysis, evaluations, and creating programs, policies, and regulations for the future of our beautiful city.

Buenas tardes  
Los saludos cordialmente  
Mi nombre es Ramona Lopez  
Y soy residente de aquí de la ciudad de Buena Park

El motivo de mi carta

Es para que ahorita en esta evaluación  
De la Vivienda ustedes

## Chapter 11 *Housing Element*

Puedan analizar

Y adoptar políticas y programas que se adapten al

Crecimiento de nuestra población

Ya que se ha visto un alto índice de personas sin hogar, esto es que también la vivienda sea asequible para todos ya que todos merecen vivir con dignidad

Hacer una integración en los programas y regulaciones.

Hay altos costos en ellas y deja a familias

Sin poder pagar, y eso genera otras situaciones en que también la ciudad viene pagando la limpieza mantenimiento de las calles o parques etc

Ya sea demasiada basura en las calles persona viviendo en parques, autos etc

Los apartamentos de bajos recursos no son asequibles para todos, ya que muchas unidades

No lo ofrecen o no tienen ese programas.

No soy una experta, pero por favor

Tomen en cuenta las necesidades

Y hagan los análisis, programas, evaluaciones, ingresos, adopten políticas, regulaciones e identifiquen

Para un futuro de nuestra bella Ciudad

Sin más por el momento

Gracias

Respetuosamente

Ramona Lopez

## Chapter 11 *Housing Element*



P: (626) 381-9248  
F: (626) 389-5414  
E: [info@mitschtsailaw.com](mailto:info@mitschtsailaw.com)

**Mitchell M. Tsai**  
Attorney At Law

155 South El Molino Avenue  
Suite 104  
Pasadena, California 91101

### **VIA U.S. MAIL & E-MAIL**

June 28, 2021

Planning Division  
Community Development Department  
City of Buena Park  
6650 Beach Boulevard  
Buena Park, CA 90622  
Em: [housingelement2021@buenapark.com](mailto:housingelement2021@buenapark.com)

RE: City of Buena Park's 6th Cycle RHNA Housing Element Update

Dear Community Development Department

On behalf of the Southwest Regional Council of Carpenters ("**Commenter**" or "**Carpenter**"), my Office is submitting these comments on the City of Buena Park's ("**City**") Community Workshop for its 6th Cycle RHNA Housing Element Update ("**Project**").

The Southwest Carpenters is a labor union representing more than 50,000 union carpenters in six states and has a strong interest in well ordered land use planning and addressing the environmental impacts of development projects.

Individual members of the Southwest Carpenters live, work and recreate in the City and surrounding communities and would be directly affected by the Project's environmental impacts.

Commenters expressly reserves the right to supplement these comments at or prior to hearings on the Project, and at any later hearings and proceedings related to this Project. Cal. Gov. Code § 65009(b); Cal. Pub. Res. Code § 21177(a); *Bakersfield Citizens for Local Control v. Bakersfield* (2004) 124 Cal. App. 4th 1184, 1199-1203; see *Galante Vineyards v. Monterey Water Dist.* (1997) 60 Cal. App. 4th 1109, 1121.

Commenters incorporates by reference all comments raising issues regarding the EIR submitted prior to certification of the EIR for the Project. *Citizens for Clean Energy v City*

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*of Woodland* (2014) 225 Cal. App. 4th 173, 191 (finding that any party who has objected to the Project's environmental documentation may assert any issue timely raised by other parties).

Moreover, Commenter requests that the Lead Agency provide notice for any and all notices referring or related to the Project issued under the California Environmental Quality Act ("CEQA"), Cal Public Resources Code ("PRC") § 21000 *et seq*, and the California Planning and Zoning Law ("**Planning and Zoning Law**"), Cal. Gov't Code §§ 65000–65010. California Public Resources Code Sections 21092.2, and 21167(f) and Government Code Section 65092 require agencies to mail such notices to any person who has filed a written request for them with the clerk of the agency's governing body.

The City should require the use of a local skilled and trained workforce to benefit the community's economic development and environment. The City should require the use of workers who have graduated from a Joint Labor Management apprenticeship training program approved by the State of California, or have at least as many hours of on-the-job experience in the applicable craft which would be required to graduate from such a state approved apprenticeship training program or who are registered apprentices in an apprenticeship training program approved by the State of California.

Community benefits such as local hire and skilled and trained workforce requirements can also be helpful to reduce environmental impacts and improve the positive economic impact of the Project. Local hire provisions requiring that a certain percentage of workers reside within 10 miles or less of the Project Site can reduce the length of vendor trips, reduce greenhouse gas emissions and providing localized economic benefits. Local hire provisions requiring that a certain percentage of workers reside within 10 miles or less of the Project Site can reduce the length of vendor trips, reduce greenhouse gas emissions and providing localized economic benefits. As environmental consultants Matt Hagemann and Paul E. Rosenfeld note:

[A]ny local hire requirement that results in a decreased worker trip length from the default value has the potential to result in a reduction of construction-related GHG emissions, though the significance of the reduction would vary based on the location and urbanization level of the project site.



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March 8, 2021 SWAPE Letter to Mitchell M. Tsai re Local Hire Requirements and Considerations for Greenhouse Gas Modeling.

Skilled and trained workforce requirements promote the development of skilled trades that yield sustainable economic development. As the California Workforce Development Board and the UC Berkeley Center for Labor Research and Education concluded:

... labor should be considered an investment rather than a cost – and investments in growing, diversifying, and upskilling California’s workforce can positively affect returns on climate mitigation efforts. In other words, well trained workers are key to delivering emissions reductions and moving California closer to its climate targets.<sup>1</sup>

Local skilled and trained workforce requirements and policies have significant environmental benefits since they improve an area’s jobs-housing balance, decreasing the amount of and length of job commutes and their associated greenhouse gas emissions. Recently, on May 7, 2021, the South Coast Air Quality Management District found that that the “[u]se of a local state-certified apprenticeship program or a skilled and trained workforce with a local hire component” can result in air pollutant reductions.<sup>2</sup>

Cities are increasingly adopting local skilled and trained workforce policies and requirements into general plans and municipal codes. For example, the City of Hayward 2040 General Plan requires the City to “promote local hiring . . . to help achieve a more positive jobs-housing balance, and reduce regional commuting, gas consumption, and greenhouse gas emissions.”<sup>3</sup>

<sup>1</sup> California Workforce Development Board (2020) Putting California on the High Road: A Jobs and Climate Action Plan for 2030 at p. ii, *available at* <https://laborcenter.berkeley.edu/wp-content/uploads/2020/09/Putting-California-on-the-High-Road.pdf>

<sup>2</sup> South Coast Air Quality Management District (May 7, 2021) Certify Final Environmental Assessment and Adopt Proposed Rule 2305 – Warehouse Indirect Source Rule – Warehouse Actions and Investments to Reduce Emissions Program, and Proposed Rule 316 – Fees for Rule 2305, Submit Rule 2305 for Inclusion Into the SIP, and Approve Supporting Budget Actions, *available at* <http://www.aqmd.gov/docs/default-source/Agendas/Governing-Board/2021/2021-May7-027.pdf?sfvrsn=10>

<sup>3</sup> City of Hayward (2014) Hayward 2040 General Plan Policy Document at p. 3-99, *available at* [https://www.hayward-ca.gov/sites/default/files/documents/General\\_Plan\\_FINAL.pdf](https://www.hayward-ca.gov/sites/default/files/documents/General_Plan_FINAL.pdf)



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In fact, the City of Hayward has gone as far as to adopt a Skilled Labor Force policy into its Downtown Specific Plan and municipal code, requiring developments in its Downtown area to requiring that the City “[c]ontribute to the stabilization of regional construction markets by spurring applicants of housing and nonresidential developments to require contractors to utilize apprentices from state-approved, joint labor-management training programs, . . .”<sup>4</sup> In addition, the City of Hayward requires all projects 30,000 square feet or larger to “utilize apprentices from state-approved, joint labor-management training programs.”<sup>5</sup>

Locating jobs closer to residential areas can have significant environmental benefits. As the California Planning Roundtable noted in 2008:

People who live and work in the same jurisdiction would be more likely to take transit, walk, or bicycle to work than residents of less balanced communities and their vehicle trips would be shorter. Benefits would include potential reductions in both vehicle miles traveled and vehicle hours traveled.<sup>6</sup>

In addition, local hire mandates as well as skill training are critical facets of a strategy to reduce vehicle miles traveled. As planning experts Robert Cervero and Michael Duncan noted, simply placing jobs near housing stock is insufficient to achieve VMT reductions since the skill requirements of available local jobs must be matched to those held by local residents.<sup>7</sup> Some municipalities have tied local hire and skilled and trained workforce policies to local development permits to address transportation issues. As Cervero and Duncan note:

In nearly built-out Berkeley, CA, the approach to balancing jobs and housing is to create local jobs rather than to develop new housing.” The city’s First Source program encourages businesses to hire local residents,

<sup>4</sup> City of Hayward (2019) Hayward Downtown Specific Plan at p. 5-24, *available at* <https://www.hayward.ca.gov/sites/default/files/Hayward%20Downtown%20Specific%20Plan.pdf>.

<sup>5</sup> City of Hayward Municipal Code, Chapter 10, § 28.5.3.020(C).

<sup>6</sup> California Planning Roundtable (2008) Deconstructing Jobs-Housing Balance at p. 6, *available at* <https://cprroundtable.org/static/media/uploads/publications/cpr-jobs-housing.pdf>

<sup>7</sup> Cervero, Robert and Duncan, Michael (2006) Which Reduces Vehicle Travel More: Jobs-Housing Balance or Retail-Housing Mixing? *Journal of the American Planning Association* 72 (4), 475-490, 482, *available at* <http://reconnectingamerica.org/assets/Uploads/UTCT-825.pdf>.

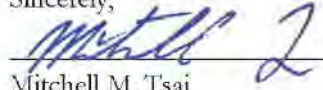
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especially for entry- and intermediate-level jobs, and sponsors vocational training to ensure residents are employment-ready. While the program is voluntary, some 300 businesses have used it to date, placing more than 3,000 city residents in local jobs since it was launched in 1986. When needed, these carrots are matched by sticks, since the city is not shy about negotiating corporate participation in First Source as a condition of approval for development permits.

The City should consider utilizing skilled and trained workforce policies and requirements to benefit the local area economically and mitigate greenhouse gas, air quality and transportation impacts.

Sincerely,



Mitchell M. Tsai

Attorneys for Southwest Regional  
Council of Carpenters

Attached:

March 8, 2021 SWAPE Letter to Mitchell M. Tsai re Local Hire Requirements and Considerations for Greenhouse Gas Modeling (Exhibit A);

Air Quality and GHG Expert Paul Rosenfeld CV (Exhibit B); and

Air Quality and GHG Expert Matt Hagemann CV (Exhibit C).

### **EXHIBIT A**

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**SWAPE**

Technical Consultation, Data Analysis and  
Litigation Support for the Environment

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March 8, 2021

Mitchell M. Tsai  
155 South El Molino, Suite 104  
Pasadena, CA 91101

**Subject: Local Hire Requirements and Considerations for Greenhouse Gas Modeling**

Dear Mr. Tsai,

Soil Water Air Protection Enterprise ("SWAPE") is pleased to provide the following draft technical report explaining the significance of worker trips required for construction of land use development projects with respect to the estimation of greenhouse gas ("GHG") emissions. The report will also discuss the potential for local hire requirements to reduce the length of worker trips, and consequently, reduced or mitigate the potential GHG impacts.

### Worker Trips and Greenhouse Gas Calculations

The California Emissions Estimator Model ("CalEEMod") is a "statewide land use emissions computer model designed to provide a uniform platform for government agencies, land use planners, and environmental professionals to quantify potential criteria pollutant and greenhouse gas (GHG) emissions associated with both construction and operations from a variety of land use projects."<sup>1</sup> CalEEMod quantifies construction-related emissions associated with land use projects resulting from off-road construction equipment; on-road mobile equipment associated with workers, vendors, and hauling; fugitive dust associated with grading, demolition, truck loading, and on-road vehicles traveling along paved and unpaved roads; and architectural coating activities; and paving.<sup>2</sup>

The number, length, and vehicle class of worker trips are utilized by CalEEMod to calculate emissions associated with the on-road vehicle trips required to transport workers to and from the Project site during construction.<sup>3</sup>

<sup>1</sup> "California Emissions Estimator Model." CAPCOA, 2017, available at: <http://www.aqmd.gov/caleemod/home>.

<sup>2</sup> "California Emissions Estimator Model." CAPCOA, 2017, available at: <http://www.aqmd.gov/caleemod/home>.

<sup>3</sup> "CalEEMod User's Guide." CAPCOA, November 2017, available at: [http://www.aqmd.gov/docs/default-source/caleemod/01\\_user-39-s-guide2016-3-2\\_15november2017.pdf?sfvrsn=4](http://www.aqmd.gov/docs/default-source/caleemod/01_user-39-s-guide2016-3-2_15november2017.pdf?sfvrsn=4), p. 34.



Specifically, the number and length of vehicle trips is utilized to estimate the vehicle miles travelled (“VMT”) associated with construction. Then, utilizing vehicle-class specific EMFAC 2014 emission factors, CalEEMod calculates the vehicle exhaust, evaporative, and dust emissions resulting from construction-related VMT, including personal vehicles for worker commuting.<sup>4</sup>

Specifically, in order to calculate VMT, CalEEMod multiplies the average daily trip rate by the average overall trip length (see excerpt below):

$$\text{VMT}_d = \sum (\text{Average Daily Trip Rate}_i * \text{Average Overall Trip Length}_i) n$$

Where:

$n$  = Number of land uses being modeled.<sup>5</sup>

Furthermore, to calculate the on-road emissions associated with worker trips, CalEEMod utilizes the following equation (see excerpt below):

$$\text{Emissions}_{\text{pollutant}} = \text{VMT} * \text{EF}_{\text{running,pollutant}}$$

Where:

$\text{Emissions}_{\text{pollutant}}$  = emissions from vehicle running for each pollutant

VMT = vehicle miles traveled

$\text{EF}_{\text{running,pollutant}}$  = emission factor for running emissions.<sup>6</sup>

Thus, there is a direct relationship between trip length and VMT, as well as a direct relationship between VMT and vehicle running emissions. In other words, when the trip length is increased, the VMT and vehicle running emissions increase as a result. Thus, vehicle running emissions can be reduced by decreasing the average overall trip length, by way of a local hire requirement or otherwise.

## Default Worker Trip Parameters and Potential Local Hire Requirements

As previously discussed, the number, length, and vehicle class of worker trips are utilized by CalEEMod to calculate emissions associated with the on-road vehicle trips required to transport workers to and from the Project site during construction.<sup>7</sup> In order to understand how local hire requirements and associated worker trip length reductions impact GHG emissions calculations, it is important to consider the CalEEMod default worker trip parameters. CalEEMod provides recommended default values based on site-specific information, such as land use type, meteorological data, total lot acreage, project type and typical equipment associated with project type. If more specific project information is known, the user can change the default values and input project-specific values, but the California Environmental Quality Act (“CEQA”) requires that such changes be justified by substantial evidence.<sup>8</sup> The default number of construction-related worker trips is calculated by multiplying the

<sup>4</sup> “Appendix A Calculation Details for CalEEMod.” CAPCOA, October 2017, available at: [http://www.aqmd.gov/docs/default-source/caleemod/02\\_appendix-a2016-3-2.pdf?sfvrsn=6](http://www.aqmd.gov/docs/default-source/caleemod/02_appendix-a2016-3-2.pdf?sfvrsn=6), p. 14-15.

<sup>5</sup> “Appendix A Calculation Details for CalEEMod.” CAPCOA, October 2017, available at: [http://www.aqmd.gov/docs/default-source/caleemod/02\\_appendix-a2016-3-2.pdf?sfvrsn=6](http://www.aqmd.gov/docs/default-source/caleemod/02_appendix-a2016-3-2.pdf?sfvrsn=6), p. 23.

<sup>6</sup> “Appendix A Calculation Details for CalEEMod.” CAPCOA, October 2017, available at: [http://www.aqmd.gov/docs/default-source/caleemod/02\\_appendix-a2016-3-2.pdf?sfvrsn=6](http://www.aqmd.gov/docs/default-source/caleemod/02_appendix-a2016-3-2.pdf?sfvrsn=6), p. 15.

<sup>7</sup> “CalEEMod User’s Guide.” CAPCOA, November 2017, available at: [http://www.aqmd.gov/docs/default-source/caleemod/01\\_user-39-s-guide2016-3-2\\_15november2017.pdf?sfvrsn=4](http://www.aqmd.gov/docs/default-source/caleemod/01_user-39-s-guide2016-3-2_15november2017.pdf?sfvrsn=4), p. 34.

<sup>8</sup> CalEEMod User Guide, available at: <http://www.caleemod.com/>, p. 1, 9.



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number of pieces of equipment for all phases by 1.25, with the exception of worker trips required for the building construction and architectural coating phases.<sup>9</sup> Furthermore, the worker trip vehicle class is a 50/25/25 percent mix of light duty autos, light duty truck class 1 and light duty truck class 2, respectively.<sup>10</sup> Finally, the default worker trip length is consistent with the length of the operational home-to-work vehicle trips.<sup>11</sup> The operational home-to-work vehicle trip lengths are:

“[B]ased on the *location* and *urbanization* selected on the project characteristic screen. These values were *supplied by the air districts or use a default average for the state*. Each district (or county) also assigns trip lengths for urban and rural settings” (emphasis added).<sup>12</sup>

Thus, the default worker trip length is based on the location and urbanization level selected by the User when modeling emissions. The below table shows the CalEEMod default rural and urban worker trip lengths by air basin (see excerpt below and Attachment A).<sup>13</sup>

Worker Trip Length by Air Basin		
Air Basin	Rural (miles)	Urban (miles)
Great Basin Valleys	16.8	10.8
Lake County	16.8	10.8
Lake Tahoe	16.8	10.8
Mojave Desert	16.8	10.8
Mountain Counties	16.8	10.8
North Central Coast	17.1	12.3
North Coast	16.8	10.8
Northeast Plateau	16.8	10.8
Sacramento Valley	16.8	10.8
Salton Sea	14.6	11
San Diego	16.8	10.8
San Francisco Bay Area	10.8	10.8
San Joaquin Valley	16.8	10.8
South Central Coast	16.8	10.8
South Coast	19.8	14.7
<b>Average</b>	<b>16.47</b>	<b>11.17</b>
<b>Minimum</b>	<b>10.80</b>	<b>10.80</b>
<b>Maximum</b>	<b>19.80</b>	<b>14.70</b>
<b>Range</b>	<b>9.00</b>	<b>3.90</b>

<sup>9</sup> “CalEEMod User’s Guide.” CAPCOA, November 2017, available at: [http://www.aqmd.gov/docs/default-source/caleemod/01\\_user-39-s-guide2016-3-2\\_15november2017.pdf?sfvrsn=4](http://www.aqmd.gov/docs/default-source/caleemod/01_user-39-s-guide2016-3-2_15november2017.pdf?sfvrsn=4), p. 34.

<sup>10</sup> “Appendix A Calculation Details for CalEEMod.” CAPCOA, October 2017, available at:

[http://www.aqmd.gov/docs/default-source/caleemod/02\\_appendix-a2016-3-2.pdf?sfvrsn=6](http://www.aqmd.gov/docs/default-source/caleemod/02_appendix-a2016-3-2.pdf?sfvrsn=6), p. 15.

<sup>11</sup> “Appendix A Calculation Details for CalEEMod.” CAPCOA, October 2017, available at:

[http://www.aqmd.gov/docs/default-source/caleemod/02\\_appendix-a2016-3-2.pdf?sfvrsn=6](http://www.aqmd.gov/docs/default-source/caleemod/02_appendix-a2016-3-2.pdf?sfvrsn=6), p. 14.

<sup>12</sup> “Appendix A Calculation Details for CalEEMod.” CAPCOA, October 2017, available at:

[http://www.aqmd.gov/docs/default-source/caleemod/02\\_appendix-a2016-3-2.pdf?sfvrsn=6](http://www.aqmd.gov/docs/default-source/caleemod/02_appendix-a2016-3-2.pdf?sfvrsn=6), p. 21.

<sup>13</sup> “Appendix D Default Data Tables.” CAPCOA, October 2017, available at: [http://www.aqmd.gov/docs/default-source/caleemod/05\\_appendix-d2016-3-2.pdf?sfvrsn=4](http://www.aqmd.gov/docs/default-source/caleemod/05_appendix-d2016-3-2.pdf?sfvrsn=4), p. D-84 – D-86.

As demonstrated above, default rural worker trip lengths for air basins in California vary from 10.8- to 19.8-miles, with an average of 16.47 miles. Furthermore, default urban worker trip lengths vary from 10.8- to 14.7-miles, with an average of 11.17 miles. Thus, while default worker trip lengths vary by location, default urban worker trip lengths tend to be shorter in length. Based on these trends evident in the CalEEMod default worker trip lengths, we can reasonably assume that the efficacy of a local hire requirement is especially dependent upon the urbanization of the project site, as well as the project location.

## Practical Application of a Local Hire Requirement and Associated Impact

To provide an example of the potential impact of a local hire provision on construction-related GHG emissions, we estimated the significance of a local hire provision for the Village South Specific Plan ("Project") located in the City of Claremont ("City"). The Project proposed to construct 1,000 residential units, 100,000-SF of retail space, 45,000-SF of office space, as well as a 50-room hotel, on the 24-acre site. The Project location is classified as Urban and lies within the Los Angeles-South Coast County. As a result, the Project has a default worker trip length of 14.7 miles.<sup>14</sup> In an effort to evaluate the potential for a local hire provision to reduce the Project's construction-related GHG emissions, we prepared an updated model, reducing all worker trip lengths to 10 miles (see Attachment B). Our analysis estimates that if a local hire provision with a 10-mile radius were to be implemented, the GHG emissions associated with Project construction would decrease by approximately 17% (see table below and Attachment C).

Local Hire Provision Net Change	
<b>Without Local Hire Provision</b>	
Total Construction GHG Emissions (MT CO <sub>2</sub> e)	3,623
Amortized Construction GHG Emissions (MT CO <sub>2</sub> e/year)	120.77
<b>With Local Hire Provision</b>	
Total Construction GHG Emissions (MT CO <sub>2</sub> e)	3,024
Amortized Construction GHG Emissions (MT CO <sub>2</sub> e/year)	100.80
<b>% Decrease in Construction-related GHG Emissions</b>	<b>17%</b>

As demonstrated above, by implementing a local hire provision requiring 10 mile worker trip lengths, the Project could reduce potential GHG emissions associated with construction worker trips. More broadly, any local hire requirement that results in a decreased worker trip length from the default value has the potential to result in a reduction of construction-related GHG emissions, though the significance of the reduction would vary based on the location and urbanization level of the project site.


This serves as an example of the potential impacts of local hire requirements on estimated project-level GHG emissions, though it does not indicate that local hire requirements would result in reduced construction-related GHG emission for all projects. As previously described, the significance of a local hire requirement depends on the worker trip length enforced and the default worker trip length for the project's urbanization level and location.

<sup>14</sup> "Appendix D Default Data Tables." CAPCOA, October 2017, available at: [http://www.aqmd.gov/docs/default-source/cal-eemod/05\\_appendix-d2016-3-2.pdf?sfvrsn=4](http://www.aqmd.gov/docs/default-source/cal-eemod/05_appendix-d2016-3-2.pdf?sfvrsn=4), p. D-85.

### Disclaimer

SWAPE has received limited discovery. Additional information may become available in the future; thus, we retain the right to revise or amend this report when additional information becomes available. Our professional services have been performed using that degree of care and skill ordinarily exercised, under similar circumstances, by reputable environmental consultants practicing in this or similar localities at the time of service. No other warranty, expressed or implied, is made as to the scope of work, work methodologies and protocols, site conditions, analytical testing results, and findings presented. This report reflects efforts which were limited to information that was reasonably accessible at the time of the work, and may contain informational gaps, inconsistencies, or otherwise be incomplete due to the unavailability or uncertainty of information obtained or provided by third parties.

Sincerely,



Matt Hagemann, P.G., C.Hg.



Paul E. Rosenfeld, Ph.D.

### **EXHIBIT B**



## Chapter 11 *Housing Element*



Technical Consultation, Data Analysis and  
Litigation Support for the Environment

### SOIL WATER AIR PROTECTION ENTERPRISE

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### ***Paul Rosenfeld, Ph.D.***

*Principal Environmental Chemist*

**Chemical Fate and Transport & Air Dispersion Modeling**

**Risk Assessment & Remediation Specialist**

### **Education**

Ph.D. Soil Chemistry, University of Washington, 1999. Dissertation on volatile organic compound filtration.

M.S. Environmental Science, U.C. Berkeley, 1995. Thesis on organic waste economics.

B.A. Environmental Studies, U.C. Santa Barbara, 1991. Thesis on wastewater treatment.

### **Professional Experience**

Dr. Rosenfeld has over 25 years' experience conducting environmental investigations and risk assessments for evaluating impacts to human health, property, and ecological receptors. His expertise focuses on the fate and transport of environmental contaminants, human health risk, exposure assessment, and ecological restoration. Dr. Rosenfeld has evaluated and modeled emissions from unconventional oil drilling operations, oil spills, landfills, boilers and incinerators, process stacks, storage tanks, confined animal feeding operations, and many other industrial and agricultural sources. His project experience ranges from monitoring and modeling of pollution sources to evaluating impacts of pollution on workers at industrial facilities and residents in surrounding communities.

Dr. Rosenfeld has investigated and designed remediation programs and risk assessments for contaminated sites containing lead, heavy metals, mold, bacteria, particulate matter, petroleum hydrocarbons, chlorinated solvents, pesticides, radioactive waste, dioxins and furans, semi- and volatile organic compounds, PCBs, PAHs, perchlorate, asbestos, per- and poly-fluoroalkyl substances (PFOA/PFOS), unusual polymers, fuel oxygenates (MTBE), among other pollutants. Dr. Rosenfeld also has experience evaluating greenhouse gas emissions from various projects and is an expert on the assessment of odors from industrial and agricultural sites, as well as the evaluation of odor nuisance impacts and technologies for abatement of odorous emissions. As a principal scientist at SWAPE, Dr. Rosenfeld directs air dispersion modeling and exposure assessments. He has served as an expert witness and testified about pollution sources causing nuisance and/or personal injury at dozens of sites and has testified as an expert witness on more than ten cases involving exposure to air contaminants from industrial sources.



## **Professional History:**

Soil Water Air Protection Enterprise (SWAPE); 2003 to present; Principal and Founding Partner  
UCLA School of Public Health; 2007 to 2011; Lecturer (Assistant Researcher)  
UCLA School of Public Health; 2003 to 2006; Adjunct Professor  
UCLA Environmental Science and Engineering Program; 2002-2004; Doctoral Intern Coordinator  
UCLA Institute of the Environment; 2001-2002; Research Associate  
Komex H<sub>2</sub>O Science; 2001 to 2003; Senior Remediation Scientist  
National Groundwater Association; 2002-2004; Lecturer  
San Diego State University; 1999-2001; Adjunct Professor  
Anteon Corp., San Diego, 2000-2001; Remediation Project Manager  
Ogden (now Amec), San Diego, 2000-2000; Remediation Project Manager  
Bechtel, San Diego, California, 1999 – 2000; Risk Assessor  
King County, Seattle, 1996 – 1999; Scientist  
James River Corp., Washington, 1995-96; Scientist  
Big Creek Lumber, Davenport, California, 1995; Scientist  
Plumas Corp., California and USFS, Tahoe 1993-1995; Scientist  
Peace Corps and World Wildlife Fund, St. Kitts, West Indies, 1991-1993; Scientist

## **Publications:**

Remy, L.L., Clay T., Byers, V., **Rosenfeld P. E.** (2019) Hospital, Health, and Community Burden After Oil Refinery Fires, Richmond, California 2007 and 2012. *Environmental Health*. 18:48

Simons, R.A., Seo, Y. **Rosenfeld, P.**, (2015) Modeling the Effect of Refinery Emission On Residential Property Value. *Journal of Real Estate Research*. 27(3):321-342

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Rosenfeld, P.E. (April 19-23, 2009). Cost to Filter Atrazine Contamination from Drinking Water in the United States" Contamination in Drinking Water From the Use of Aqueous Film Forming Foams (AFFF) at Airports in the United States. *2009 Ground Water Summit and 2009 Ground Water Protection Council Spring Meeting*. Lecture conducted from Tucson, AZ.

Wu, C., Tam, L., Clark, J., Rosenfeld, P. (20-22 July, 2009). Dioxin and furan blood lipid concentrations in populations living near four wood treatment facilities in the United States. Brobbia, C.A. and Popov, V., eds., *Air Pollution XVII: Proceedings of the Seventeenth International Conference on Modeling, Monitoring and Management of Air Pollution*. Lecture conducted from Tallinn, Estonia.

Rosenfeld, P. E. (October 15-18, 2007). Moss Point Community Exposure To Contaminants From A Releasing Facility, *The 23<sup>rd</sup> Annual International Conferences on Soils Sediment and Water*. Platform lecture conducted from University of Massachusetts, Amherst MA.

Rosenfeld, P. E. (October 15-18, 2007). The Repeated Trespass of Tritium-Contaminated Water Into A Surrounding Community Form Repeated Waste Spills From A Nuclear Power Plant. *The 23<sup>rd</sup> Annual International Conferences on Soils Sediment and Water*. Platform lecture conducted from University of Massachusetts, Amherst MA.

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**Rosenfeld, P. E.** (October 15-18, 2007). Somerville Community Exposure To Contaminants From Wood Treatment Facility Emissions. *The 23<sup>rd</sup> Annual International Conferences on Soils Sediment and Water*. Lecture conducted from University of Massachusetts, Amherst MA.

**Rosenfeld P. E.** (March 2007). Production, Chemical Properties, Toxicology, & Treatment Case Studies of 1,2,3-Trichloropropane (TCP). *The Association for Environmental Health and Sciences (AEHS) Annual Meeting*. Lecture conducted from San Diego, CA.

**Rosenfeld P. E.** (March 2007). Blood and Attic Sampling for Dioxin/Furan, PAH, and Metal Exposure in Florala, Alabama. *The AEHS Annual Meeting*. Lecture conducted from San Diego, CA.

Hensley A.R., Scott, A., **Rosenfeld P.E.**, Clark, J.J.J. (August 21 – 25, 2006). Dioxin Containing Attic Dust And Human Blood Samples Collected Near A Former Wood Treatment Facility. *The 26th International Symposium on Halogenated Persistent Organic Pollutants – DIOXIN2006*. Lecture conducted from Radisson SAS Scandinavia Hotel in Oslo Norway.

Hensley A.R., Scott, A., **Rosenfeld P.E.**, Clark, J.J.J. (November 4-8, 2006). Dioxin Containing Attic Dust And Human Blood Samples Collected Near A Former Wood Treatment Facility. *APHA 134 Annual Meeting & Exposition*. Lecture conducted from Boston Massachusetts.

**Paul Rosenfeld Ph.D.** (October 24-25, 2005). Fate, Transport and Persistence of PFOA and Related Chemicals. *Mealey's C8/PFOA. Science, Risk & Litigation Conference*. Lecture conducted from The Rittenhouse Hotel, Philadelphia, PA.

**Paul Rosenfeld Ph.D.** (September 19, 2005). Brominated Flame Retardants in Groundwater: Pathways to Human Ingestion, Toxicology and Remediation *PEMA Emerging Contaminant Conference*. Lecture conducted from Hilton Hotel, Irvine California.

**Paul Rosenfeld Ph.D.** (September 19, 2005). Fate, Transport, Toxicity, And Persistence of 1,2,3-TCP. *PEMA Emerging Contaminant Conference*. Lecture conducted from Hilton Hotel in Irvine, California.

**Paul Rosenfeld Ph.D.** (September 26-27, 2005). Fate, Transport and Persistence of PDBEs. *Mealey's Groundwater Conference*. Lecture conducted from Ritz Carlton Hotel, Marina Del Ray, California.

**Paul Rosenfeld Ph.D.** (June 7-8, 2005). Fate, Transport and Persistence of PFOA and Related Chemicals. *International Society of Environmental Forensics: Focus On Emerging Contaminants*. Lecture conducted from Sheraton Oceanfront Hotel, Virginia Beach, Virginia.

**Paul Rosenfeld Ph.D.** (July 21-22, 2005). Fate Transport, Persistence and Toxicology of PFOA and Related Perfluorochemicals. *2005 National Groundwater Association Ground Water And Environmental Law Conference*. Lecture conducted from Wyndham Baltimore Inner Harbor, Baltimore Maryland.

**Paul Rosenfeld Ph.D.** (July 21-22, 2005). Brominated Flame Retardants in Groundwater: Pathways to Human Ingestion, Toxicology and Remediation. *2005 National Groundwater Association Ground Water and Environmental Law Conference*. Lecture conducted from Wyndham Baltimore Inner Harbor, Baltimore Maryland.

**Paul Rosenfeld, Ph.D.** and James Clark Ph.D. and Rob Hesse R.G. (May 5-6, 2004). Tert-butyl Alcohol Liability and Toxicology, A National Problem and Unquantified Liability. *National Groundwater Association. Environmental Law Conference*. Lecture conducted from Congress Plaza Hotel, Chicago Illinois.

**Paul Rosenfeld, Ph.D.** (March 2004). Perchlorate Toxicology. *Meeting of the American Groundwater Trust*. Lecture conducted from Phoenix Arizona.

Hagemann, M.F., **Paul Rosenfeld, Ph.D.** and Rob Hesse (2004). Perchlorate Contamination of the Colorado River. *Meeting of tribal representatives*. Lecture conducted from Parker, AZ.



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**Paul Rosenfeld, Ph.D.** (April 7, 2004). A National Damage Assessment Model For PCE and Dry Cleaners. *Drycleaner Symposium. California Ground Water Association*. Lecture conducted from Radison Hotel, Sacramento, California.

**Rosenfeld, P. E., Grey, M.** (June 2003) Two stage biofilter for biosolids composting odor control. *Seventh International In Situ And On Site Bioremediation Symposium Battelle Conference* Orlando, FL.

**Paul Rosenfeld, Ph.D.** and James Clark Ph.D. (February 20-21, 2003) Understanding Historical Use, Chemical Properties, Toxicity and Regulatory Guidance of 1,4 Dioxane. *National Groundwater Association. Southwest Focus Conference. Water Supply and Emerging Contaminants*. Lecture conducted from Hyatt Regency Phoenix Arizona.

**Paul Rosenfeld, Ph.D.** (February 6-7, 2003). Underground Storage Tank Litigation and Remediation. *California CUPA Forum*. Lecture conducted from Marriott Hotel, Anaheim California.

**Paul Rosenfeld, Ph.D.** (October 23, 2002) Underground Storage Tank Litigation and Remediation. *EPA Underground Storage Tank Roundtable*. Lecture conducted from Sacramento California.

**Rosenfeld, P.E. and Suffet, M.** (October 7- 10, 2002). Understanding Odor from Compost, Wastewater and Industrial Processes. *Sixth Annual Symposium On Off Flavors in the Aquatic Environment. International Water Association*. Lecture conducted from Barcelona Spain.

**Rosenfeld, P.E. and Suffet, M.** (October 7- 10, 2002). Using High Carbon Wood Ash to Control Compost Odor. *Sixth Annual Symposium On Off Flavors in the Aquatic Environment. International Water Association*. Lecture conducted from Barcelona Spain.

**Rosenfeld, P.E. and Grey, M. A.** (September 22-24, 2002). Biocycle Composting For Coastal Sage Restoration. *Northwest Biosolids Management Association*. Lecture conducted from Vancouver Washington.

**Rosenfeld, P.E. and Grey, M. A.** (November 11-14, 2002). Using High-Carbon Wood Ash to Control Odor at a Green Materials Composting Facility. *Soil Science Society Annual Conference*. Lecture conducted from Indianapolis, Maryland.

**Rosenfeld, P.E.** (September 16, 2000). Two stage biofilter for biosolids composting odor control. *Water Environment Federation*. Lecture conducted from Anaheim California.

**Rosenfeld, P.E.** (October 16, 2000). Wood ash and biofilter control of compost odor. *Biofest*. Lecture conducted from Ocean Shores, California.

**Rosenfeld, P.E.** (2000). Bioremediation Using Organic Soil Amendments. *California Resource Recovery Association*. Lecture conducted from Sacramento California.

**Rosenfeld, P.E., C.L. Henry, R. Harrison** (1998). Oat and Grass Seed Germination and Nitrogen and Sulfur Emissions Following Biosolids Incorporation With High-Carbon Wood-Ash. *Water Environment Federation 12th Annual Residuals and Biosolids Management Conference Proceedings*. Lecture conducted from Bellevue Washington.

**Rosenfeld, P.E., and C.L. Henry.** (1999). An evaluation of ash incorporation with biosolids for odor reduction. *Soil Science Society of America*. Lecture conducted from Salt Lake City Utah.

**Rosenfeld, P.E., C.L. Henry, R. Harrison.** (1998). Comparison of Microbial Activity and Odor Emissions from Three Different Biosolids Applied to Forest Soil. *Brown and Caldwell*. Lecture conducted from Seattle Washington.

**Rosenfeld, P.E., C.L. Henry.** (1998). Characterization, Quantification, and Control of Odor Emissions from Biosolids Application To Forest Soil. *Biofest*. Lecture conducted from Lake Chelan, Washington.



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**Rosenfeld, P.E., C.L. Henry, R. Harrison.** (1998). Oat and Grass Seed Germination and Nitrogen and Sulfur Emissions Following Biosolids Incorporation With High-Carbon Wood-Ash. Water Environment Federation 12th Annual Residuals and Biosolids Management Conference Proceedings. Lecture conducted from Bellevue Washington.

**Rosenfeld, P.E., C.L. Henry, R. B. Harrison, and R. Dills.** (1997). Comparison of Odor Emissions From Three Different Biosolids Applied to Forest Soil. *Soil Science Society of America*. Lecture conducted from Anaheim California.

### **Teaching Experience:**

UCLA Department of Environmental Health (Summer 2003 through 20010) Taught Environmental Health Science 100 to students, including undergrad, medical doctors, public health professionals and nurses. Course focused on the health effects of environmental contaminants.

National Ground Water Association. Successful Remediation Technologies. Custom Course in Sante Fe, New Mexico. May 21, 2002. Focused on fate and transport of fuel contaminants associated with underground storage tanks.

National Ground Water Association. Successful Remediation Technologies Course in Chicago Illinois. April 1, 2002. Focused on fate and transport of contaminants associated with Superfund and RCRA sites.

California Integrated Waste Management Board. April and May, 2001. Alternative Landfill Caps Seminar in San Diego, Ventura, and San Francisco. Focused on both prescriptive and innovative landfill cover design.

UCLA Department of Environmental Engineering, February 5, 2002. Seminar on Successful Remediation Technologies focusing on Groundwater Remediation.

University Of Washington, Soil Science Program. Teaching Assistant for several courses including: Soil Chemistry, Organic Soil Amendments, and Soil Stability.

U.C. Berkeley, Environmental Science Program Teaching Assistant for Environmental Science 10.

### **Academic Grants Awarded:**

California Integrated Waste Management Board. \$41,000 grant awarded to UCLA Institute of the Environment Goal: To investigate effect of high carbon wood ash on volatile organic emissions from compost. 2001.

Synagro Technologies, Corona California: \$10,000 grant awarded to San Diego State University. Goal: investigate effect of biosolids for restoration and remediation of degraded coastal sage soils. 2000.

King County, Department of Research and Technology, Washington State: \$100,000 grant awarded to University of Washington. Goal: To investigate odor emissions from biosolids application and the effect of polymers and ash on VOC emissions. 1998.

Northwest Biosolids Management Association, Washington State. \$20,000 grant awarded to investigate effect of polymers and ash on VOC emissions from biosolids. 1997.

James River Corporation, Oregon: \$10,000 grant was awarded to investigate the success of genetically engineered Poplar trees with resistance to round-up. 1996.

United State Forest Service, Tahoe National Forest: \$15,000 grant was awarded to investigating fire ecology of the Tahoe National Forest. 1995.

Kellogg Foundation, Washington D.C. \$500 grant was awarded to construct a large anaerobic digester on St. Kitts in West Indies. 1993

### **Deposition and/or Trial Testimony:**

- In the United States District Court For The District of New Jersey  
Duarte et al, *Plaintiffs*, vs. United States Metals Refining Company et. al. *Defendant*.  
Case No.: 2:17-cv-01624-ES-SCM  
Rosenfeld Deposition: 6-7-2019
- In the United States District Court of Southern District of Texas Galveston Division  
MT Carla Maersk, *Plaintiffs*, vs. Conti 168., Schiffahrts-GMBH & Co. Bulker KG MS "Conti Perdido"  
*Defendant*.  
Case No.: 3:15-CV-00106 consolidated with 3:15-CV-00237  
Rosenfeld Deposition: 5-9-2019
- In The Superior Court of the State of California In And For The County Of Los Angeles – Santa Monica  
Carole-Taddeo-Bates et al., vs. Ifran Khan et al., Defendants  
Case No.: No. BC615636  
Rosenfeld Deposition: 1-26-2019
- In The Superior Court of the State of California In And For The County Of Los Angeles – Santa Monica  
The San Gabriel Valley Council of Governments et al. vs El Adobe Apts. Inc. et al., Defendants  
Case No.: No. BC646857  
Rosenfeld Deposition: 10-6-2018; Trial 3-7-19
- In United States District Court For The District of Colorado  
Bells et al. Plaintiff vs. The 3M Company et al., Defendants  
Case: No 1:16-cv-02531-RBJ  
Rosenfeld Deposition: 3-15-2018 and 4-3-2018
- In The District Court Of Regan County, Texas, 112<sup>th</sup> Judicial District  
Phillip Bales et al., Plaintiff vs. Dow Agrosociences, LLC, et al., Defendants  
Cause No 1923  
Rosenfeld Deposition: 11-17-2017
- In The Superior Court of the State of California In And For The County Of Contra Costa  
Simons et al., Plaintiffs vs. Chevron Corporation, et al., Defendants  
Cause No C12-01481  
Rosenfeld Deposition: 11-20-2017
- In The Circuit Court Of The Twentieth Judicial Circuit, St Clair County, Illinois  
Martha Custer et al., Plaintiff vs. Cerro Flow Products, Inc., Defendants  
Case No.: No. 069-L-2295  
Rosenfeld Deposition: 8-23-2017
- In The Superior Court of the State of California, For The County of Los Angeles  
Warrn Gilbert and Penny Gilber, Plaintiff vs. BMW of North America LLC  
Case No.: LC102019 (c/w BC582154)  
Rosenfeld Deposition: 8-16-2017, Trail 8-28-2018
- In the Northern District Court of Mississippi, Greenville Division  
Brenda J. Cooper, et al., *Plaintiffs*, vs. Meritor Inc., et al., *Defendants*  
Case Number: 4:16-cv-52-DMB-JVM  
Rosenfeld Deposition: July 2017

## Chapter 11 *Housing Element*

- In The Superior Court of the State of Washington, County of Snohomish  
Michael Davis and Julie Davis et al., Plaintiff vs. Cedar Grove Composting Inc., Defendants  
Case No.: No. 13-2-03987-5  
Rosenfeld Deposition, February 2017  
Trial, March 2017
- In The Superior Court of the State of California, County of Alameda  
Charles Spain., Plaintiff vs. Thermo Fisher Scientific, et al., Defendants  
Case No.: RG14711115  
Rosenfeld Deposition, September 2015
- In The Iowa District Court In And For Poweshiek County  
Russell D. Winburn, et al., Plaintiffs vs. Doug Hoksbergen, et al., Defendants  
Case No.: LALA002187  
Rosenfeld Deposition, August 2015
- In The Iowa District Court For Wapello County  
Jerry Dovico, et al., Plaintiffs vs. Valley View Sine LLC, et al., Defendants  
Law No.: LALA105144 - Division A  
Rosenfeld Deposition, August 2015
- In The Iowa District Court For Wapello County  
Doug Pauls, et al., et al., Plaintiffs vs. Richard Warren, et al., Defendants  
Law No.: LALA105144 - Division A  
Rosenfeld Deposition, August 2015
- In The Circuit Court of Ohio County, West Virginia  
Robert Andrews, et al. v. Antero, et al.  
Civil Action NO. 14-C-30000  
Rosenfeld Deposition, June 2015
- In The Third Judicial District County of Dona Ana, New Mexico  
Betty Gonzalez, et al. Plaintiffs vs. Del Oro Dairy, Del Oro Real Estate LLC, Jerry Settles and Deward  
DeRuyter, Defendants  
Rosenfeld Deposition: July 2015
- In The Iowa District Court For Muscatine County  
Laurie Freeman et. al. Plaintiffs vs. Grain Processing Corporation, Defendant  
Case No 4980  
Rosenfeld Deposition: May 2015
- In the Circuit Court of the 17<sup>th</sup> Judicial Circuit, in and For Broward County, Florida  
Walter Hinton, et. al. Plaintiff, vs. City of Fort Lauderdale, Florida, a Municipality, Defendant.  
Case Number CACE07030358 (26)  
Rosenfeld Deposition: December 2014
- In the United States District Court Western District of Oklahoma  
Tommy McCarty, et al., Plaintiffs, v. Oklahoma City Landfill, LLC d/b/a Southeast Oklahoma City  
Landfill, et al. Defendants.  
Case No. 5:12-cv-01152-C  
Rosenfeld Deposition: July 2014

## Chapter 11 *Housing Element*

In the County Court of Dallas County Texas

Lisa Parr et al, *Plaintiff*, vs. Aruba et al, *Defendant*.

Case Number cc-11-01650-E

Rosenfeld Deposition: March and September 2013

Rosenfeld Trial: April 2014

In the Court of Common Pleas of Tuscarawas County Ohio

John Michael Abicht, et al., *Plaintiffs*, vs. Republic Services, Inc., et al., *Defendants*

Case Number: 2008 CT 10 0741 (Cons. w/ 2009 CV 10 0987)

Rosenfeld Deposition: October 2012

In the United States District Court of Southern District of Texas Galveston Division

Kyle Cannon, Eugene Donovan, Genaro Ramirez, Carol Sassler, and Harvey Walton, each individually and on behalf of those similarly situated, *Plaintiffs*, vs. BP Products North America, Inc., *Defendant*.

Case 3:10-cv-00622

Rosenfeld Deposition: February 2012

Rosenfeld Trial: April 2013

In the Circuit Court of Baltimore County Maryland

Philip E. Cyach, II et al., *Plaintiffs* vs. Two Farms, Inc. d/b/a Royal Farms, Defendants

Case Number: 03-C-12-012487 OT

Rosenfeld Deposition: September 2013



### **EXHIBIT C**



Technical Consultation, Data Analysis and  
Litigation Support for the Environment

1640 5<sup>th</sup> St., Suite 204 Santa  
Santa Monica, California 90401  
Tel: (949) 887-9013  
Email: [mhagemann@swape.com](mailto:mhagemann@swape.com)

**Matthew F. Hagemann, P.G., C.Hg., QSD, QSP**

**Geologic and Hydrogeologic Characterization  
Industrial Stormwater Compliance  
Investigation and Remediation Strategies  
Litigation Support and Testifying Expert  
CEQA Review**

**Education:**

M.S. Degree, Geology, California State University Los Angeles, Los Angeles, CA, 1984.

B.A. Degree, Geology, Humboldt State University, Arcata, CA, 1982

**Professional Certifications:**

California Professional Geologist

California Certified Hydrogeologist

Qualified SWPPP Developer and Practitioner

**Professional Experience:**

Matt has 25 years of experience in environmental policy, assessment and remediation. He spent nine years with the U.S. EPA in the RCRA and Superfund programs and served as EPA's Senior Science Policy Advisor in the Western Regional Office where he identified emerging threats to groundwater from perchlorate and MTBE. While with EPA, Matt also served as a Senior Hydrogeologist in the oversight of the assessment of seven major military facilities undergoing base closure. He led numerous enforcement actions under provisions of the Resource Conservation and Recovery Act (RCRA) while also working with permit holders to improve hydrogeologic characterization and water quality monitoring.

Matt has worked closely with U.S. EPA legal counsel and the technical staff of several states in the application and enforcement of RCRA, Safe Drinking Water Act and Clean Water Act regulations. Matt has trained the technical staff in the States of California, Hawaii, Nevada, Arizona and the Territory of Guam in the conduct of investigations, groundwater fundamentals, and sampling techniques.

Positions Matt has held include:

- Founding Partner, Soil/Water/Air Protection Enterprise (SWAPE) (2003 – present);
- Geology Instructor, Golden West College, 2010 – 2014;
- Senior Environmental Analyst, Komex H2O Science, Inc. (2000 – 2003);

- Executive Director, Orange Coast Watch (2001 – 2004);
- Senior Science Policy Advisor and Hydrogeologist, U.S. Environmental Protection Agency (1989–1998);
- Hydrogeologist, National Park Service, Water Resources Division (1998 – 2000);
- Adjunct Faculty Member, San Francisco State University, Department of Geosciences (1993 – 1998);
- Instructor, College of Marin, Department of Science (1990 – 1995);
- Geologist, U.S. Forest Service (1986 – 1998); and
- Geologist, Dames & Moore (1984 – 1986).

### **Senior Regulatory and Litigation Support Analyst:**

With SWAPE, Matt's responsibilities have included:

- Lead analyst and testifying expert in the review of over 100 environmental impact reports since 2003 under CEQA that identify significant issues with regard to hazardous waste, water resources, water quality, air quality, Valley Fever, greenhouse gas emissions, and geologic hazards. Make recommendations for additional mitigation measures to lead agencies at the local and county level to include additional characterization of health risks and implementation of protective measures to reduce worker exposure to hazards from toxins and Valley Fever.
- Stormwater analysis, sampling and best management practice evaluation at industrial facilities.
- Manager of a project to provide technical assistance to a community adjacent to a former Naval shipyard under a grant from the U.S. EPA.
- Technical assistance and litigation support for vapor intrusion concerns.
- Lead analyst and testifying expert in the review of environmental issues in license applications for large solar power plants before the California Energy Commission.
- Manager of a project to evaluate numerous formerly used military sites in the western U.S.
- Manager of a comprehensive evaluation of potential sources of perchlorate contamination in Southern California drinking water wells.
- Manager and designated expert for litigation support under provisions of Proposition 65 in the review of releases of gasoline to sources drinking water at major refineries and hundreds of gas stations throughout California.
- Expert witness on two cases involving MTBE litigation.
- Expert witness and litigation support on the impact of air toxins and hazards at a school.
- Expert witness in litigation at a former plywood plant.

With Komex H2O Science Inc., Matt's duties included the following:

- Senior author of a report on the extent of perchlorate contamination that was used in testimony by the former U.S. EPA Administrator and General Counsel.
- Senior researcher in the development of a comprehensive, electronically interactive chronology of MTBE use, research, and regulation.
- Senior researcher in the development of a comprehensive, electronically interactive chronology of perchlorate use, research, and regulation.
- Senior researcher in a study that estimates nationwide costs for MTBE remediation and drinking water treatment, results of which were published in newspapers nationwide and in testimony against provisions of an energy bill that would limit liability for oil companies.
- Research to support litigation to restore drinking water supplies that have been contaminated by MTBE in California and New York.

- Expert witness testimony in a case of oil production-related contamination in Mississippi.
- Lead author for a multi-volume remedial investigation report for an operating school in Los Angeles that met strict regulatory requirements and rigorous deadlines.



- Development of strategic approaches for cleanup of contaminated sites in consultation with clients and regulators.

### **Executive Director:**

As Executive Director with Orange Coast Watch, Matt led efforts to restore water quality at Orange County beaches from multiple sources of contamination including urban runoff and the discharge of wastewater. In reporting to a Board of Directors that included representatives from leading Orange County universities and businesses, Matt prepared issue papers in the areas of treatment and disinfection of wastewater and control of the discharge of grease to sewer systems. Matt actively participated in the development of countywide water quality permits for the control of urban runoff and permits for the discharge of wastewater. Matt worked with other nonprofits to protect and restore water quality, including Surfrider, Natural Resources Defense Council and Orange County CoastKeeper as well as with business institutions including the Orange County Business Council.

### **Hydrogeology:**

As a Senior Hydrogeologist with the U.S. Environmental Protection Agency, Matt led investigations to characterize and cleanup closing military bases, including Mare Island Naval Shipyard, Hunters Point Naval Shipyard, Treasure Island Naval Station, Alameda Naval Station, Moffett Field, Mather Army Airfield, and Sacramento Army Depot. Specific activities were as follows:

- Led efforts to model groundwater flow and contaminant transport, ensured adequacy of monitoring networks, and assessed cleanup alternatives for contaminated sediment, soil, and groundwater.
- Initiated a regional program for evaluation of groundwater sampling practices and laboratory analysis at military bases.
- Identified emerging issues, wrote technical guidance, and assisted in policy and regulation development through work on four national U.S. EPA workgroups, including the Superfund Groundwater Technical Forum and the Federal Facilities Forum.

At the request of the State of Hawaii, Matt developed a methodology to determine the vulnerability of groundwater to contamination on the islands of Maui and Oahu. He used analytical models and a GIS to show zones of vulnerability, and the results were adopted and published by the State of Hawaii and County of Maui.

As a hydrogeologist with the EPA Groundwater Protection Section, Matt worked with provisions of the Safe Drinking Water Act and NEPA to prevent drinking water contamination. Specific activities included the following:

- Received an EPA Bronze Medal for his contribution to the development of national guidance for the protection of drinking water.
- Managed the Sole Source Aquifer Program and protected the drinking water of two communities through designation under the Safe Drinking Water Act. He prepared geologic reports, conducted public hearings, and responded to public comments from residents who were very concerned about the impact of designation.

- Reviewed a number of Environmental Impact Statements for planned major developments, including large hazardous and solid waste disposal facilities, mine reclamation, and water transfer.

Matt served as a hydrogeologist with the RCRA Hazardous Waste program. Duties were as follows:

- Supervised the hydrogeologic investigation of hazardous waste sites to determine compliance with Subtitle C requirements.
- Reviewed and wrote "part B" permits for the disposal of hazardous waste.
- Conducted RCRA Corrective Action investigations of waste sites and led inspections that formed the basis for significant enforcement actions that were developed in close coordination with U.S. EPA legal counsel.
- Wrote contract specifications and supervised contractor's investigations of waste sites.

With the National Park Service, Matt directed service-wide investigations of contaminant sources to prevent degradation of water quality, including the following tasks:

- Applied pertinent laws and regulations including CERCLA, RCRA, NEPA, NRDA, and the Clean Water Act to control military, mining, and landfill contaminants.
- Conducted watershed-scale investigations of contaminants at parks, including Yellowstone and Olympic National Park.
- Identified high-levels of perchlorate in soil adjacent to a national park in New Mexico and advised park superintendent on appropriate response actions under CERCLA.
- Served as a Park Service representative on the Interagency Perchlorate Steering Committee, a national workgroup.
- Developed a program to conduct environmental compliance audits of all National Parks while serving on a national workgroup.
- Co-authored two papers on the potential for water contamination from the operation of personal watercraft and snowmobiles, these papers serving as the basis for the development of nation-wide policy on the use of these vehicles in National Parks.
- Contributed to the Federal Multi-Agency Source Water Agreement under the Clean Water Action Plan.

### **Policy:**

Served senior management as the Senior Science Policy Advisor with the U.S. Environmental Protection Agency, Region 9. Activities included the following:

- Advised the Regional Administrator and senior management on emerging issues such as the potential for the gasoline additive MTBE and ammonium perchlorate to contaminate drinking water supplies.
- Shaped EPA's national response to these threats by serving on workgroups and by contributing to guidance, including the Office of Research and Development publication, *Oxygenates in Water: Critical Information and Research Needs*.
- Improved the technical training of EPA's scientific and engineering staff.
- Earned an EPA Bronze Medal for representing the region's 300 scientists and engineers in negotiations with the Administrator and senior management to better integrate scientific principles into the policy-making process.
- Established national protocol for the peer review of scientific documents.

### **Geology:**

With the U.S. Forest Service, Matt led investigations to determine hillslope stability of areas proposed for timber harvest in the central Oregon Coast Range. Specific activities were as follows:

- Mapped geology in the field, and used aerial photographic interpretation and mathematical models to determine slope stability.
- Coordinated his research with community members who were concerned with natural resource protection.
- Characterized the geology of an aquifer that serves as the sole source of drinking water for the city of Medford, Oregon.

As a consultant with Dames and Moore, Matt led geologic investigations of two contaminated sites (later listed on the Superfund NPL) in the Portland, Oregon, area and a large hazardous waste site in eastern Oregon. Duties included the following:

- Supervised year-long effort for soil and groundwater sampling.
- Conducted aquifer tests.
- Investigated active faults beneath sites proposed for hazardous waste disposal.

### **Teaching:**

From 1990 to 1998, Matt taught at least one course per semester at the community college and university levels:

- At San Francisco State University, held an adjunct faculty position and taught courses in environmental geology, oceanography (lab and lecture), hydrogeology, and groundwater contamination.
- Served as a committee member for graduate and undergraduate students.
- Taught courses in environmental geology and oceanography at the College of Marin.

Matt taught physical geology (lecture and lab) and introductory geology at Golden West College in Huntington Beach, California from 2010 to 2014.

### **Invited Testimony, Reports, Papers and Presentations:**

**Hagemann, M.F., 2008.** Disclosure of Hazardous Waste Issues under CEQA. Presentation to the Public Environmental Law Conference, Eugene, Oregon.

**Hagemann, M.F., 2008.** Disclosure of Hazardous Waste Issues under CEQA. Invited presentation to U.S. EPA Region 9, San Francisco, California.

**Hagemann, M.F., 2005.** Use of Electronic Databases in Environmental Regulation, Policy Making and Public Participation. Brownfields 2005, Denver, Colorado.

**Hagemann, M.F., 2004.** Perchlorate Contamination of the Colorado River and Impacts to Drinking Water in Nevada and the Southwestern U.S. Presentation to a meeting of the American Groundwater Trust, Las Vegas, NV (served on conference organizing committee).

**Hagemann, M.F., 2004.** Invited testimony to a California Senate committee hearing on air toxins at schools in Southern California, Los Angeles.



Brown, A., Farrow, J., Gray, A. and **Hagemann, M.**, 2004. An Estimate of Costs to Address MTBE Releases from Underground Storage Tanks and the Resulting Impact to Drinking Water Wells. Presentation to the Ground Water and Environmental Law Conference, National Groundwater Association.

**Hagemann, M.F.**, 2004. Perchlorate Contamination of the Colorado River and Impacts to Drinking Water in Arizona and the Southwestern U.S. Presentation to a meeting of the American Groundwater Trust, Phoenix, AZ (served on conference organizing committee).

**Hagemann, M.F.**, 2003. Perchlorate Contamination of the Colorado River and Impacts to Drinking Water in the Southwestern U.S. Invited presentation to a special committee meeting of the National Academy of Sciences, Irvine, CA.

**Hagemann, M.F.**, 2003. Perchlorate Contamination of the Colorado River. Invited presentation to a tribal EPA meeting, Pechanga, CA.

**Hagemann, M.F.**, 2003. Perchlorate Contamination of the Colorado River. Invited presentation to a meeting of tribal representatives, Parker, AZ.

**Hagemann, M.F.**, 2003. Impact of Perchlorate on the Colorado River and Associated Drinking Water Supplies. Invited presentation to the Inter-Tribal Meeting, Torres Martinez Tribe.

**Hagemann, M.F.**, 2003. The Emergence of Perchlorate as a Widespread Drinking Water Contaminant. Invited presentation to the U.S. EPA Region 9.

**Hagemann, M.F.**, 2003. A Deductive Approach to the Assessment of Perchlorate Contamination. Invited presentation to the California Assembly Natural Resources Committee.

**Hagemann, M.F.**, 2003. Perchlorate: A Cold War Legacy in Drinking Water. Presentation to a meeting of the National Groundwater Association.

**Hagemann, M.F.**, 2002. From Tank to Tap: A Chronology of MTBE in Groundwater. Presentation to a meeting of the National Groundwater Association.

**Hagemann, M.F.**, 2002. A Chronology of MTBE in Groundwater and an Estimate of Costs to Address Impacts to Groundwater. Presentation to the annual meeting of the Society of Environmental Journalists.

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**Other Experience:**

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## **Appendix B: Past Accomplishments**





# Chapter 11 *Housing Element*

**Table B-1: Review of 2013 Housing Element Programs and Past Accomplishments**

Program	Program Objectives	Accomplishments / Continued Appropriateness
<b>Conserve and Improve the Existing Housing Stock</b>		
<b>Program 1: Home Improvement Program</b>	<ul style="list-style-type: none"> <li>Continue to provide rehabilitation loans to qualified low and moderate income homeowners.</li> <li>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.</li> <li>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.</li> </ul>	<p><b>Effectiveness:</b> Information on the Home Improvement Program has been disseminated through the City's website (<a href="http://www.buenapark.com/city-departments/economic-development/affordable-housing/home-improvement-program">http://www.buenapark.com/city-departments/economic-development/affordable-housing/home-improvement-program</a>) 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 (<a href="http://www.buenapark.com/home/showdocument?id=21146">http://www.buenapark.com/home/showdocument?id=21146</a>) as well as the qualifications for the home improvement loans.</p> <p>The City has assisted a total of 111 households in rehabilitating their homes using CDBG, CalHome and HOME funds since 2013.</p> <p><b>Continued Appropriateness:</b> This program continues to be appropriate and is included in the 2021-2029 Housing Element.</p>
<b>Program 2: Multi-Family Rental Rehabilitation Program</b>	<ul style="list-style-type: none"> <li>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.</li> <li>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.</li> <li>Identify and pursue funding sources for this program.</li> </ul>	<p><b>Effectiveness:</b> While the City of Buena Park is aware of the Multi-Family Rental Rehabilitation Program's importance it has not been able to secure funding for it since 2010. Thusly, the City was unable to provide to owners of apartment complexes with financial assistance during the 2013-2021 period cycle</p> <p><b>Continued Appropriateness:</b> As funding for the Multi-Family Rental Rehabilitation Program is no longer available, the City will not support this program in future elements.</p>

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Program	Program Objectives	Accomplishments / Continued Appropriateness
<b>Program 3: Code Enforcement/ Neighborhood Improvement Program (NIP)</b>	<ul style="list-style-type: none"> <li>Continue to provide proactive code enforcement activities to maintain and improve housing and neighborhood qualities.</li> <li>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.</li> </ul>	<p><b>Effectiveness:</b> 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.</p> <p>Between 2013 and 2021, the City assisted 623 households through the weatherization, rental housing inspection, and senior code enforcement relief programs.</p> <p><b>Continued Appropriateness:</b> This program continues to be appropriate and is included in the 2021-2029 Housing Element.</p>
<b>Program 4: Conservation of At-Risk Housing</b>	<ul style="list-style-type: none"> <li>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.</li> <li>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.</li> <li>Support the nonprofit property owners' application for Section 8 contract renewal with HUD.</li> <li>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.</li> </ul>	<p><b>Effectiveness:</b> Of the 108 units that were identified as being at-risk, none were lost to market conversion.</p> <p>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 (<a href="http://www.buenapark.com/city-departments/economic-development/affordable-housing/section-8-program">http://www.buenapark.com/city-departments/economic-development/affordable-housing/section-8-program</a>) and also information at public counters.</p> <p><b>Continued Appropriateness:</b> The City will continue to monitor the status of at-risk units and pursue opportunities to preserve these units as affordable housing. This program continues to be appropriate and is included in the 2021-2029 Housing Element.</p>

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Program	Program Objectives	Accomplishments / Continued Appropriateness
<b>Assist In The Development Of Affordable Housing</b>		
<b>Program 5: First-Time Homebuyer Program</b>	<ul style="list-style-type: none"> <li>Continue to apply for State HOME and CalHome funds and other funding sources to support the First-Time Homebuyer program.</li> <li>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.</li> </ul>	<p><b>Effectiveness:</b> The City applied for State HOME and CalHome funds and was successful in obtaining approximately \$3.5 million in funding between 2013 and 2021.</p> <p>Overall, the City's First-Time Homebuyer program has assisted 4 households in achieving homeownership since 2013.</p> <p><b>Continued Appropriateness:</b> Despite the issues presented by the high cost of housing in Buena Park, and as a direct result of the dissolution of redevelopment in 2012, the City does not have the appropriate resources to properly manage and implement this program. Accordingly, the City will include this program within the 2021-2029 Housing Element cycle, with the caveat that it will be implemented upon the identification of a funding source that provides the resources needed to properly administer the program to achieve the objectives established herein.</p>
<b>Program 6: Southern California Home Financing Authority</b>	<ul style="list-style-type: none"> <li>Provide information regarding the program on the City's website and at the public counter, library, post office, and other community locations.</li> </ul>	<p><b>Effectiveness:</b> The Southern California Home Financing Authority (SCHFA) does not lend money directly to homebuyers. Homebuyers must work directly with a participating lender such as the Public Finance Division of Orange County. SCHFA offers a mortgage revenue bond program that issues 30-year mortgage revenue funds at below-market interest rates.</p> <p><b>Continued Appropriateness:</b> This program continues to be appropriate and is included in the 2021-2029 Housing Element.</p>
<b>Program 7: Housing Choice Vouchers (Section 8 Rental Assistance) Program</b>	<ul style="list-style-type: none"> <li>Work to maintain, and possibly increase, the current level of Housing Choice Vouchers (1,081 households) and direct eligible households to the program through direct referrals and the City website.</li> <li>Continue to provide information and referrals to landlords regarding participation in the Housing Choice Vouchers Program.</li> </ul>	<p><b>Effectiveness:</b> As of September 2019, 1,778 households in Buena Park were receiving Housing Choice (Section 8) Vouchers.</p> <p>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 (<a href="http://www.buenapark.com/city-departments/economic-development/affordable-housing/section-8-program">http://www.buenapark.com/city-departments/economic-development/affordable-housing/section-8-program</a>) and provides a direct link to the County of Orange program</p>

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Program	Program Objectives	Accomplishments / Continued Appropriateness
		<p>(<a href="https://www.ochousing.org/news/details?NewsID=1093&amp;TargetID=96">https://www.ochousing.org/news/details?NewsID=1093&amp;TargetID=96</a>).</p> <p><b>Continued Appropriateness:</b> 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 2021-2029 Housing Element.</p>
<p><b>Program 8: Affordable Housing Incentives</b></p>	<ul style="list-style-type: none"> <li>• Develop a brochure of development incentives by 2014 to promote affordable housing development.</li> <li>• 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.</li> <li>• 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).</li> <li>• 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.</li> </ul>	<p><b>Effectiveness:</b> There were no newly acquired or converted affordable units between 2013 and 2021.</p> <p>Due to staffing constraints, marketing material have not yet been prepared.</p> <p><b>Continued Appropriateness:</b> Without redevelopment funds, the City's ability to pursue such opportunities is limited. This program is incorporated into a new program "Affordable Housing Incentives."</p>



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Program	Program Objectives	Accomplishments / Continued Appropriateness
<b>Provide Adequate Housing Sites</b>		
<b>Program 9: Provision of Adequate Sites</b>	<ul style="list-style-type: none"> <li>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.</li> <li>Update the residential sites inventory every two years to maintain accurate information.</li> <li>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.</li> </ul>	<p><b>Effectiveness:</b> The City has continued to provide a variety of incentives to facilitate development on vacant and underutilized parcels such as the Site Area Bonus, Cluster development bonus, and the Housing Opportunities Overlay that allow for increased density opportunities up to 30 units per acre. Although the Redevelopment Department has been abolished, the Economic Development Division has continued to provide information to the public and developers on available City-owned parcels for lower income developments including 7101 Lincoln Avenue through the City's website and outreach programs.</p> <p><b>Continued Appropriateness:</b> This program continues to be appropriate and is included in the 2021-2029 Housing Element.</p>
<b>Remove Governmental Constraints</b>		
<b>Program 10: Extremely Low Income and Special Needs Housing</b>	<ul style="list-style-type: none"> <li>Amend the Zoning Ordinance within one year of adoption of the Housing Element to address SRO housing.</li> <li>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).</li> <li>Explore appropriate funding opportunities for affordable housing for extremely low income households and persons with disabilities (including persons with developmental disabilities).</li> </ul>	<p><b>Effectiveness:</b> In 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.</p> <p>The City opened the Buena Park Navigation Center providing emergency temporary shelter and support services to homeless individuals in 2020. The same year, the City also approved a 57-unit permanent supportive housing development (Airport Inn Apartments) and a 66-unit affordable housing development for senior 62 years and older.</p> <p><b>Continued Appropriateness:</b> This program is modified in the 2021-2029 Housing Element for compliance with</p>

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Program	Program Objectives	Accomplishments / Continued Appropriateness
		applicable changes to State law
<b>Program 11: Permit Processing</b>	<ul style="list-style-type: none"> <li>Continue to evaluate and improve the one-stop processing system to facilitate residential development.</li> <li>Prioritize affordable and special needs housing for processing, including housing for seniors and the disabled (including persons with developmental disabilities).</li> </ul>	<p><b>Effectiveness:</b> 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.</p> <p><b>Continued Appropriateness:</b> 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 2021-2029 Housing Element.</p>
<b>Provide Equal Housing Opportunities</b>		
<b>Program 12: Fair Housing</b>	<ul style="list-style-type: none"> <li>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.</li> <li>Continue to refer fair housing complaints to the Fair Housing Foundation.</li> <li>Continue to comply with all state and federal fair housing requirements when implementing housing programs or delivering housing-related services.</li> <li>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.</li> </ul>	<p><b>Effectiveness:</b> 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 (<a href="http://www.buenapark.com/city-departments/economic-development/affordable-housing">http://www.buenapark.com/city-departments/economic-development/affordable-housing</a>), and through Fair Housing Foundation. The City continues to refer any fair housing complaints to the Fair Housing Foundation. 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 Foundation.</p> <p><b>Continued Appropriateness:</b> Providing fair housing resources is an important goal for the City. This program continues to be appropriate and is included in the 2021-2029 Housing Element.</p>

## **Appendix C: Sites Inventory**





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**Table C-1: Housing Element Sites Inventory**

Key Map Site ID #	Focus Area	Site Address/ Intersection	APN	Current General Plan	Current Zoning	Min. Density Allowed	Max. Density Allowed	Parcel Size (Acres)	Existing Use/ Vacancy	Publicly Owned	Identified in Last/ Last Two Planning Cycle(s)	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Total Capacity	Residential Overlay?
1	A	8641 LOS COYOTES DR	289-162-04	RSF	RS-10	0	4.4	0.33	Vacant	No	Yes			1	1	
2	A	5891 STANTON AVE	066-184-26	RSF	RS-6	0	7.3	0.13	Vacant	No	Yes			1	1	
3	A	7611 5TH ST	277-071-14	HDR	RM-20	20	24	0.16	Residential, 1	No	Yes			1	1	
4	A	7601 5TH ST	277-071-15	HDR	RM-20	20	24	0.16	Residential, 1	No	Yes			1	1	
5	A	7571 5TH ST	277-073-15	HDR	RM-20	30	50	0.12	Residential, 1	No	Yes		3		3	Housing Opportunities Overlay
6	A	7561 5TH ST	277-073-16	HDR	RM-20	30	50	0.13	Residential, 1	No	Yes		3		3	Housing Opportunities Overlay
7	A	7551 5TH ST	277-073-17	HDR	RM-20	30	50	0.12	Residential, 1	No	Yes		3		3	Housing Opportunities Overlay
8	A	7541 5TH ST	277-073-18	HDR	RM-20	30	50	0.12	Residential, 1	No	Yes		2		2	Housing Opportunities Overlay
9	A	7531 5TH ST	277-073-19	HDR	RM-20	30	50	0.25	Parking Lot	No	Yes		8		8	Housing Opportunities Overlay
10	A	7651 E 5TH ST	277-071-13	HDR	RM-20	20	24	0.71	Church/ Residential, 1	No	Yes		10		10	
11	A	6161 FULLERTON AVE	277-071-12	HDR	RM-20	20	24	0.22	Residential, 1	No	Yes			2	2	
12	A	6152 KINGMAN AVE	277-071-19	HDR	RM-20	20	24	0.22	Residential, 1	No	Yes			2	2	
13	A	6141 FULLERTON AVE	277-071-11	HDR	RM-20	20	24	0.43	Residential, 4	No	Yes			2	2	
14	A	6122 WESTERN AVE	277-073-25	HDR	RM-20	30	50	0.21	Residential, 1	No	Yes			5	5	Housing Opportunities Overlay
15	A	7611 ARTESIA BLVD	277-101-20	HDR	RM-20	20	24	0.13	Residential, 1	No	Yes			1	1	
16	A	5951 FULLERTON AVE	277-101-17	HDR	RM-20	20	24	0.21	Residential, 1	No	Yes			2	2	
17	A	5941 FULLERTON AVE	277-101-16	HDR	RM-20	20	24	0.22	Residential, 1	No	Yes			2	2	
18	A	5941 WESTERN AVE	066-111-14	HDR	RM-20	20	24	0.37	Residential, 4	No	Yes			1	1	

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19	A	5952 BURNHAM AVE	066-111-18	HDR	RM-20	20	24	0.37	Residential, 2	No	Yes			3	3	
20	A	5921 BURNHAM AVE	066-112-10	HDR	RM-20	20	24	0.19	Residential, 1	No	Yes			1	1	
21	A	5911 WESTERN AVE	066-111-11	HDR	RM-20	20	24	0.19	Residential, 1	No	Yes			1	1	
22	A	5901 BURNHAM AVE	066-112-33	HDR	RM-20	30	50	0.19	Residential, 1	No	Yes			5	5	Housing Opportunities Overlay
23	A	5891 WESTERN AVE	066-111-32	HDR	RM-20	20	24	0.19	Residential, 1	No	Yes			1	1	
24	A	5893 BURNHAM AVE	066-112-37	HDR	RM-20	30	50	0.19	Residential, 1	No	Yes			5	5	Housing Opportunities Overlay
25	A	5883 BURNHAM AVE	066-112-38	HDR	RM-20	30	50	0.19	Residential, 1	No	Yes			5	5	Housing Opportunities Overlay
26	A	5872 KINGMAN AVE	277-101-30	HDR	RM-20	20	24	0.22	Residential, 1	No	Yes			2	2	
27	A	5861 FULLERTON AVE	277-101-10	HDR	RM-20	20	24	0.22	Residential, 1	No	Yes			2	2	
28	A	5862 KINGMAN AVE	277-101-31	HDR	RM-20	20	24	0.22	Residential, 1	No	Yes			2	2	
29	A	5831 BURNHAM AVE	066-112-31	HDR	RM-20	20	24	0.24	Residential, 2	No	Yes			1	1	
30	A	5801 WESTERN AVE	066-111-04	HDR	RM-20	20	24	0.19	Residential, 1	No	Yes			1	1	
31	A	5781 FULLERTON AVE	277-101-03	HDR	RM-20	20	24	0.34	Residential, 1	No	Yes			4	4	
32	A	5741 BURNHAM AVE	066-112-01	HDR	RM-20	30	50	0.31	Vacant	No	Yes		10		10	Housing Opportunities Overlay
33	A	5711 WESTERN AVE	066-122-05	HDR	RM-20	30	50	0.24	Residential, 1	No	Yes		6		6	Housing Opportunities Overlay
34	A	5691 WESTERN AVE	066-122-04	HDR	RM-20	30	50	0.23	Residential, 1	No	Yes		6		6	Housing Opportunities Overlay
35	A	6151 INDIANA AVE	066-260-09	HDR	RM-20	30	50	0.26	Residential, 1	No	Yes		7		7	Housing Opportunities Overlay
36	A	8222 4TH ST	066-260-32	HDR	RM-20	20	24	0.16	Residential, 1	No	Yes		1		1	
37	A	8201 4TH ST	066-230-31	HDR	RM-20	30	50	0.27	Residential, 1	No	Yes		8		8	Housing Opportunities Overlay
38	A	8207 4TH ST	066-230-64	HDR	RM-20	20	24	0.66	Residential, 8	No	Yes		2		2	
39	A	8091 E 4TH ST	066-230-29	HDR	RM-20	30	50	0.34	Residential, 2	No	Yes		9		9	Housing Opportunities Overlay

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40	A	6102 STANTON AVE	066-230-78	HDR	RM-20	20	24	0.61	Church	No	Yes		9		9	
41	A	8022 ARTESIA BLVD	066-230-67	HDR	RM-20	30	50	0.14	Residential, 1	No	Yes		3		3	Housing Opportunities Overlay
42	A	8012 ARTESIA BLVD	066-230-77	HDR	RM-20	30	50	0.14	Residential, 1	No	Yes		3		3	Housing Opportunities Overlay
43	A	8002 ARTESIA BLVD	066-230-76	HDR	RM-20	30	50	0.15	Residential, 1	No	Yes		3		3	Housing Opportunities Overlay
44	A	5961 KINGMAN AVE	277-102-16	HDR	RM-20	30	50	0.12	Residential, 2	No	Yes	1			1	
	A	7539 ARTESIA BLVD	277-102-17	HDR	RM-20	30	50	0.34	Vacant	No	Yes	10			10	
	A	7521 ARTESIA BLVD	277-102-18	HDR	RM-20	30	50	0.35	Vacant	No	Yes	11			11	
45	B	8231 9TH ST	070-034-16	HDR	RM-20	20	24	0.26	Residential, 1	No	Yes			3	3	
46	B	6321 INDIANA AVE	070-012-22	RSF	RS-6	7	50	0.26	Residential, 1	No	Yes	7			7	Housing Opportunities Overlay
47	B	8141 7TH ST	070-012-28	RSF	RS-6	7	50	0.14	Residential, 1	No	Yes	3			3	Housing Opportunities Overlay
48	B	6311 INDIANA AVE	070-012-21	RSF	RS-6	7	50	0.26	Residential, 1	No	Yes	7			7	Housing Opportunities Overlay
49	B	8201 7TH ST	070-012-06	RSF	RS-6	7	50	0.17	Residential, 1	No	Yes	4			4	Housing Opportunities Overlay
50	B	6292 LOS ROBLES AVE	070-012-16	RSF	RS-6	7	50	0.16	Residential, 1	No	Yes	4			4	Housing Opportunities Overlay
51	B	8191 7TH ST	070-012-25	RSF	RS-6	7	50	0.17	Residential, 1	No	Yes	4			4	Housing Opportunities Overlay
52	B	8185 7TH ST	070-012-24	RSF	RS-6	7	50	0.17	Residential, 1	No	Yes	4			4	Housing Opportunities Overlay
53	B	8171 7TH ST	070-012-08	RSF	RS-6	7	50	0.17	Residential, 1	No	Yes	4			4	Housing Opportunities Overlay
54	B	8161 7TH ST	070-012-10	RSF	RS-6	7	50	0.17	Residential, 1	No	Yes	4			4	Housing Opportunities Overlay
55	B	6281 INDIANA AVE	070-012-30	RSF	RS-6	7	50	0.17	Residential, 1	No	Yes	4			4	Housing Opportunities Overlay

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56	B	8151 7TH ST	070-012-11	RSF	RS-6	7	50	0.23	Residential, 1	No	Yes	6			6	Housing Opportunities Overlay
57	B	6282 LOS ROBLES AVE	070-012-37	RSF	RS-6	7	50	0.20	Residential, 1	No	Yes	5			5	Housing Opportunities Overlay
58	B	6302 LOS ROBLES AVE	070-012-32	RSF	RS-6	7	50	0.20	Residential, 1	No	Yes	5			5	Housing Opportunities Overlay
59	B	6531 INDIANA AVE	070-034-17	HDR	RM-20	20	24	0.15	Residential, 1	No	Yes			1	1	
60	B	8203 9TH ST	070-034-18	HDR	RM-20	30	50	0.21	Residential, 1	No	Yes		5		5	Housing Opportunities Overlay
61	B	8201 9TH ST	070-034-19	HDR	RM-20	30	50	0.21	Residential, 1	No	Yes		5		5	Housing Opportunities Overlay
62	B	8191 9TH ST	070-034-14	HDR	RM-20	30	50	0.21	Residential, 1	No	Yes		5		5	Housing Opportunities Overlay
63	B	8232 WHITAKER ST	070-034-01	HDR	RM-20	20	24	0.31	Residential, 1	No	Yes			3	3	
64	B	8182 WHITAKER ST	070-034-05	HDR	RM-20	20	24	0.16	Residential, 1	No	Yes			1	1	
65	B	8172 WHITAKER ST	070-034-06	HDR	RM-20	20	24	0.17	Residential, 1	No	Yes			1	1	
66	B	8162 WHITAKER ST	070-034-07	HDR	RM-20	20	24	0.15	Residential, 1	No	Yes			1	1	
67	B	8152 WHITAKER ST	070-034-08	HDR	RM-20	20	24	0.16	Residential, 1	No	Yes			1	1	
68	B	8171 WHITAKER ST	070-024-10	HDR	RM-20	20	24	0.13	Residential, 1	No	Yes			1	1	
69	B	8151 WHITAKER ST	070-024-12	HDR	RM-20	20	24	0.17	Residential, 1	No	Yes			1	1	
70	B	8131 WHITAKER ST	070-024-15	HDR	RM-20	30	50	0.14	Residential, 1	No	Yes		3		3	Housing Opportunities Overlay
71	B	8121 WHITAKER ST	070-024-14	HDR	RM-20	30	50	0.29	Church/Residential, 1	No	Yes		8		8	Housing Opportunities Overlay
72	B	6461 LOS ROBLES AVE	070-023-14	HDR	RM-20	20	24	0.23	Residential, 1	No	Yes			2	2	
73	B	8027 WHITAKER ST	070-023-09	HDR	RM-20	20	24	0.17	Residential, 1	No	Yes			1	1	
74	B	6441 INDIANA AVE	070-024-16	HDR	RM-20	20	24	0.14	Residential, 1	No	Yes			1	1	
75	B	6431 INDIANA AVE	070-024-18	HDR	RM-20	20	24	0.14	Residential, 1	No	Yes			1	1	
76	B	8212 8TH ST	070-024-17	HDR	RM-20	20	24	0.19	Residential, 1	No	Yes			2	2	



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77	B	8192 8TH ST	070-024-19	HDR	RM-20	30	50	0.16	Residential, 1	No	Yes		4		4	Housing Opportunities Overlay
78	B	8182 8TH ST	070-024-20	HDR	RM-20	30	50	0.16	Residential, 1	No	Yes		4		4	Housing Opportunities Overlay
79	B	8162 8TH ST	070-024-22	HDR	RM-20	30	50	0.24	Residential, 1	No	Yes		6		6	Housing Opportunities Overlay
80	B	8142 8TH ST	070-024-03	HDR	RM-20	20	24	0.16	Residential, 1	No	Yes			1	1	
81	B	8132 8TH ST	070-024-02	HDR	RM-20	20	24	0.16	Residential, 1	No	Yes			1	1	
82	B	8071 WHITAKER AVE	070-023-05	HDR	RM-20	30	50	0.90	Club/Lodge	No	Yes	28			28	Housing Opportunities Overlay
83	B	8042 8TH ST	070-023-03	HDR	RM-20	20	24	0.14	Residential, 1	No	Yes			1	1	
84	B	8021 8TH ST	070-021-25	HDR	RM-20	20	24	0.13	Residential, 1	No	Yes			1	1	
85	B	6391 INDIANA AVE	070-022-17	HDR	RM-20	20	24	0.28	Residential, 2	No	Yes			2	2	
86	B	6382 LOS ROBLES AVE	070-022-14	HDR	RM-20	20	24	0.15	Residential, 1	No	Yes			1	1	
87	B	8111 8TH ST	070-021-08	HDR	RM-20	20	24	0.37	Residential, 2	No	Yes			3	3	
88	B	8051 8TH ST	070-021-12	HDR	RM-20	20	24	0.38	Residential, 2	No	Yes			4	4	
89	B	8031 8TH ST	070-021-13	HDR	RM-20	20	24	0.37	Residential, 3	No	Yes			2	2	
90	B	6371 LOS ROBLES AVE	070-021-07	HDR	RM-20	20	24	0.17	Residential, 1	No	Yes			1	1	
91	B	6372 LOS ROBLES AVE	070-022-02	HDR	RM-20	20	24	0.19	Residential, 1	No	Yes			2	2	
92	B	6361 LOS ROBLES AVE	070-021-06	HDR	RM-20	20	24	0.19	Residential, 1	No	Yes			2	2	
93	B	362 LOS ROBLES AVE	070-022-16	HDR	RM-20	20	24	0.19	Residential, 1	No	Yes			2	2	
94	B	8202 7TH ST	070-022-07	HDR	RM-20	20	24	0.75	Residential, 2	No	Yes			9	9	
95	B	8154 E 7TH ST	070-022-04	HDR	RM-20	20	24	0.25	Residential, 2	No	Yes			2	2	
96	B	8142 7TH ST	070-022-03	HDR	RM-20	20	24	0.18	Residential, 1	No	Yes			1	1	
97	B	6342 LOS ROBLES AVE	070-022-15	HDR	RM-20	20	24	0.18	Residential, 1	No	Yes			1	1	
98	B	7241 9TH ST	276-221-39	HDR	RM-20	30	50	0.14	Residential, 1	No	Yes		3		3	Housing Opportunities Overlay
99	B	6511 WESTERN AVE	276-221-25	HDR	RM-20	20	24	0.20	Parking lot	No	Yes			3	3	
	B	6551 WESTERN AVE	276-221-26	HDR	RM-20	20	24	0.45	Church	No	Yes			7	7	
	B	7451 9TH ST	276-221-27	HDR	RM-20	20	24	0.16	Residential, 1	No	Yes			1	1	

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100	B	7261 9TH ST	276-221-41	HDR	RM-20	30	50	0.18	Residential, 1	No	Yes		4		4	Housing Opportunities Overlay
101	B	7251 9TH ST	276-221-40	HDR	RM-20	30	50	0.17	Residential, 1	No	Yes		4		4	Housing Opportunities Overlay
102	B	7091 9TH ST	276-231-39	HDR	RM-20	20	24	0.18	Residential, 1	No	Yes			1	1	
103	B	6498 GRAMERCY ST	276-221-38	HDR	RM-20	20	24	0.20	Residential, 1	No	Yes			2	2	
104	B	7412 8TH ST	276-221-08	HDR	RM-20	20	24	0.13	Residential, 1	No	Yes			1	1	
105	B	7392 8TH ST	276-221-06	HDR	RM-20	20	24	0.13	Residential, 1	No	Yes			1	1	
106	B	7411 8TH ST	276-202-11	HDR	RM-20	30	50	0.19	Residential, 1	No	Yes		5		5	Housing Opportunities Overlay
107	B	7441 8TH ST	276-202-14	HDR	RM-20	30	50	0.16	Residential, 1	No	Yes		4		4	Housing Opportunities Overlay
108	B	7431 8TH ST	276-202-13	HDR	RM-20	30	50	0.15	Residential, 1	No	Yes		3		3	Housing Opportunities Overlay
109	B	8273 CALIFORNIA ST	070-033-10	HDR	RM-20	20	24	0.13	Residential, 1	No	Yes			1	1	
110	B	6632 INDIANA ST	070-033-09	HDR	RM-20	20	24	0.14	Residential, 1	No	Yes			1	1	
111	B	6591 INDIANA AVE	070-035-04	HDR	RM-20	30	50	0.18	Residential, 1	No	Yes	4			4	Housing Opportunities Overlay
112	B	6581 INDIANA AVE	070-035-03	HDR	RM-20	30	50	0.17	Residential, 1	No	Yes	4			4	Housing Opportunities Overlay
113	B	8211 CALIFORNIA ST	070-035-06	HDR	RM-20	30	50	0.17	Residential, 1	No	Yes	4			4	Housing Opportunities Overlay
114	B	6571 INDIANA AVE	070-035-02	HDR	RM-20	30	50	0.17	Residential, 1	No	Yes	4			4	Housing Opportunities Overlay
115	B	8172 CALIFORNIA ST	070-046-02	HDR	RM-20	30	50	0.23	Residential, 3	No	Yes	4			4	Housing Opportunities Overlay
116	B	8142 CALIFORNIA ST	070-046-03	HDR	RM-20	30	50	0.23	Residential, 1	No	Yes	6			6	Housing Opportunities Overlay
117	B	6561 INDIANA AVE	070-035-01	HDR	RM-20	30	50	0.17	Residential, 1	No	Yes	4			4	Housing Opportunities Overlay

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118	B	8202 9TH ST	070-035-05	HDR	RM-20	30	50	0.17	Residential, 1	No	Yes	4			4	Housing Opportunities Overlay
119	B	8192 9TH ST	070-035-07	HDR	RM-20	30	50	0.18	Residential, 1	No	Yes	4			4	Housing Opportunities Overlay
120	B	8182 9TH ST	070-035-08	HDR	RM-20	30	50	0.21	Residential, 1	No	Yes			5	5	
121	A	5682 WESTERN AVE	066-123-01	HDR	RM-20	30	50	0.13	Residential, 1	No	No		3		3	Housing Opportunities Overlay
122	A	5702 WESTERN AVE	066-123-02	HDR	RM-20	30	50	0.17	Residential, 1	No	No		4		4	Housing Opportunities Overlay
123	A	5712 WESTERN AVE	066-123-03	HDR	RM-20	30	50	0.17	Residential, 1	No	No		4		4	Housing Opportunities Overlay
124	A	7501 FRANKLIN ST	066-123-04	HDR	RM-20	30	50	0.31	Residential, 1	No	No		9		9	Housing Opportunities Overlay
125	A	7682 CRAIG AVE	066-132-09	RSF	RS-6	0	7.3	0.17	Vacant	No	No			1	1	
	A	7692 CRAIG AVE	066-132-15	RSF	RS-6	0	7.3	0.18	Vacant	No	No			1	1	
	A	7712 CRAIG AVE	066-132-16	RSF	RS-6	0	7.3	0.17	Vacant	No	No			1	1	
	A	7722 CRAIG AVE	066-132-17	RSF	RS-6	0	7.3	0.17	Vacant	No	No			1	1	
126	A	7501 5TH ST	277-073-20	HDR	RM-20	20	24	0.20	Residential, 1	No	No			2	2	
127	B	8032 8TH ST	070-023-02	HDR	RM-20	20	24	0.14	Residential, 1	No	No			1	1	
128	B	8052 8TH ST	070-023-04	HDR	RM-20	20	24	0.14	Residential, 1	No	No			1	1	
129	C	9051 HOLDER ST	134-031-02	HDR	RM-20	20	24	0.23	Residential, 1	No	No			2	2	
130	C	8694 WESTERN AVE	135-132-11	HDR	RM-20	30	50	0.42	Residential, 1	No	No		12		12	Housing Opportunities Overlay
131	C	8732 WESTERN AVE	135-133-05	HDR	RM-20	30	50	0.32	Residential, 1	No	No		9		9	Housing Opportunities Overlay
132	C	8752 VALLEY VIEW ST	260-011-03	HDR	RM-20	20	24	0.17	Residential, 2	No	No		1	1	2	
133	C	8752 VALLEY VIEW ST	260-011-04	HDR	RM-20	20	24	0.31	Residential, 2	No	No			3	3	
134	C	7441 8TH ST	276-202-14	HDR	RM-20	30	50	0.19	Residential, 1	No	No		5		5	Housing Opportunities Overlay
135	C	7611 8TH ST	276-213-17	MDR	RM-10	10	16	0.22	Residential, 1	No	No			1	1	

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136	B	7861 MELROSE ST	276-322-16	BOMUSP	RS-6	0	7.3	0.23	Vacant	No	No			1	1	
137	B	BEACH BLVD/ MELROSE ST	276-361-03	BOMUSP	BOMUSP				Parking garage	No	Yes			250	250	
138	B	7212 MELROSE ST	276-382-02	HDR	RM-20	30	50	2.00	Club/Lodge	No	Yes	66			66	Housing Opportunities Overlay
139	C	6161 KENTUCKY DR	260-021-01	MDR	RM-10	10	16	0.44	Residential, 1	No	Yes			4	4	
140	C	8881 HOFFMAN ST	260-021-04	MDR	RM-10	10	16	0.22	Residential, 1	No	Yes			1	1	
141	C	8901 HOFFMAN ST	260-021-05	MDR	RM-10	10	16	0.45	Residential, 1	No	Yes			4	4	
142	C	6221 LINCOLN AVE	260-022-07	COM	RM-10	10	16	0.65	School	No	Yes			7	7	
143	C	8761 HOFFMAN ST	260-031-02	MDR	RM-10	10	16	0.52	Residential, 1	No	Yes			5	5	
144	C	8833 HOFFMAN ST	260-031-07	MDR	RM-10	10	16	0.89	Residential, 6	No	Yes		10		10	
145	C	8742 HOFFMAN ST	260-032-01	MDR	RM-10	10	16	0.67	Residential, 1	No	Yes			7	7	
146	C	8738 HOFFMAN ST	260-071-05	MDR	RM-10	10	16	0.76	Residential, 1	No	Yes		9		9	
147	C	8246 VALLEY VIEW ST	069-283-25	RSF	RS-6	0	7	3.22	Church	No	Yes	66			66	
148	B	7962 PINCHOT CT	276-312-22	OS	RM-20	20	24	0.13	Open Space	Yes	No			2	2	
149	B	7682 9th ST	276-282-13	HDR	RM-20	20	24	0.48	Residential, 1	No	No			16	16	
149	B	7692 9th ST	276-282-14	HDR	RM-20	20	24	0.20	Residential, 1	No	No	2			2	
150	B	7341 9TH ST	276-221-32	HDR	RM-20	20	25	0.34	Residential, 1	No	No			6	6	
361	C	8601 WESTERN AVE	135-152-44	MDR	RM-10	10	24	2.34	Church	No	No			53	53	

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**Table C-2: Candidate Sites Identified to be Rezoned to Accommodate Shortfall Housing Need**

Key Map Site ID #	Focus Area	Site Address/ Intersection	APN	Current General Plan	Current Zoning	Proposed General Plan	Proposed Zoning	Min. Density Allowed	Max. Density Allowed	Parcel Size (Acres)	Description of Existing Uses	Identified in Last/ Last Two Planning Cycle(s)	Very Low Income Capacity	Low Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Total Capacity	Year Built
151	A	7871 COMMONWEALTH AVE	066-253-07	GMU	CG	GMU	Mixed-Use Overlay	30	45	0.26	Retail	Yes			7		7	
152	A	6212 DARLINGTON AVE	066-253-20	GMU	CG	GMU	Mixed-Use Overlay	30	45	0.15	Retail	Yes			4		4	
153	A	6211 DARLINGTON AVE	066-252-12	GMU	CG	GMU	Mixed-Use Overlay	30	45	0.15	Residential, 1	Yes				3	3	
154	A	6202 DARLINGTON AVE	066-253-21	GMU	CG	GMU	Mixed-Use Overlay	30	45	0.15	Residential, 1	Yes				3	3	
155	A	6201 DARLINGTON AVE	066-252-13	GMU	CG	GMU	Mixed-Use Overlay	30	45	0.15	Residential, 1	Yes				3	3	
156	A	7811 COMMONWEALTH AVE	066-252-22	GMU	CG	GMU	Mixed-Use Overlay	30	45	0.57	Retail	Yes			17		17	
157	A	6550 KNOTT AVE	276-231-44	HDR	CS	GMU	Mixed-Use Overlay	30	45	0.43	Retail	Yes				12	12	
158	A	7791 COMMONWEALTH AVE	066-251-31	CBPMU	CG	CBPMU	Mixed-Use Overlay	30	60	1.18	Bank	Yes	10	6	8	19	43	
	A	6186 BEACH BLVD	066-251-11	CBPMU	CG	CBPMU	Mixed-Use Overlay	30	60	0.14	Retail	Yes	1	1	1	2	5	
159	A	6181 HOMEWOOD AVE	066-251-18	CBPMU	CG	CBPMU	Mixed-Use Overlay	30	60	0.28	Residential, 1	Yes				9	9	
160	A	6172 BEACH BLVD	066-251-29	CBPMU	CG	CBPMU	Mixed-Use Overlay	30	60	0.07	Vacant	Yes				2	2	
	A	6100 BEACH BLVD	066-251-28	CBPMU	CG	CBPMU	Mixed-Use Overlay	30	60	0.07	Vacant	Yes				2	2	
161	A	6171 HOMEWOOD AVE	066-251-27	CBPMU	CG	CBPMU	Mixed-Use Overlay	30	60	0.15	Residential, 1	Yes				4	4	
162	A	6100 BEACH BLVD	066-251-25	CBPMU	CG	CBPMU	Mixed-Use Overlay	30	60	0.07	Vacant	Yes				2	2	
	A	6100 BEACH BLVD	066-251-24	CBPMU	CG	CBPMU	Mixed-Use Overlay	30	60	0.07	Vacant	Yes				2	2	
163	A	6161 HOMEWOOD AVE	066-251-26	CBPMU	CG	CBPMU	Mixed-Use Overlay	30	60	0.15	Residential, 1	Yes				4	4	
164	A	6156 BEACH BLVD	066-251-08	CBPMU	CG	CBPMU	Mixed-Use Overlay	30	60	0.07	Retail	Yes				2	2	
165	A	6152 BEACH BLVD	066-251-07	CBPMU	CG	CBPMU	Mixed-Use Overlay	30	60	0.07	Retail	Yes				2	2	
166	A	6151 HOMEWOOD	066-251-20	CBPMU	CG	CBPMU	Mixed-Use Overlay	30	60	0.15	Residential, 3	Yes				2	2	
167	A	6146 BEACH BLVD	066-251-06	CBPMU	CG	CBPMU	Mixed-Use Overlay	30	60	0.07	Retail	Yes				2	2	



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168	A	6141 HOMEWOOD AVE	066-251-21	CBPMU	CG	CBPMU	Mixed-Use Overlay	30	60	0.15	Residential, 1	Yes				4	4	
169	A	6136 BEACH BLVD	066-251-04	CBPMU	CG	CBPMU	Mixed-Use Overlay	30	60	0.07	Retail	Yes				2	2	
170	A	6132 BEACH BLVD	066-251-03	CBPMU	CG	CBPMU	Mixed-Use Overlay	30	60	0.07	Retail	Yes				2	2	
171	A	6131 HOMEWOOD AVE	066-251-22	CBPMU	CG	CBPMU	Mixed-Use Overlay	30	60	0.15	Residential, 1	Yes				4	4	
172	A	6121 HOMEWOOD AVE	066-251-23	CBPMU	CG	CBPMU	Mixed-Use Overlay	30	60	0.15	Residential, 1	Yes				4	4	
173	A	6122 BEACH BLVD	066-251-30	CBPMU	CG	CBPMU	Mixed-Use Overlay	30	60	0.21	Retail	Yes				7	7	
174	A	6111 HOMEWOOD AVE	066-241-12	CBPMU	CG	CBPMU	Mixed-Use Overlay	30	60	0.15	Residential, 1	Yes				4	4	
175	A	6101 HOMEWOOD AVE	066-241-13	CBPMU	CG	CBPMU	Mixed-Use Overlay	30	60	0.15	Residential, 1	Yes				4	4	
176	A	6102 BEACH BLVD	066-241-10	CBPMU	CG	CBPMU	Mixed-Use Overlay	30	60	0.14	Residential, 1	Yes				4	4	
177	A	6091 HOMEWOOD AVE	066-241-14	CBPMU	CG	CBPMU	Mixed-Use Overlay	30	60	0.15	Residential, 2	Yes				3	3	
178	A	6086 BEACH BLVD	066-241-09	CBPMU	CG	CBPMU	Mixed-Use Overlay	30	60	0.14	Retail	Yes				5	5	
	A	BEACH BLVD/4TH ST	066-241-08	CBPMU	CG	CBPMU	Mixed-Use Overlay	30	60	0.07	Parking Lot	Yes				2	2	
179	A	6081 HOMEWOOD AVE	066-241-15	CBPMU	CG	CBPMU	Mixed-Use Overlay	30	60	0.15	Residential, 1	Yes				4	4	
180	A	6071 HOMEWOOD AVE	066-241-16	CBPMU	CG	CBPMU	Mixed-Use Overlay	30	60	0.31	Residential, 1	Yes			10		10	
181	A	6061 HOMEWOOD AVE	066-241-25	CBPMU	CG	CBPMU	Mixed-Use Overlay	30	60	0.15	Parking Lot	Yes				5	5	
182	A	6051 HOMEWOOD AVE	066-241-26	CBPMU	CG	CBPMU	Mixed-Use Overlay	30	60	0.15	Parking Lot	Yes				5	5	
183	A	6042 BEACH BLVD	066-241-21	CBPMU	CG	CBPMU	Mixed-Use Overlay	30	60	0.14	Retail	Yes				5	5	
184	A	6032 BEACH BLVD	066-241-20	CBPMU	CG	CBPMU	Mixed-Use Overlay	30	60	0.07	Retail	Yes				2	2	
185	A	6026 BEACH BLVD	066-241-23	CBPMU	CG	CBPMU	Mixed-Use Overlay	30	60	0.07	Retail	Yes				2	2	
186	A	HOMEWOOD AVE/ ARTESIA BLVD	066-241-18	CBPMU	CG	CBPMU	Mixed-Use Overlay	30	60	0.31	Fire Station	Yes			11		11	
	A	7780 ARTESIA BLVD	066-241-19	CBPMU	CG	CBPMU	Mixed-Use Overlay	30	60	0.29	Fire Station	Yes			10		10	
187	A	6192 MARSHALL AVE	066-254-08	CBPMU	RS-6	CBPMU	Mixed-Use Overlay	30	60	0.12	Parking Lot	No	4				4	
187	A	6192 MARSHALL AVE	066-254-09	CBPMU	RS-6	CBPMU	Mixed-Use Overlay	30	60	0.06	Parking Lot	No	2				2	

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	A	7951 COMMONWEALTH AVE	066-254-33	CBPMU	RS-6	CBPMU	Mixed-Use Overlay	30	60	0.96	Church	No	35				35	
189	A	7781 ARTESIA BLVD	066-181-09	CBPMU	CO	CBPMU	Mixed-Use Overlay	30	60	0.13	Residential, 1	Yes				3	3	
190	A	7771 ARTESIA BLVD	066-181-08	CBPMU	CO	CBPMU	Mixed-Use Overlay	30	60	0.14	Residential, 1	Yes				4	4	
191	A	5951 HOMEWOOD AVE	066-181-10	CBPMU	CO	CBPMU	Mixed-Use Overlay	30	60	0.15	Residential, 1	Yes				4	4	
192	A	5921 HOMEWOOD AVE	066-181-13	CBPMU	CO	CBPMU	Mixed-Use Overlay	30	60	0.15	Residential, 1	Yes				4	4	
193	A	5911 HOMEWOOD AVE	066-181-14	CBPMU	CO	CBPMU	Mixed-Use Overlay	30	60	0.15	Residential, 1	Yes				4	4	
194	A	5901 HOMEWOOD AVE	066-181-15	CBPMU	CO	CBPMU	Mixed-Use Overlay	30	60	0.15	Residential, 1	Yes				4	4	
195	A	588 HOMEWOOD AVE	066-181-21	CBPMU	CO	CBPMU	Mixed-Use Overlay	30	60	0.46	Parking Lot	Yes		17			17	
196	A	5801 HOMEWOOD AVE	066-171-08	CBPMU	CO	CBPMU	Mixed-Use Overlay	30	60	0.15	Residential, 1	Yes				4	4	
197	A	5791 HOMEWOOD AVE	066-171-09	CBPMU	CO	CBPMU	Mixed-Use Overlay	30	60	0.15	Residential, 1	Yes				4	4	
198	A	5781 HOMEWOOD AVE	066-171-10	CBPMU	CO	CBPMU	Mixed-Use Overlay	30	60	0.15	Residential, 1	Yes				4	4	
199	A	5771 HOMEWOOD AVE	066-171-11	CBPMU	CO	CBPMU	Mixed-Use Overlay	30	60	0.15	Residential, 1	Yes				5	5	
200	A	BEACH BLVD/CRAIG AVE	066-132-21	OP	CO	CBPMU	Mixed-Use Overlay	30	60	0.45	Vacant	No		15			15	
201	A	5681 BEACH BLVD	066-132-22	OP	CO	CBPMU	Mixed-Use Overlay	30	60	0.49	Office	No		18			18	
202	A	5621 BEACH BLVD	066-133-15	CBPMU	CO	CBPMU	Mixed-Use Overlay	30	60	0.53	School	No		19			19	
203	A	5731 BEACH BLVD	066-134-08	CBPMU	CO	CBPMU	Mixed-Use Overlay	30	60	0.46	Office	No		17			17	
204	A	7791 FRANKLIN ST	066-163-14	CBPMU	CO	CBPMU	Mixed-Use Overlay	30	60	0.12	Residential, 1	No				3	3	
205	A	7781 FRANKLIN ST	066-163-15	CBPMU	CO	CBPMU	Mixed-Use Overlay	30	60	0.12	Residential, 1	No				3	3	
206	A	7771 FRANKLIN ST	066-163-16	CBPMU	CO	CBPMU	Mixed-Use Overlay	30	60	0.12	Residential, 1	No				3	3	
207	A	7761 FRANKLIN ST	066-163-17	CBPMU	CO	CBPMU	Mixed-Use Overlay	30	60	0.12	Parking lot	No				4	4	
208	A	5730 BEACH BLVD	066-163-18	CBPMU	CO	CBPMU	Mixed-Use Overlay	30	60	0.24	Med Office	No				9	9	
209	A	5891 HOMEWOOD AVE	066-181-16	CBPMU	CO	CBPMU	Mixed-Use Overlay	30	60	0.15	Residential, 1	No				4	4	
210	A	5972 BEACH BLVD	066-181-20	CBPMU	CO	CBPMU	Mixed-Use Overlay	30	60	0.35	Office	No		12			12	

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211	A	6056 BEACH BLVD	066-241-06	CBPMU	CG	CBPMU	Mixed-Use Overlay	30	60	0.48	Office	No			17		17	
212	A	8011 COMMONWEALTH AVE	066-260-44	COMU	ML/NC	COMU	Mixed-Use Overlay	30	45	0.41	Parking lot	No			11		11	
	A	COMMONWEALTH AVE/STANTON AVE	066-260-45	COMU	ML/NC	COMU	Mixed-Use Overlay	30	45	0.15	Parking lot	No			4		4	
213	A	8071 COMMONWEALTH AVE	066-260-46	COMU	ML/NC	COMU	Mixed-Use Overlay	30	45	0.31	Auto service	No	2	1	1	4	8	
	A	8111 COMMONWEALTH AVE	066-260-16	COMU	ML/NC	COMU	Mixed-Use Overlay	30	45	0.93	Auto service	No	6	4	5	10	25	
	A	8121 COMMONWEALTH AVE	066-260-40	COMU	ML/NC	COMU	Mixed-Use Overlay	30	45	0.50	Industrial Office	No	3	2	2	6	13	
214	A	8143 COMMONWEALTH AVE	066-260-39	COMU	ML/NC	COMU	Mixed-Use Overlay	30	45	0.51	Auto service	No			14		14	
215	A	8171 COMMONWEALTH AVE	066-260-36	COMU	ML/NC	COMU	Mixed-Use Overlay	30	45	0.51	Parking lot	No			14		14	
216	A	8181 COMMONWEALTH AVE	066-260-25	COMU	ML/NC	COMU	Mixed-Use Overlay	30	45	0.33	Industrial Office	No				9	9	
217	A	8201 COMMONWEALTH AVE	066-260-31	COMU	ML/NC	COMU	Mixed-Use Overlay	30	45	0.70	Office	No			19		19	
218	A	8223 COMMONWEALTH AVE	066-260-27	COMU	ML/NC	COMU	Mixed-Use Overlay	30	45	0.48	Retail	No			13		13	
219	A	5900 DALE ST	066-391-17	LI	ML	GMU	Mixed-Use Overlay	30	45	0.45	Industrial	No			12		12	
220	A	5870 DALE ST	066-391-19	LI	ML	GMU	Mixed-Use Overlay	30	45	0.28	Industrial	No				7	7	
221	A	5940 DALE ST	066-391-24	LI	ML	GMU	Mixed-Use Overlay	30	45	0.51	Industrial	No			14		14	
222	A	5970 DALE ST	066-391-25	LI	ML	GMU	Mixed-Use Overlay	30	45	0.47	Industrial	No			13		13	
223	A	8350 LOS COYOTES DR	066-530-03	OCM	CS	GMU	Mixed-Use Overlay	30	45	1.55	Office	No	10	6	8	19	43	
224	A	7642 5TH ST	277-072-01	CBPMU	CG	CBPMU	Mixed-Use Overlay	30	60	0.13	Residential, 1	No				3	3	
225	A	7622 5TH ST	277-072-02	CBPMU	CG	CBPMU	Mixed-Use Overlay	30	60	0.13	Residential, 1	No				3	3	
226	A	7602 5TH ST	277-072-03	CBPMU	CG	CBPMU	Mixed-Use Overlay	30	60	0.13	Residential, 1	No				3	3	
227	A	7582 5TH ST	277-072-04	CBPMU	CG	CBPMU	Mixed-Use Overlay	30	60	0.17	Residential, 1	No				5	5	
228	A	7581 COMMONWEALTH AVE	277-072-05	CBPMU	CG	CBPMU	Mixed-Use Overlay	30	60	0.17	Residential, 1	No				5	5	
229	A	7601 COMMONWEALTH AVE	277-072-06	CBPMU	CG	CBPMU	Mixed-Use Overlay	30	60	0.13	Med Office	No				4	4	
230	A	7621 COMMONWEALTH AVE	277-072-07	CBPMU	CG	CBPMU	Mixed-Use Overlay	30	60	0.13	Office	No				4	4	

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231	A	7631 COMMONWEALTH AVE	277-072-08	CBPMU	CG	CBPMU	Mixed-Use Overlay	30	60	0.30	Mortuary	No			11		11	
	A	FULLERTON AVE/ 5TH ST	277-082-06	CBPMU	CG	CBPMU	Mixed-Use Overlay	30	60	0.23	Parking lot	No			8		8	
232	A	7571 COMMONWEALTH AVE	277-074-01	CBPMU	CG	CBPMU	Mixed-Use Overlay	30	60	0.17	Office	No				6	6	
233	A	7551 COMMONWEALTH AVE	277-074-03	CBPMU	CG	CBPMU	Mixed-Use Overlay	30	60	0.17	Laundromat	No				6	6	
234	A	7542 5TH ST	277-074-04	CBPMU	CG	CBPMU	Mixed-Use Overlay	30	60	0.17	Parking lot	No				6	6	
235	A	7501 COMMONWEALTH AVE	277-074-05	CBPMU	CG	CBPMU	Mixed-Use Overlay	30	60	0.60	Retail	No			22		22	
236	A	6025 BEACH BLVD	277-081-03	CBPMU	CG	CBPMU	Mixed-Use Overlay	30	60	0.14	Retail	No				5	5	
237	A	6031 BEACH BLVD	277-081-04	CBPMU	CG	CBPMU	Mixed-Use Overlay	30	60	0.14	Retail	No				5	5	
238	A	6035 BEACH BLVD	277-081-05	CBPMU	CG	CBPMU	Mixed-Use Overlay	30	60	0.14	Office	No				5	5	
239	A	6071 BEACH BLVD	277-081-07	CBPMU	CG	CBPMU	Mixed-Use Overlay	30	60	0.41	Office	No			15		15	
240	A	6001 BEACH BLVD	277-081-34	CBPMU	CG	CBPMU	Mixed-Use Overlay	30	60	0.25	Retail	No			9		9	
241	A	7701 ARTESIA BLVD	277-081-35	CBPMU	CG	CBPMU	Mixed-Use Overlay	30	60	0.20	Parking lot	No			7		7	
242	A	5741 BEACH BLVD	277-091-01	CBPMU	CO	CBPMU	Mixed-Use Overlay	30	60	0.12	Residential, 1	No				3	3	
243	A	5751 BEACH BLVD	277-091-02	CBPMU	CO	CBPMU	Mixed-Use Overlay	30	60	0.13	Residential, 1	No				3	3	
244	A	5761 BEACH BLVD	277-091-03	CBPMU	CO	CBPMU	Mixed-Use Overlay	30	60	0.14	Residential, 1	No				4	4	
245	A	5797 BEACH BLVD	277-091-06	CBPMU	CO	CBPMU	Mixed-Use Overlay	30	60	0.14	Med Office	No				5	5	
246	A	5811 BEACH BLVD	277-091-07	CBPMU	CO	CBPMU	Mixed-Use Overlay	30	60	0.13	Med Office	No				4	4	
247	A	5831 BEACH BLVD	277-091-09	CBPMU	CO	CBPMU	Mixed-Use Overlay	30	60	0.21	Med Office	No				7	7	
248	A	5841 BEACH BLVD	277-091-10	CBPMU	CO	CBPMU	Mixed-Use Overlay	30	60	0.13	Med Office	No				4	4	
249	A	5861 BEACH BLVD	277-091-11	CBPMU	CO	CBPMU	Mixed-Use Overlay	30	60	0.14	Med Office	No				5	5	
250	A	5871 BEACH BLVD	277-091-12	CBPMU	CO	CBPMU	Mixed-Use Overlay	30	60	0.13	Office	No				4	4	
251	A	5881 BEACH BLVD	277-091-13	CBPMU	CO	CBPMU	Mixed-Use Overlay	30	60	0.13	Med Office	No				4	4	
252	A	5891 BEACH BLVD	277-091-14	CBPMU	CO	CBPMU	Mixed-Use Overlay	30	60	0.14	Office	No				5	5	

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253	A	5931 BEACH BLVD	277-091-15	CBPMU	CO	CBPMU	Mixed-Use Overlay	30	60	0.54	Retail	No			19		19	
254	A	5941 BEACH BLVD	277-091-16	CBPMU	CO	CBPMU	Mixed-Use Overlay	30	60	0.21	Retail	No				7	7	
255	A	7712 FRANKLIN ST	277-091-36	CBPMU	CO	CBPMU	Mixed-Use Overlay	30	60	0.23	Residential, 1	No				7	7	
256	B	8010 COMMONWEALTH AVE	070-011-07	COMU	ML/NC	COMU	Mixed-Use Overlay	30	45	0.41	Auto service	No			12		12	
257	B	8142 COMMONWEALTH AVE	070-012-35	COMU	ML/NC	COMU	Mixed-Use Overlay	30	45	0.48	Office	No			14		14	
258	B	6272 LOS ROBLES AVE	070-012-36	COMU	ML/NC	COMU	Mixed-Use Overlay	30	45	0.17	Residential, 1	No				4	4	
259	B	8182 COMMONWEALTH AVE	070-012-02	COMU	ML/NC	COMU	Mixed-Use Overlay	30	45	0.28	Vacant	No				8	8	
260	B	8192 COMMONWEALTH AVE	070-012-03	COMU	ML/NC	COMU	Mixed-Use Overlay	30	45	0.28	Retail	No				8	8	
261	B	8200 COMMONWEALTH AVE	070-012-18	COMU	ML/NC	COMU	Mixed-Use Overlay	30	45	0.89	Retail	No			26		26	
262	B	6472 STANTON AVE	070-023-10	HDR	CG	HDR	Mixed-Use Overlay	45	50	0.16	Commercial	No			5		5	
	B	6462 STANTON AVE	070-023-11	HDR	CG	HDR	Mixed-Use Overlay	45	50	0.16	Parking lot	No			5		5	
263	B	8192 ORANGETHORPE AVE	070-072-31	GMU	GMU	GMU	Mixed-Use Overlay	30	45	0.17	Retail	No				4	4	
264	B	8202 ORANGETHORPE AVE	070-072-32	GMU	GMU	GMU	Mixed-Use Overlay	30	45	0.16	Residential, 1	No				3	3	
265	B	8212 ORANGETHORPE AVE	070-072-33	GMU	GMU	GMU	Mixed-Use Overlay	30	45	0.16	Residential, 1	No				3	3	
266	B	8222 ORANGETHORPE AVE	070-072-34	GMU	GMU	GMU	Mixed-Use Overlay	30	45	0.16	Residential, 1	No				3	3	
267	B	8232 ORANGETHORPE AVE	070-072-35	GMU	GMU	GMU	Mixed-Use Overlay	30	45	0.23	Vacant	No				7	7	
268	B	7141 THOMAS ST	070-080-25	OM	CM	GMU	Mixed-Use Overlay	30	45	0.30	Industrial	No				9	9	
269	B	8295 PAGE ST	070-080-45	OM	CM	GMU	Mixed-Use Overlay	30	45	0.14	Residential, 1	No				3	3	
270	B	8301 PAGE ST	070-080-46	OM	CM	GMU	Mixed-Use Overlay	30	45	0.21	Residential, 1	No				5	5	
271	B	8400 KASS DR	070-080-47	OM	CM	OM	Mixed-Use Overlay	30	45	0.43	Industrial/Office	No			12		12	
272	B	8410 KASS DR	070-080-32	OM	CM	OM	Mixed-Use Overlay	30	45	0.42	Industrial/Office	No			12		12	
273	B	7072 THOMAS ST	070-080-15	OM	CM	OM	Mixed-Use Overlay	30	45	0.39	Industrial/Office	No			11		11	
274	B	7082 THOMAS ST	070-080-14	OM	CM	OM	Mixed-Use Overlay	30	45	0.39	Industrial/Office	No			11		11	



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275	B	7102 THOMAS ST	070-080-13	OM	CM	OM	Mixed-Use Overlay	30	45	0.81	Industrial/Office	No			24		24	
276	B	7142 THOMAS ST	070-080-12	OM	CM	OM	Mixed-Use Overlay	30	45	0.64	Church	No			19		19	
277	B	8420 KASS DR	070-080-60	OM	CM	OM	Mixed-Use Overlay	30	45	1.10	Industrial/Office	No	8	5	6	13	32	
	B	8440 KASS DR	070-080-59	OM	CM	OM	Mixed-Use Overlay	30	45	1.83	Industrial/Office	No	13	8	10	23	54	
278	B	8460 KASS DR	070-080-58	OM	CM	OM	Mixed-Use Overlay	30	45	2.31	Industrial/Office	No	17	10	12	30	69	
279	B	8401 PAGE ST	070-080-56	OM	CM	OM	Mixed-Use Overlay	30	45	2.76	Industrial/Office	No	20	12	15	35	82	
280	B	THOMAS ST/PAGE ST	070-080-64	OM	CM	OM	Mixed-Use Overlay	30	45	0.11	Auto Storage	No			3		3	
	B	THOMAS ST/PAGE ST	070-080-65	OM	CM	OM	Mixed-Use Overlay	30	45	0.27	Auto Storage	No			7		7	
281	D	8511 LA PALMA AVE	070-302-22	COM	CS	GMU	Mixed-Use Overlay	30	45	0.44	Retail	No			13		13	
282	D	7930 DALE ST	070-302-23	COM	CS	GMU	Mixed-Use Overlay	30	45	1.60	Retail	No	47				47	
283	B	7151 STANTON AVE	070-721-10	TE	CO	TE	Mixed-Use Overlay	30	45	0.28	Residential, 2	No				7	7	
284	B	7161 STANTON AVE	070-721-11	TE	CO	TE	Mixed-Use Overlay	30	45	0.33	Residential, 1	No				9	9	
285	B	7402 ORANGETHORPE AVE	136-172-14	COM	CG	COM	CG/Hotel & Motel Conversion Overlay			0.52	Motel, 25 rms	No	25				25	
286	B	7412 ORANGETHORPE AVE	136-172-15	COM	CG	COM	CG/Hotel & Motel Conversion Overlay			0.41	Motel, 25 rms	No	25				25	
287	B	7051 VALLEY VIEW ST	263-081-08	COM	CG	COM	Mixed-Use Overlay	30	45	2.50	Hotel	No	18	11	13	32	74	
	B	ORANGETHORPE AVE/ VALLEY VIEW ST	263-081-10	COM	CG	COM	Mixed-Use Overlay	30	45	0.20	Hotel	No	1	1	1	3	6	
288	B	6600 ORANGETHORPE AVE	263-541-01	OM	ML	OM	Mixed-Use Overlay	30	45	6.60	Industrial	No	47	30	35	85	197	
289	B	7017 KNOTT AVE	263-541-06	COM	ACSP	COM	Mixed-Use Overlay	30	45	4.49	Auto Sales	No	32	20	24	58	134	
290	B	6805 KNOTT AVE	276-142-03	OP	CO	OP	CO/Congregational Sites Overlay	30	40	1.69	Church	No	45				45	
291	B	7651 9TH ST	276-213-27	GMU	ML	GMU	Mixed-Use Overlay	30	45	0.22	Residential, 1	No				5	5	

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292	B	7661 9TH ST	276-213-28	GMU	ML	GMU	Mixed-Use Overlay	30	45	0.17	Residential, 1	No				4	4	
293	B	7671 9TH ST	276-213-29	GMU	ML	GMU	Mixed-Use Overlay	30	45	0.17	Residential, 1	No				4	4	
294	B	6555 BEACH BLVD	276-213-32	GMU	GMU	GMU	Mixed-Use Overlay	30	45	0.40	Vacant	No			11		11	
	B	6555 BEACH BLVD	276-213-40	GMU	ML	GMU	Mixed-Use Overlay	30	45	0.89	Vacant	No			26		26	
295	B	8201 ORANGETHORPE AVE	276-331-05	OM	CM	GMU	Mixed-Use Overlay	30	45	3.26	Industrial/Office	No	23	15	17	42	97	
296	B	8251 ORANGETHORPE AVE	276-331-08	OM	CM	GMU	Mixed-Use Overlay	30	45	2.19	Self-storage	No	16	10	12	27	65	
297	B	8101 ORANGETHORPE AVE	276-341-38	GMU	CM	GMU	Mixed-Use Overlay	30	45	0.30	Auto service	No				9	9	
298	B	8031 ORANGETHORPE AVE	276-352-07	GMU	CM	GMU	Mixed-Use Overlay	30	45	1.41	Commercial/Industrial	No	10	6	8	18	42	
299	B	6940 STANTON AVE	276-352-08	GMU	CM	GMU	Mixed-Use Overlay	30	45	0.30	Auto service	No				8	8	
300	B	8001 ORANGETHORPE AVE	276-352-11	GMU	CM	GMU	Mixed-Use Overlay	30	45	0.38	Auto service	No			11		11	
301	B	BRENNER AVE/ ORANGETHORPE AVE	276-362-09	GMU	CG	GMU	Mixed-Use Overlay	30	45	0.11	Vacant	No				3	3	
302	B	7911 ORANGETHORPE AVE	276-362-17	GMU	CG	GMU	Mixed-Use Overlay	30	45	0.19	Vacant	No			5		5	
	B	7921 ORANGETHORPE AVE	276-362-12	GMU	CG	GMU	Mixed-Use Overlay	30	45	0.81	Hotel	No			24		24	
303	B	7979 ORANGETHORPE AVE	276-362-13	GMU	CG	GMU	Mixed-Use Overlay	30	45	0.35	Auto service	No			10		10	
304	B	6911 STANTON AVE	276-362-14	GMU	CG	GMU	Mixed-Use Overlay	30	45	0.49	Temple	No			14		14	
305	B	7691 ORANGETHORPE AVE	276-371-29	COM	CG	COM	CG/Congregational Sites Overlay	30	40	8.00	Church	No	212				212	
	B	7681 ORANGETHORPE AVE	276-371-24	COM	CG	COM	CG/Congregational Sites Overlay	30	40	0.22	Church	No	5				5	
	B	BEACH BLVD/MELROSE ST	276-371-35	COM	CG	COM	CG/Congregational Sites Overlay	30	40	0.17	Parking lot	No	4				4	
	B	BEACH BLVD/MELROSE ST	276-371-36	COM	CG	COM	CG/Congregational Sites Overlay	30	40	0.17	Parking lot	No	4				4	

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	B	BEACH BLVD/MELROSE ST	276-371-26	COM	CG	COM	CG/Congre-gational Sites Overlay	30	40	0.50	Parking lot	No	13				13	
	B	7681 ORANGETHORPE AVE	276-371-28	COM	CG	COM	CG/Congre-gational Sites Overlay	30	40	0.92	Church	No	24				24	
306	B	7039 ORANGETHORPE AVE	276-381-09	OM	CM	OM	CM/Hotel & Motel Conversion Overlay			1.70	Motel, 98 rms	No	98				98	
307	B	6801 WESTERN AVE	276-382-08	HDR	CO	HDR	RM-20/ Housing Opportunit-ies Overlay	30	50	2.26	Church	No	75				75	
308	B	6841 WESTERN AVE	276-382-09	HDR	CO	HDR	RM-20/ Housing Opportunit-ies Overlay	30	50	1.67	Lodge/Club	No			55		55	
309	B	6841 WESTERN AVE	276-382-10	COM	CM	GMU	Mixed-Use Overlay	30	45	3.83	Industrial/ Office	No	27	17	21	49	114	
	B	6925 WESTERN AVE	276-382-12	COM	ACSP	GMU	Mixed-Use Overlay	30	45	0.26	Retail	No	2	1	1	3	7	
310	B	WESTERN AVE/ ORANGETHORPE AVE	276-382-13	COM	ACSP	GMU	Mixed-Use Overlay	30	45	0.49	Auto Sales	No	3	2	3	6	14	
	B	7479 ORANGETHORPE AVE	276-382-14	COM	ACSP	GMU	Mixed-Use Overlay	30	45	0.51	Auto Sales	No	4	2	3	6	15	
	B	7479 ORANGETHORPE AVE	276-382-15	COM	ACSP	GMU	Mixed-Use Overlay	30	45	1.90	Auto Sales	No	13	8	10	25	56	
311	B	7379 ORANGETHORPE AVE	276-382-18	COM	CM	GMU	Mixed-Use Overlay	30	45	0.77	Industrial/ Office	No	6	3	4	10	23	
	B	6870 ORAN CIR	276-382-19	COM	CM	GMU	Mixed-Use Overlay	30	45	1.46	Industrial/ Office	No	10	6	8	19	43	
	B	7321 ORANGETHORPE AVE	276-382-20	COM	CM	GMU	Mixed-Use Overlay	30	45	0.84	Industrial/ Office	No	6	4	5	10	25	
	B	6860 ORAN CIR	276-382-21	COM	CM	GMU	Mixed-Use Overlay	30	45	2.93	Industrial/ Office	No	21	13	16	37	87	
	B	ORAN CIR/ORANGETHORPE AVE	276-382-22	COM	CM	GMU	Mixed-Use Overlay	30	45	0.05	Industrial/ Office	No	0	0	0	1	1	
	B	6863 ORAN CIR	276-382-23	COM	CM	GMU	Mixed-Use Overlay	30	45	0.44	Industrial/ Office	No	3	2	2	6	13	
	B	6899 ORAN CIR	276-382-24	COM	CM	GMU	Mixed-Use Overlay	30	45	0.90	Industrial/ Office	No	6	4	5	11	27	

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	B	6951 ORAN CIR	276-382-25	COM	CM	GMU	Mixed-Use Overlay	30	45	0.74	Industrial/Office	No	5	3	4	10	22	
	B	7237 ORANGETHORPE CIR	276-382-26	COM	CM	GMU	Mixed-Use Overlay	30	45	0.90	Industrial/Office	No	6	4	5	11	26	
	B	7225 ORANGETHORPE AVE	276-382-27	COM	ML	GMU	Mixed-Use Overlay	30	45	4.48	Industrial/Office	No	32	20	24	57	133	
	B	7294 MELROSE ST	276-382-28	HDR	CM	GMU	Mixed-Use Overlay	30	45	4.65	Industrial/Office	No	33	21	25	60	139	
312	B	6281 BEACH BLVD	277-013-52	CBPMU	CG	CBPMU	Mixed-Use Overlay	30	60	4.00	Office	No	36	22	27	63	148	
	B	6281 BEACH BLVD	277-013-58	CBPMU	CG	CBPMU	Mixed-Use Overlay	30	60	4.00	Office	No	36	22	27	63	148	
313	B	6262 DARLINGTON AVE	277-033-03	GMU	CG	GMU	Mixed-Use Overlay	30	45	0.16	Residential, 1	No				3	3	
314	B	6261 MARSHALL AVE	277-033-14	GMU	CG	GMU	Mixed-Use Overlay	30	45	0.15	Residential, 1	No				3	3	
315	B	6251 MARSHALL AVE	277-033-15	GMU	CG	GMU	Mixed-Use Overlay	30	45	0.15	Residential, 1	No				3	3	
316	B	6241 MARSHALL AVE	277-033-16	GMU	CG	GMU	Mixed-Use Overlay	30	45	0.14	Retail	No				4	4	
317	B	7870 COMMONWEALTH AVE	277-033-17	GMU	CG	GMU	Mixed-Use Overlay	30	45	0.15	Auto service	No				4	4	
318	B	7942 COMMONWEALTH AVE	277-034-01	GMU	CG	GMU	Mixed-Use Overlay	30	45	0.12	Retail	No				3	3	
319	B	6252 MARSHALL AVE	277-034-02	GMU	CG	GMU	Mixed-Use Overlay	30	45	0.13	Residential, 1	No				2	2	
320	B	6262 MARSHALL AVE	277-034-03	GMU	CG	GMU	Mixed-Use Overlay	30	45	0.13	Residential, 1	No				2	2	
321	B	6261 STANTON AVE	277-034-13	GMU	CG	GMU	Mixed-Use Overlay	30	45	0.12	Med office	No				3	3	
	B	6251 STANTON AVE	277-034-14	GMU	CG	GMU	Mixed-Use Overlay	30	45	0.12	Med office	No				3	3	
322	B	7954 COMMONWEALTH AVE	277-034-15	GMU	CG	GMU	Mixed-Use Overlay	30	45	0.10	Retail	No				3	3	
323	B	6332 BEACH BLVD	277-041-01	CBPMU	ACSP	CBPMU	Mixed-Use Overlay	30	60	0.07	Retail	No				2	2	
324	B	6342 BEACH BLVD	277-041-02	CBPMU	ACSP	CBPMU	Mixed-Use Overlay	30	60	0.07	Retail	No				2	2	
325	B	6344 BEACH BLVD	277-041-15	CBPMU	ACSP	CBPMU	Mixed-Use Overlay	30	60	0.07	Retail	No				2	2	
326	B	6346 BEACH BLVD	277-041-16	CBPMU	ACSP	CBPMU	Mixed-Use Overlay	30	60	0.07	Retail	No				2	2	
327	B	6348 BEACH BLVD	277-041-17	CBPMU	ACSP	CBPMU	Mixed-Use Overlay	30	60	0.07	Parking lot	No				2	2	
328	B	6392 BEACH BLVD	277-041-19	CBPMU	ACSP	CBPMU	Mixed-Use Overlay	30	60	0.58	Auto Service	No			21		21	

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329	B	7772 7TH ST	277-041-13	CBPMU	ACSP	CBPMU	Mixed-Use Overlay	30	60	0.16	Residential, 1	No				4	4	
330	B	6341 HOMEWOOD AVE	277-041-12	CBPMU	ACSP	CBPMU	Mixed-Use Overlay	30	60	0.31	Residential, 2	No				9	9	
331	B	6361 HOMEWOOD AVE	277-041-11	CBPMU	ACSP	CBPMU	Mixed-Use Overlay	30	60	0.16	Residential, 1	No				4	4	
332	B	6371 HOMEWOOD AVE	277-041-10	CBPMU	ACSP	CBPMU	Mixed-Use Overlay	30	60	0.16	Residential, 1	No				4	4	
333	B	6381 HOMEWOOD AVE	277-041-09	CBPMU	ACSP	CBPMU	Mixed-Use Overlay	30	60	0.16	Residential, 1	No				4	4	
334	B	6391 HOMEWOOD AVE	277-041-08	CBPMU	ACSP	CBPMU	Mixed-Use Overlay	30	60	0.16	Residential, 1	No				4	4	
335	B	6412 AUTO CENTER DR	277-041-07	CBPMU	ACSP	CBPMU	Mixed-Use Overlay	30	60	0.16	Auto service	No				5	5	
336	B	STANTON AVE/ WHITAKER ST	277-052-17	COM	ACSP	CBPMU	Mixed-Use Overlay	30	60	0.10	Parking lot	No				3	3	
337	B	7957 WHITAKER ST	277-052-18	COM	ACSP	CBPMU	Mixed-Use Overlay	30	60	0.15	Office	No				5	5	
338	B	7931 WHITAKER ST	277-052-21	COM	ACSP	CBPMU	Mixed-Use Overlay	30	60	0.32	Office	No			11		11	
339	B	6448 AUTO CENTER DR	277-052-25	COM	ACSP	CBPMU	Mixed-Use Overlay	30	60	0.76	Auto service/ Residential, 2	No			26		26	
340	B	7951 WHITAKER ST	277-052-26	COM	ACSP	CBPMU	Mixed-Use Overlay	30	60	0.40	Auto service	No			14		14	
341	B	7891 WHITAKER ST	277-052-27	COM	ACSP	CBPMU	Mixed-Use Overlay	30	60	1.00	Hotel	No	9	6	7	15	37	
342	B	6532 AUTO CENTER DR	277-061-04	COM	ACSP	CBPMU	Mixed-Use Overlay	30	60	1.23	Hotel	No	11	7	8	19	45	
343	C	8951 KNOTT AVE	069-130-63	COM	CS	GMU	Mixed-Use Overlay	30	45	5.51	Retail	No	39	25	30	70	164	
	C	8991 LINCOLN AVE	069-130-64	COM	CS	GMU	Mixed-Use Overlay	30	45	0.52	Retail	No	4	2	3	6	15	
344	C	8633 KNOTT AVE	069-491-21	OP	CO	GMU	Mixed-Use Overlay	30	45	0.15	Club/Lodge	No			4		4	
	C	8651 KNOTT AVE	069-491-24	OP	CO	GMU	Mixed-Use Overlay	30	45	0.63	Club/Lodge	No			18		18	
345	C	9021 KNOTT AVE	134-062-18	OP	CO	GMU	Mixed-Use Overlay	30	45	1.50	Office	No	11	7	8	48	44	
	C	9011 KNOTT AVE	134-062-27	OP	CO	GMU	Mixed-Use Overlay	30	45	1.10	Office	No	8	5	6	13	32	
	C	LINCOLN GLEN DR/ LINCOLN AVE	134-062-24	OP	CO	GMU	Mixed-Use Overlay	30	45	0.19	Vacant	No	1	1	1	2	5	
346	C	10010 VALLEY VIEW ST	134-311-32	COM	CS	GMU	Mixed-Use Overlay	30	45	0.47	Restaurant	No	3	2	3	6	14	
	C	BALL RD/ VALLEY VIEW ST	134-311-36	COM	CS	GMU	Mixed-Use Overlay	30	45	0.21	Parking Lot	No	1	1	1	3	6	



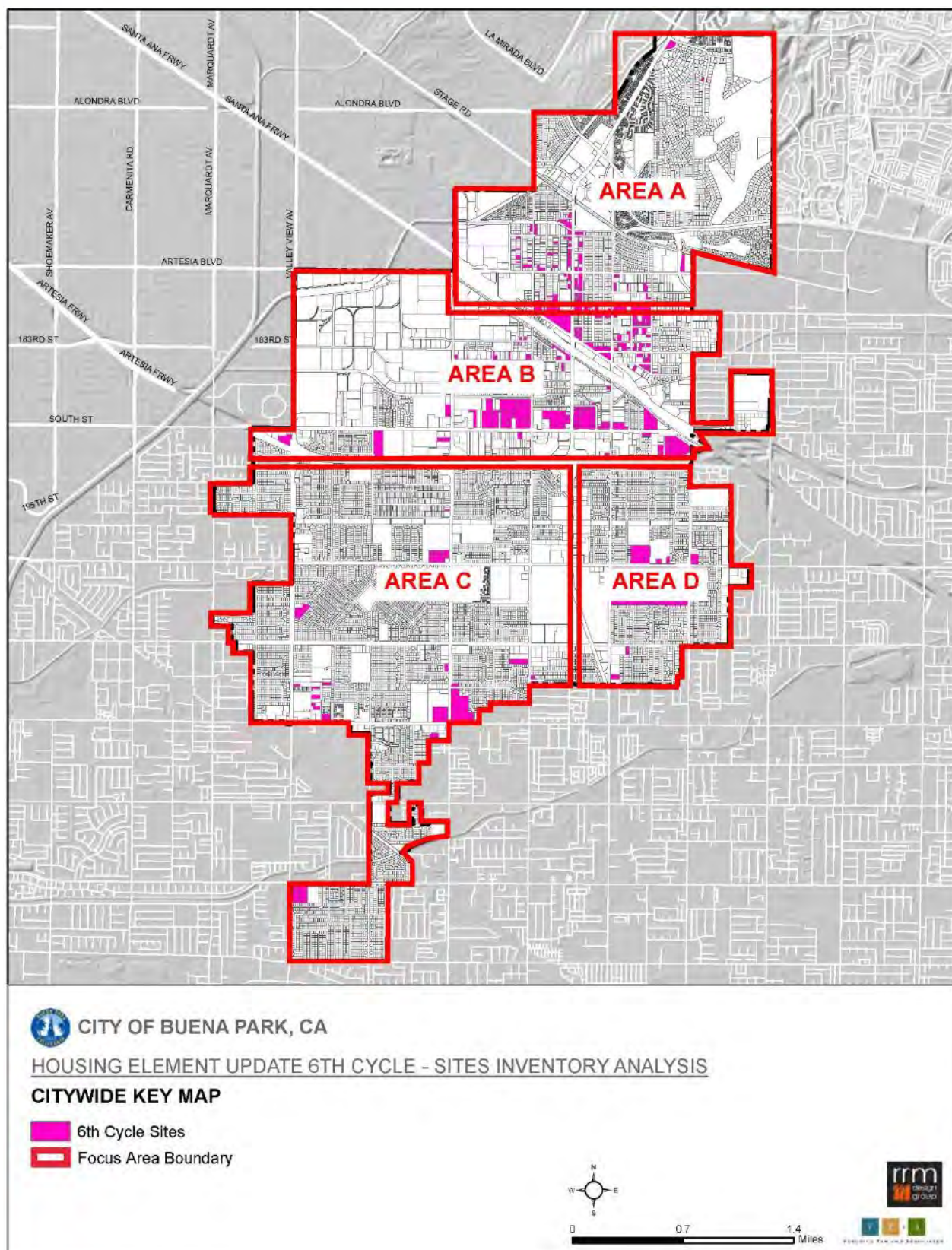
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	C	6020 BALL RD	134-311-38	COM	CS	GMU	Mixed-Use Overlay	30	45	1.62	Retail	No	12	7	9	20	48	
	C	6080 BALL RD BUENA PARK	134-311-43	COM	CS	GMU	Mixed-Use Overlay	30	45	2.88	Retail	No	21	13	15	37	86	
	C	6010 BALL RD	134-311-44	COM	CS	GMU	Mixed-Use Overlay	30	45	2.51	Retail	No	18	11	14	32	75	
347	C	8750 KNOTT AVE	135-181-07	COM	CS	GMU	Mixed-Use Overlay	30	45	0.58	Vacant	No			17		17	
348	C	8858 KNOTT AVE	135-182-08	COM	CS	GMU	Mixed-Use Overlay	30	45	1.45	Retail	No	10	6	8	19	43	
	C	8888 KNOTT AVE	135-182-09	COM	CS	GMU	Mixed-Use Overlay	30	45	4.00	Retail	No	29	18	21	51	119	
	C	8998 KNOTT AVE	135-182-13	COM	CS	GMU	Mixed-Use Overlay	30	45	7.63	Retail	No	55	34	41	98	228	
349	C	7101 LINCOLN AVE	135-192-50	COM	CS	GMU	GMU			1.35	Retail	No	55				55	
350	C	6201 LINCOLN AVE	260-022-05	COM	CS	GMU	Mixed-Use Overlay	30	45	0.69	Restaurant	No			20		20	
	C	6201 LINCOLN AVE	260-022-06	COM	CS	GMU	Mixed-Use Overlay	30	45	0.35	Parking Lot	No			10		10	
351	C	6955 LA PALMA AVE	263-421-04	COM	CS	GMU	Mixed-Use Overlay	30	45	0.80	Retail	No	6	3	4	10	23	
	C	6931 LA PALMA AVE	263-421-05	COM	CS	GMU	Mixed-Use Overlay	30	45	1.72	Retail	No	12	8	9	22	51	
	C	6901 LA PALMA AVE	263-421-06	COM	CS	GMU	Mixed-Use Overlay	30	45	0.74	Retail	No	5	3	4	10	22	
	C	6865 LA PALMA AVE	263-421-07	COM	CS	GMU	Mixed-Use Overlay	30	45	0.88	Retail	No	6	4	5	11	26	
	C	7905 KNOTT AVE	263-421-08	COM	CS	GMU	Mixed-Use Overlay	30	45	1.98	Retail	No	14	9	11	25	59	
352	C	7651 KNOTT AVE	263-431-23	COM	CS	GMU	Mixed-Use Overlay	30	45	0.25	Vacant	No				7	7	
353	B	7091 THOMAS ST	070-080-08	CM	OM	GMU	Mixed-Use Overlay	30	45	0.80	Parking lot	No			23		23	
354	D	8112 CRESCENT AVE	070-141-01	COM	C0	GMU	Mixed-Use Overlay	30	45	0.39	Parking Lot	No			10		10	
	D	8530 STANTON AVE	070-141-02	COM	C0	GMU	Mixed-Use Overlay	30	45	0.30	Club/Lodge	No			8		8	
355	D	8700 STANTON AVE	070-141-07	COM	CG	GMU	Mixed-Use Overlay	30	40	1.11	Church	No	27				27	
356	D	8030 DALE ST	070-501-01	COM	CS	GMU	Mixed-Use Overlay	30	45	3.87	Retail	No	25	16	19	47	107	1961
357	D	8226 ON THE MALL	070-511-01	EMU	CR	EMU	EMU	40	80	25.01	Retail	No	117	117		940	1174	1958
358	D	8361 LA PALMA AVE	070-101-03	EMU	CR	EMU	Mixed-Use Overlay	40	100	0.67	Retail	No	6	3	4	10	23	

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	D	8381 LA PALMA AVE	070-101-05	EMU	CR	EMU	Mixed-Use Overlay	40	100	0.63	Office	No	5	3	4	10	22	
	D	8231 LA PALMA AVE	070-111-03	EMU	CR	EMU	Mixed-Use Overlay	40	100	0.88	Retail	No	7	5	5	14	31	
	D	8191 LA PALMA	070-111-07	EMU	CR	EMU	Mixed-Use Overlay	40	100	7.03	Retail	No	60	38	43	110	251	1967
	D	8161 LA PALMA AVE	070-111-08	EMU	CR	EMU	Mixed-Use Overlay	40	100	1.23	Retail	No	11	6	7	19	43	
359	D	8374 ON THE MALL	070-511-05	EMU	CR	EMU	Mixed-Use Overlay	40	100	1.00	Parking Lot	No	9	5	6	15	35	
	D	8460 LA PALMA AVE	070-511-07	EMU	CR	EMU	Mixed-Use Overlay	40	100	0.45	Retail	No	4	2	3	7	16	
	D	8450 ON THE MALL	070-511-08	EMU	CR	EMU	Mixed-Use Overlay	40	100	15.09	Retail	No	129	81	92	237	539	
	D	8376 LA PALMA AVE	070-511-14	EMU	CR	EMU	Mixed-Use Overlay	40	100	8.48	Retail	No	73	45	52	133	303	
	D	8201 ON THE MALL	070-511-15	EMU	CR	EMU	Mixed-Use Overlay	40	100	10.66	Retail	No	91	57	65	168	381	
	D	8290 ON THE MALL	070-511-16	EMU	CR	EMU	Mixed-Use Overlay	40	100	4.87	Retail	No	42	26	30	76	174	
	D	LA PALMA AVE/ DALE ST	070-511-18	EMU	CR	EMU	Mixed-Use Overlay	40	100	8.25	Parking Lot	No	71	44	50	129	294	
360	D	6701 STANTON AVE	276-312-23	OS	OS	HDR	RM-20	20	24	0.22	Open space	No				3	3	

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# Chapter 11 *Housing Element*

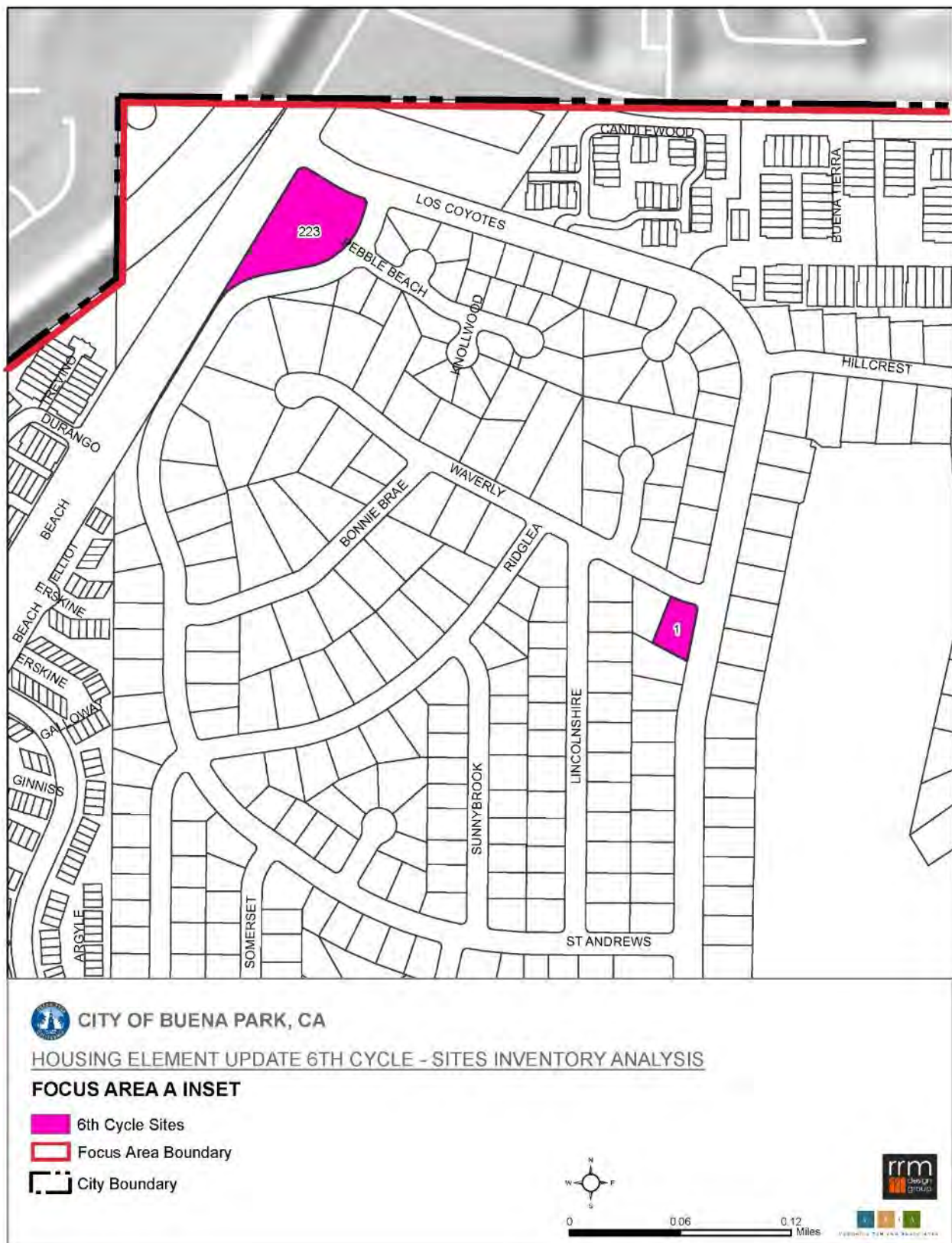


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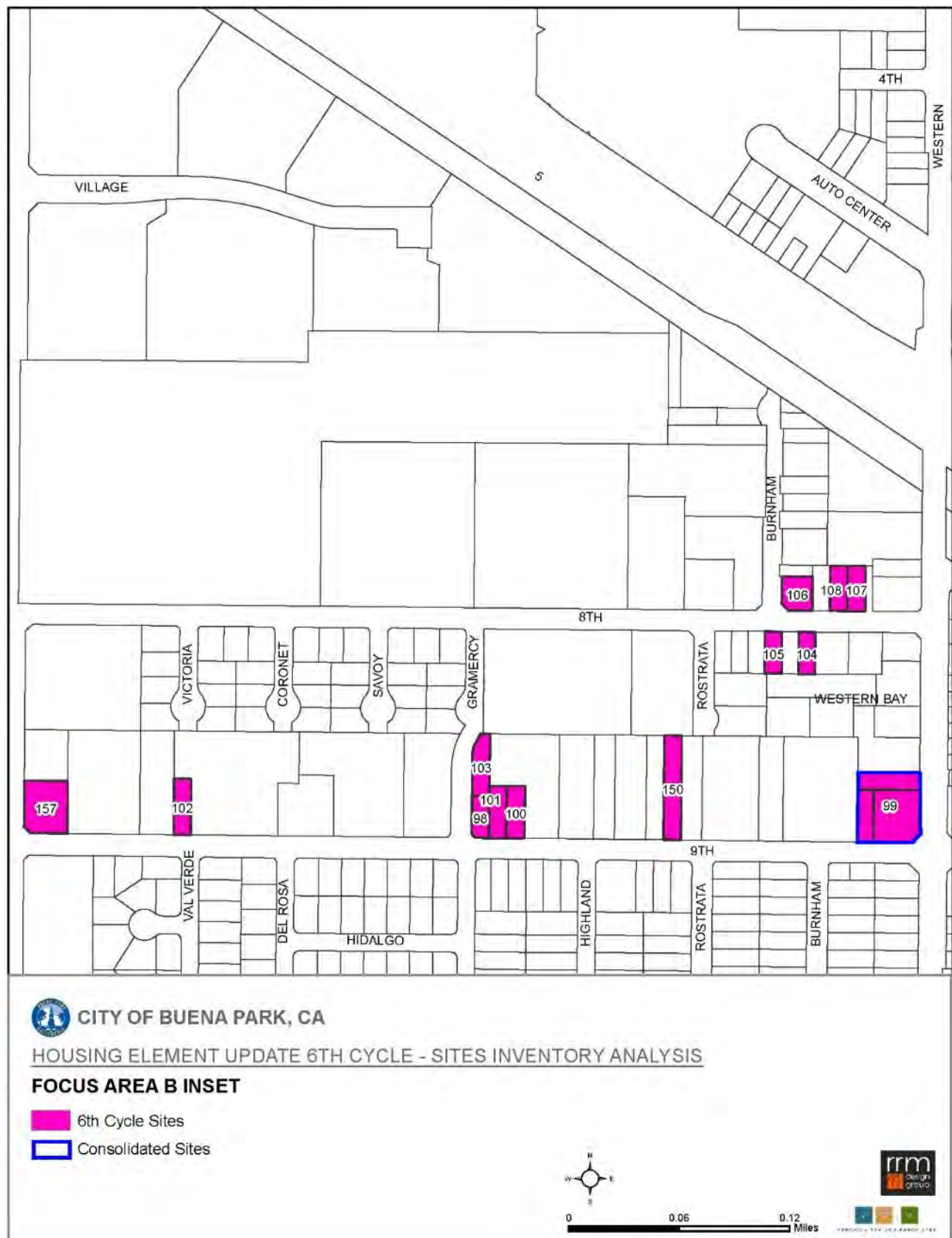




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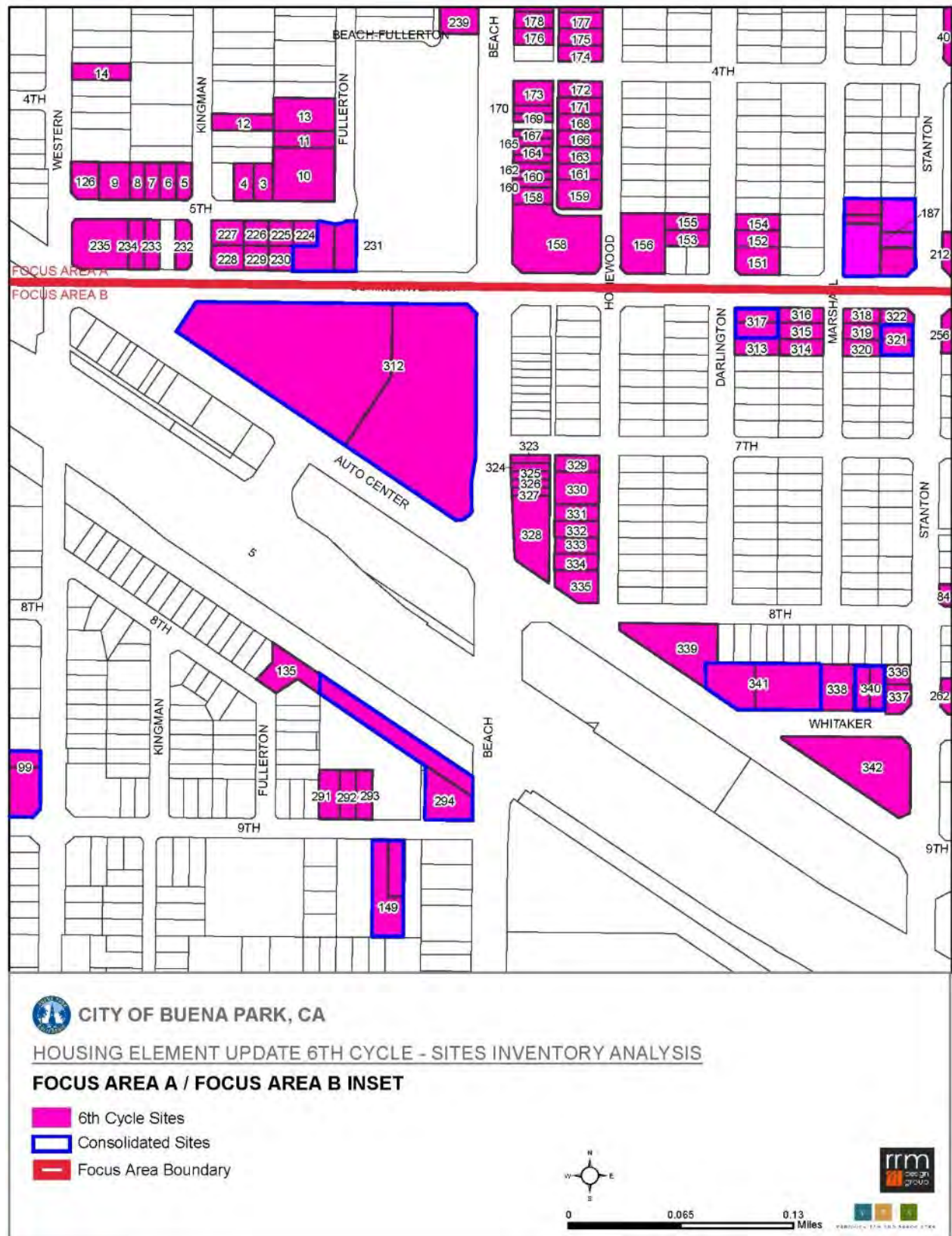


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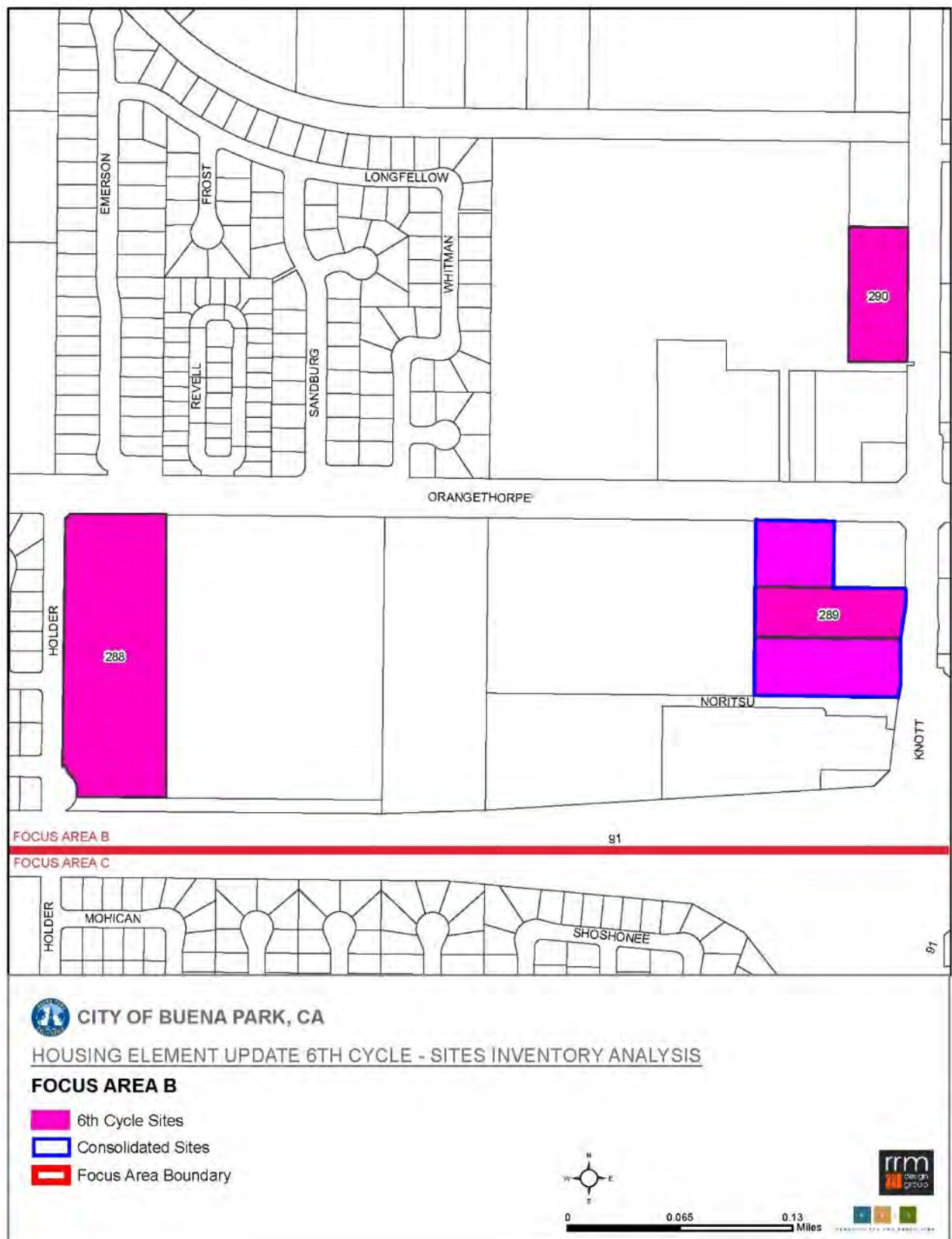


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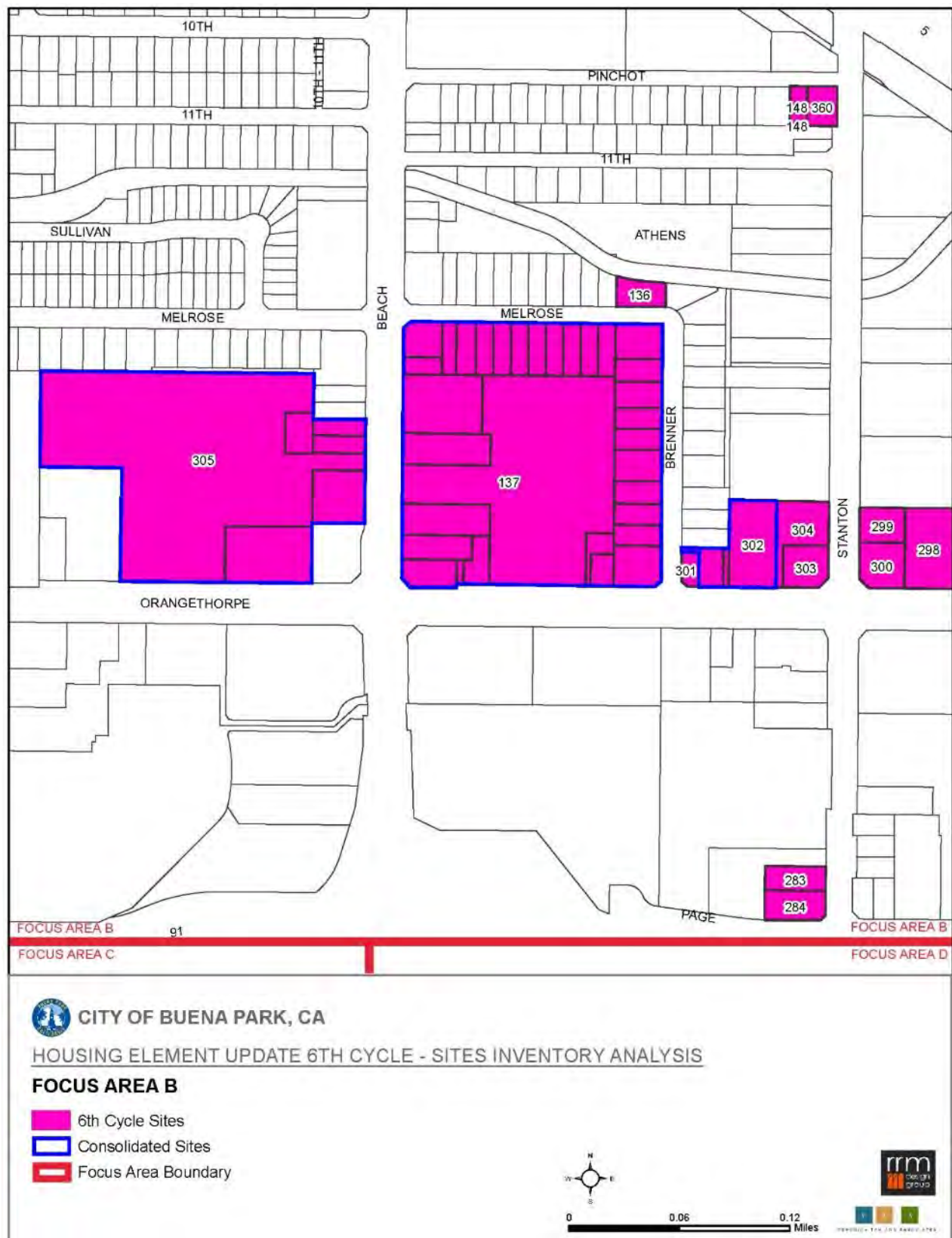
## Chapter 11 *Housing Element*



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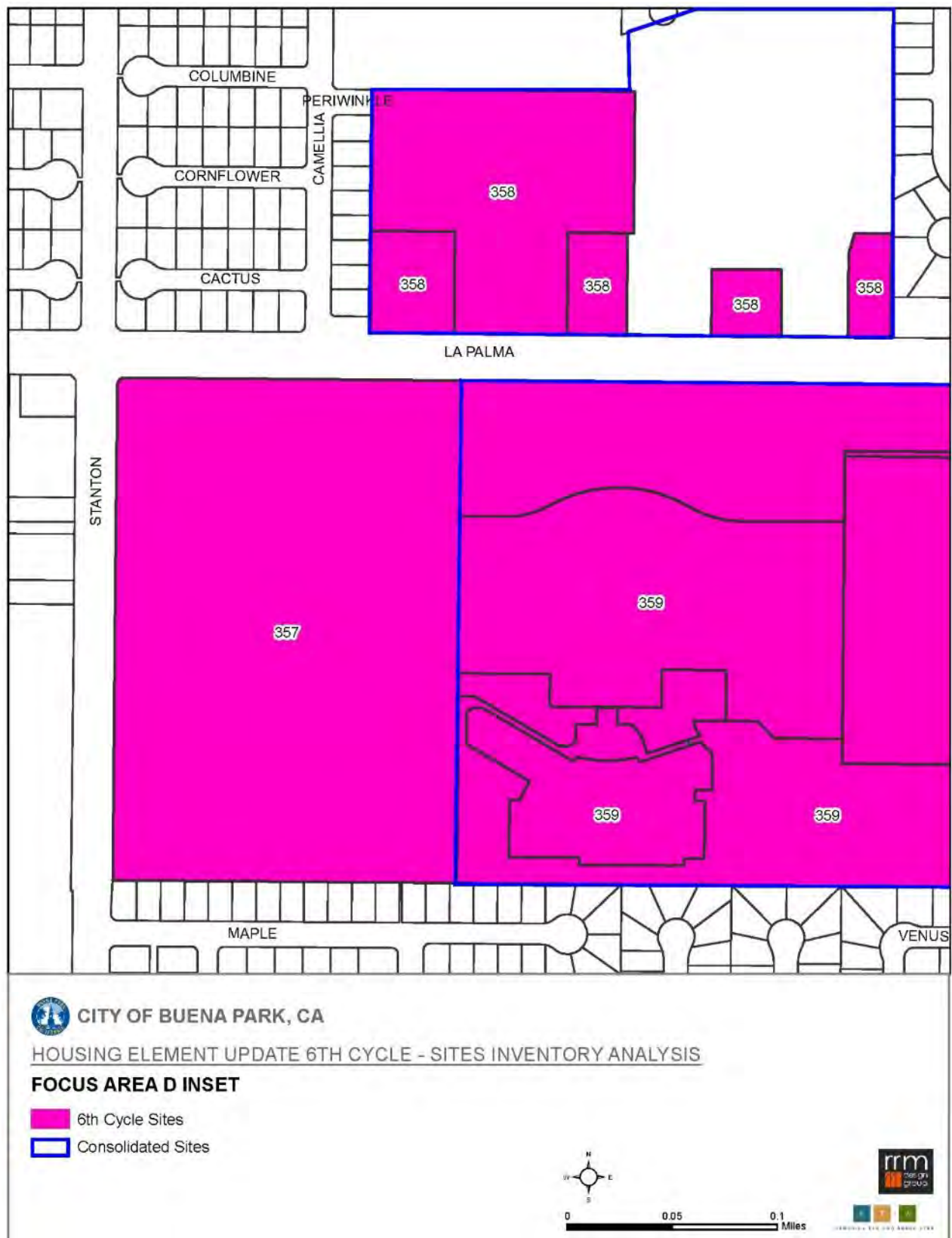


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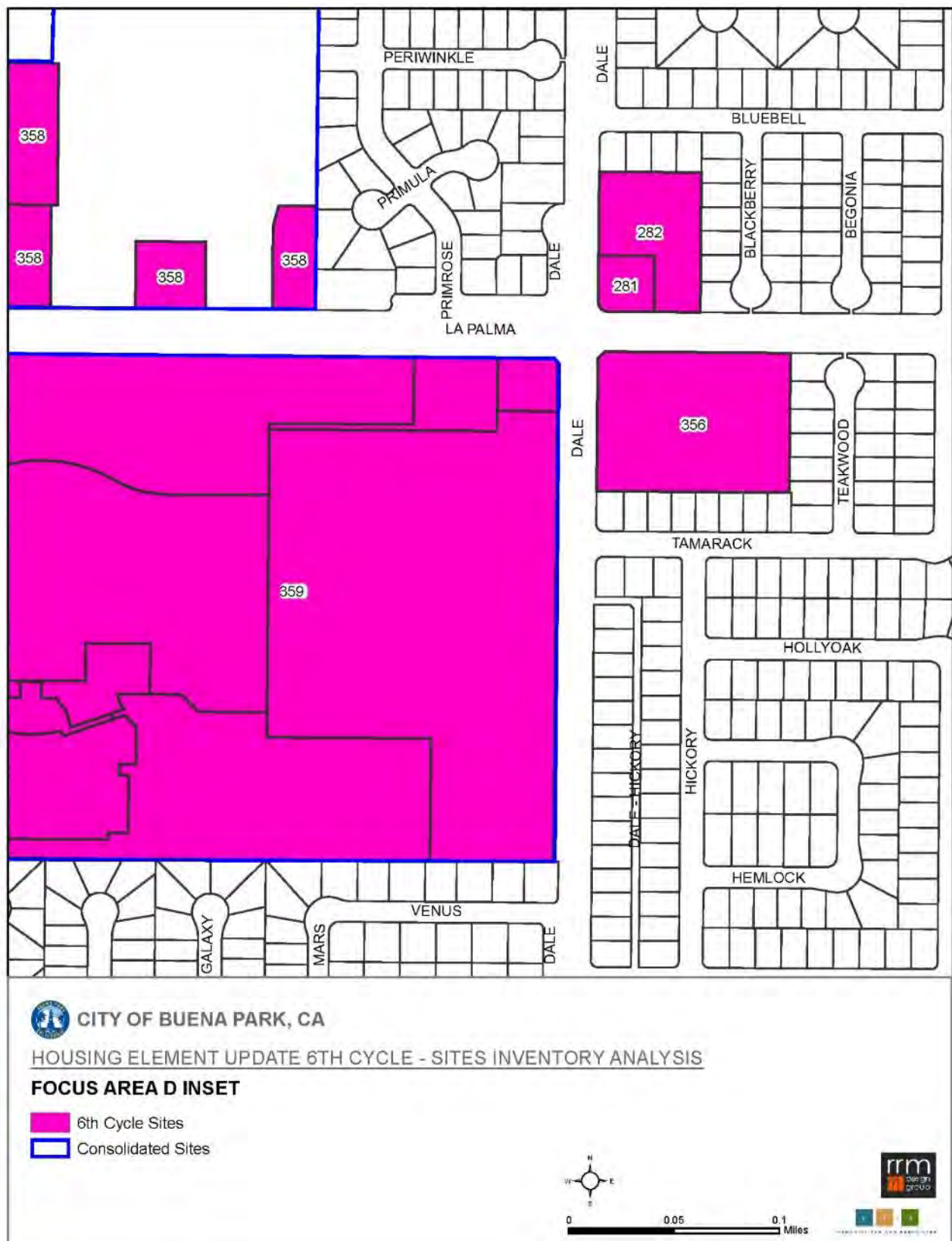




## Chapter 11 *Housing Element*



# Chapter 11 *Housing Element*



## Chapter 11 *Housing Element*



## **Appendix D: Affirmatively Further Fair Housing**





### **Introduction and Overview of AB 686**

In 2018, California passed Assembly Bill (AB 686) as the statewide framework to affirmatively further fair housing (AFFH) to promote inclusive communities, further housing choice, and address racial and economic disparities through government programs, policies, and operations. AB 686 defined “affirmatively furthering fair housing” to mean “taking meaningful actions, in addition to combat discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity” for persons of color, persons with disabilities, and other protected classes. The bill added an assessment of fair housing to the housing element which includes the following components: a summary of fair housing issues and assessment of the City’s fair housing enforcement and outreach capacity; an analysis of segregation patterns and disparities in access to opportunities, an assessment of contributing factors, and an identification of fair housing goals and actions.

AB 686 also requires that preparation of the housing element land inventory and identification of sites occur through the lens of AFFH, and that the housing element include a program that promotes and affirmatively furthers fair housing opportunities throughout the community. The program should address the issues identified through the assessment. The program must include:

- 1) meaningful actions that address disparities in housing needs and in access to opportunity;
- 2) a timeline of concrete actions and a timeline for implementation; and
- 3) no actions inconsistent with AFFH.

Housing Element Section 11.6 includes the required AFFH program, based on the recommendations of the Orange County Analysis of Impediments to Fair Housing Choice (AI) that was adopted in May 2020 and the additional analysis done for the 2021-2029 Housing Element update provided in this assessment.

### **Assessment of Fair Housing Issues**

The City of Buena Park has always had an ongoing commitment to prevent, reduce, and ultimately eliminate housing discrimination and other barriers related to equal opportunity in housing choice. As an entitlement city, Buena Park is one of twenty jurisdictions that participate in the Orange County AI. The AI is a thorough examination of structural barriers to fair housing choice and access to opportunity for members of historically marginalized groups protected from discrimination by the federal Fair Housing Act (FHA). The AI also outlines fair housing priorities and goals to overcome fair housing issues. In addition, the AI lays out meaningful strategies that can be implemented to achieve progress towards the County’s obligation to affirmatively further fair housing. The AI study analyzed data (U.S. Census Bureau, American Community Survey 2013-2017, data reflecting housing discrimination complaints, and city planning documents and ordinances) audit tests and surveys to conduct an analysis of fair housing issues such as patterns of integration and segregation of members of protected classes, racially or ethnically concentrated areas of poverty regionally, disparities in access to opportunity for protected classes, and disproportionate housing needs.

Fair housing choice should be understood as the ability of persons of similar incomes to have available to them the same housing choices regardless of race color religion sex disability familial status or national origin. An impediment to fair housing choice is an action, omission, or decision taken because of race, color, religion, sex, disability, familial status, or national origin that restricts housing choices or the availability of housing choice. It is also any action, omission, or decision that has this kind of effect.

This analysis also relied on the AFFH Data and Mapping Resources provided by the California Department of Housing and Community Development (HCD Data Viewer), the 2019-2020 Buena Park Annual Action Plan report to the US Department of Housing and Urban Development (HUD) pertaining to the City's Consolidated Plan (Con Plan), and the Consolidated Annual Performance and Evaluation Report (CAPER) for City housing programs, American Community Survey 2015-2019 5-year estimates (ACS), HUD Comprehensive Housing Affordability Strategy (CHAS) data, the "Pre-Certified Local Housing Data" prepared for the City of Buena Park by the Southern California Association of Governments (SCAG) Report, and additional local sources of information.

### **Fair Housing Enforcement and Outreach**

The County AI discusses federal laws including the Civil Rights Act, the Fair Housing Act (as amended), the HUD Final Rule on Equal Access to Housing in HUD Programs, the Americans with Disabilities Act, and the Home Mortgage Disclosure Act among others. State laws cited include the California Fair Employment and Housing Act (FEHA), Senate Bill 329 (2019), and multiple civil rights acts and laws protecting the rights of special needs groups. In addition, as a result of the AI, actions were adopted by the city to overcome potential impediments to fair housing laws, as discussed in further in this appendix.

The City has contracted with the Fair Housing Foundation (FHF) to implement its Fair Housing Program, and the availability of these services are promoted on the City's website (<http://www.buenapark.com/city-departments/economic-development/affordable-housing>). The FHF works to enforce fair housing laws including the Fair Housing Act (FHA) and California Fair Employment and Housing Act (FEHA), Source of Income and Section 8 protection laws (Senate Bill 329, 2019), Tenant Protection Act (Assembly Bill 1482, 2019), the unlawful detainer process, Covid-19 tenant protections, and disability accommodations in housing. The FHF provides free fair housing services including landlord/tenant counseling to answer questions about rights and responsibilities; investigation concerning allegations of housing discrimination and help for victims of discrimination; rental consultation; and outreach and education about Fair Housing laws and issues. FHF has physical offices (in Long Beach and Orange) but currently holds weekly virtual workshops, maintains a FHF Hotline, and offers phone or online counseling.

As shown in Figure D-1, 10 Census tracts in Buena Park contain households that receive housing vouchers. To protect the confidentiality of those receiving Housing Choice Voucher Program assistance, tracts containing 10 or fewer voucher holders have been omitted. Additional information on Fair Housing issues is available on the HCD AFFH Data Viewer, which reports that there were 18 Fair Housing Enforcement and Outreach (FHEO) inquiries in Buena Park between 2013 and 2021:

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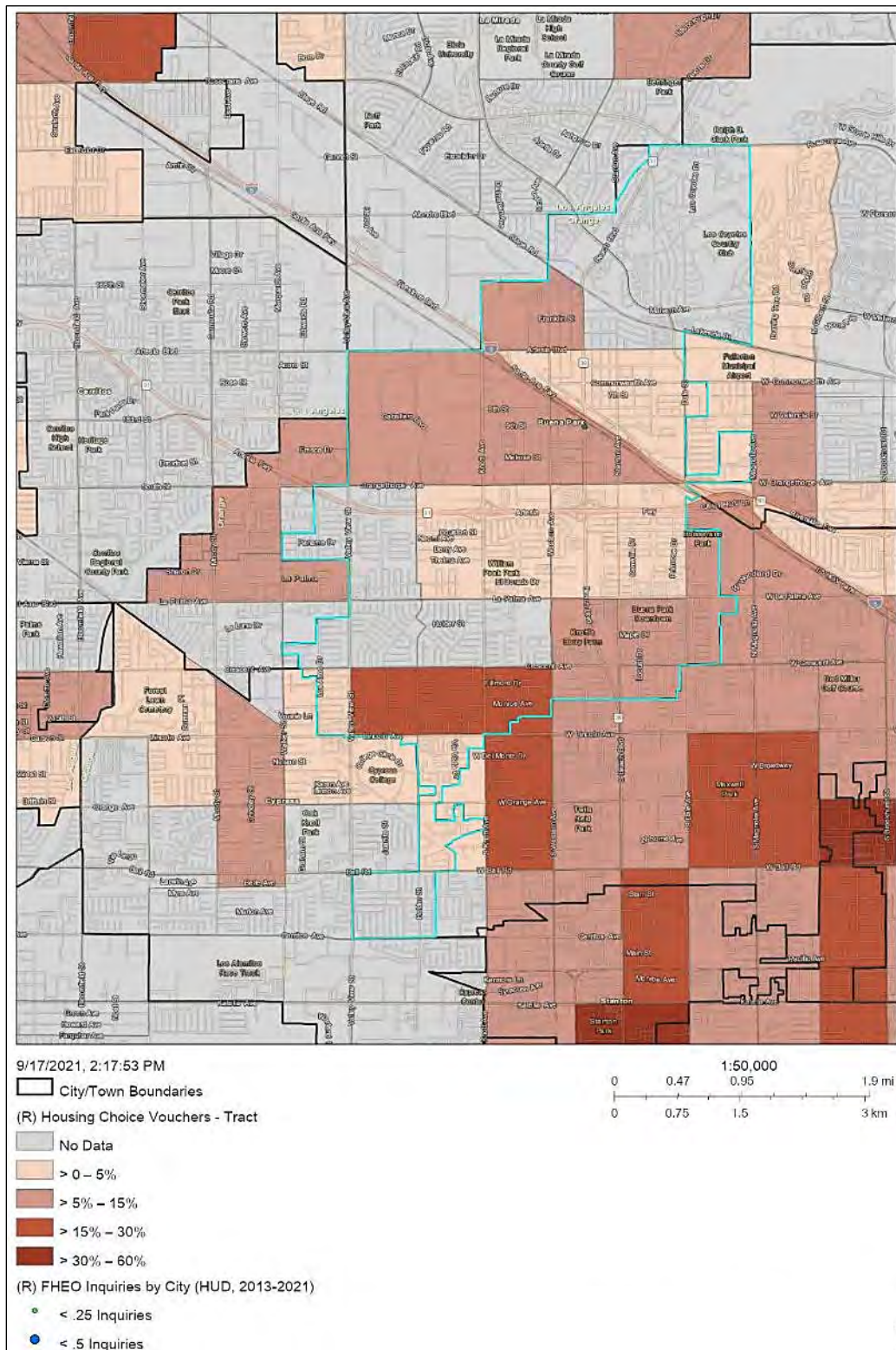
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four were found to have “no valid basis;” seven had “no valid issue;” and seven were reported as “failure to respond.” Countywide, there were fewer than 0.01 FHEO cases reported per thousand people, which was an improvement over 2010 data showing 0.02 cases per thousand people. Programs to address fair housing enforcement and outreach are included in the Housing Plan section of the Housing Element.

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**Figure D-1: Housing Choice Vouchers**



## Integration and Segregation

The HCD Data Viewer, drawing from U.S. Census, ACS, and other data sources, provides a depth of resources to better understand patterns of affluence, poverty, segregation, and integration. In addition, the HUD dissimilarity index was reviewed. The dissimilarity index measures the relative separation or integration of groups across all neighborhoods of a city or metropolitan area. The distribution of racial or ethnic groups across an area can be analyzed using an index of dissimilarity. This method allows for comparisons between subpopulations, indicating how much one group is spatially separated from another within a community. The index of dissimilarity is rated on a scale from 0 to 100, in which a score of 0 corresponds to perfect integration and a score of 100 represents total segregation. Typically, an index under 30 is considered low, between 30 and 60 is moderate, and above 60 is high.

The County's AI reports that in 2010, the dissimilarity indices countywide by census tract for all non-White groups were in the moderate range (Table D-1). By 2020, all the indices remained in the moderate range but saw all non-White groups saw increases between 24 percent and 33 percent except the Black/White group index that saw an increase of 45 percent. Overall, Orange County experiences moderate levels of segregation. However, there are significant dissimilarity variances in Buena Park. Dissimilarity indices in the city by census tract for all non-White groups were principally in the low range in 2010 (Table D-2). By 2020, most of the indices saw only nominal increases with the exception of the Black/White index which saw an increase of 69 percent. As observed in the County, Black residents in Buena Park face consistently high Dissimilarity Index values and experience higher levels of segregation. Increases in the Dissimilarity Indices are primarily a result of natural settlement patterns rather deliberate segregation actions such as racially based exclusionary housing practices. Many neighborhoods in the city have high concentrations of Asian and or Hispanic populations in the north and central portions of the city, respectively.

**Table D-1: Dissimilarity Indices Compiled for the Analysis of Impediments – Orange County**

Racial/Ethnic Dissimilarity Index	1990 Trend	2000 Trend	2010 Trend	Current
Non-White/White	30.38	34.71	33.58	44.71
Black/White	32.60	33.63	32.27	46.98
Hispanic/White	36.13	41.08	38.18	52.82
Asian or Pacific Islander/White	32.58	34.31	34.82	43.19

**Table D-2: Dissimilarity Indices Compiled for the Analysis of Impediments – Buena Park**

Racial/Ethnic Dissimilarity Index	1990 Trend	2000 Trend	2010 Trend	Current
Non-White/White	18.17	22.07	21.40	23.51
Black/White	21.76	23.51	25.25	42.66
Hispanic/White	26.64	33.21	30.85	36.71
Asian or Pacific Islander/White	11.56	13.87	16.44	15.49

AB 686 requires that preparation of the housing element land inventory and identification of sites occur through the lens of AFFH. To meet this requirement, the City’s RHNA Sites Inventory has been mapped, and overlaid onto the HCD Data Viewer maps to show where RHNA sites are located with respect to segregation, and Racially/Ethnically Concentrated Areas of Poverty (R/ECAPs), and opportunity areas as further discussed in the related sections below.

## Race and Ethnicity

The ethnic and racial composition of a region is useful in analyzing housing demand and any related fair housing concerns as it tends to demonstrate a relationship with other characteristics such as household size, locational preferences, and mobility.

The City’s racial/ethnic composition has shifted over the past several decades. Following a trend that began in the 1990s, the proportion of White community members has been decreasing in the city, accompanied by an increase in other racial/ethnic groups, primarily Hispanic/Latino and Asian community members. This trend can be seen in Housing Element Table 3 (found in Housing Needs section) which compares data from the 1990, 2000, and 2010 census data with data from the 2015-2019 American Community Survey (ACS). The ACS reports that the City’s largest racial demographic groups in 2019 are Asian at 33 percent and White at 24 percent. In addition, 38 percent of the population identify as Hispanic or Latino of any race. Although RHNA inventory sites have been widely distributed throughout the city, most are located in minority concentrated areas of population, as shown on Table D-3 and Figure D-2. As shown on Figure D-3, the central portion of the city comprises Hispanic/Latino Majority Tracts, with a “sizable gap” of 10 to 50 percent. The southern portion of city is comprised of White Majority Tracts with a “slim gap” of less than 10 percent. To facilitate greater racial integration, the Housing Element includes programs which fosters infill and redevelopment opportunities to increase public and private investment in lower opportunity areas to improve opportunities and create a high quality of life that could attract all racial/ethnic groups, as well as actions to address segregation including continued City collaboration with the FHF and affirmatively marketing available sites.

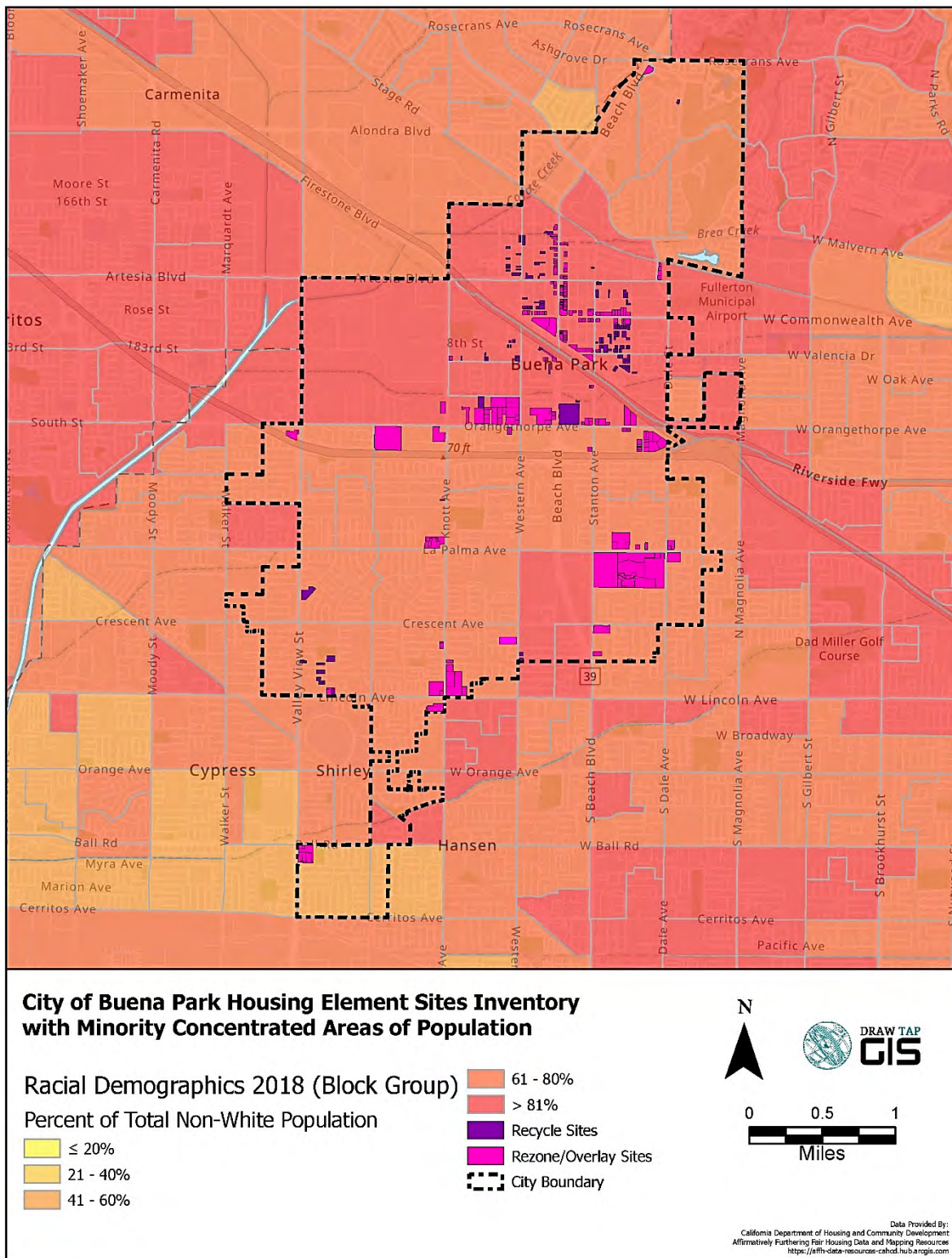
**Table D-3: Percent of Minority Concentrated Areas of Population – Buena Park**

Percentage of Minority Concentrated Block Groups	Lower Income RHNA Parcels	Moderate Income RHNA Parcels	Above Moderate Income RHNA Parcels	Mixed Income RHNA Parcels	Total RHNA Parcels
<20%	–	–	–	–	–
21% – 40%	–	–	–	–	–
41% – 60%	–	–	–	5	5
61% – 80%	10	24	38	53	125
>81%	36	81	172	12	301
Total	46	105	210	70	431



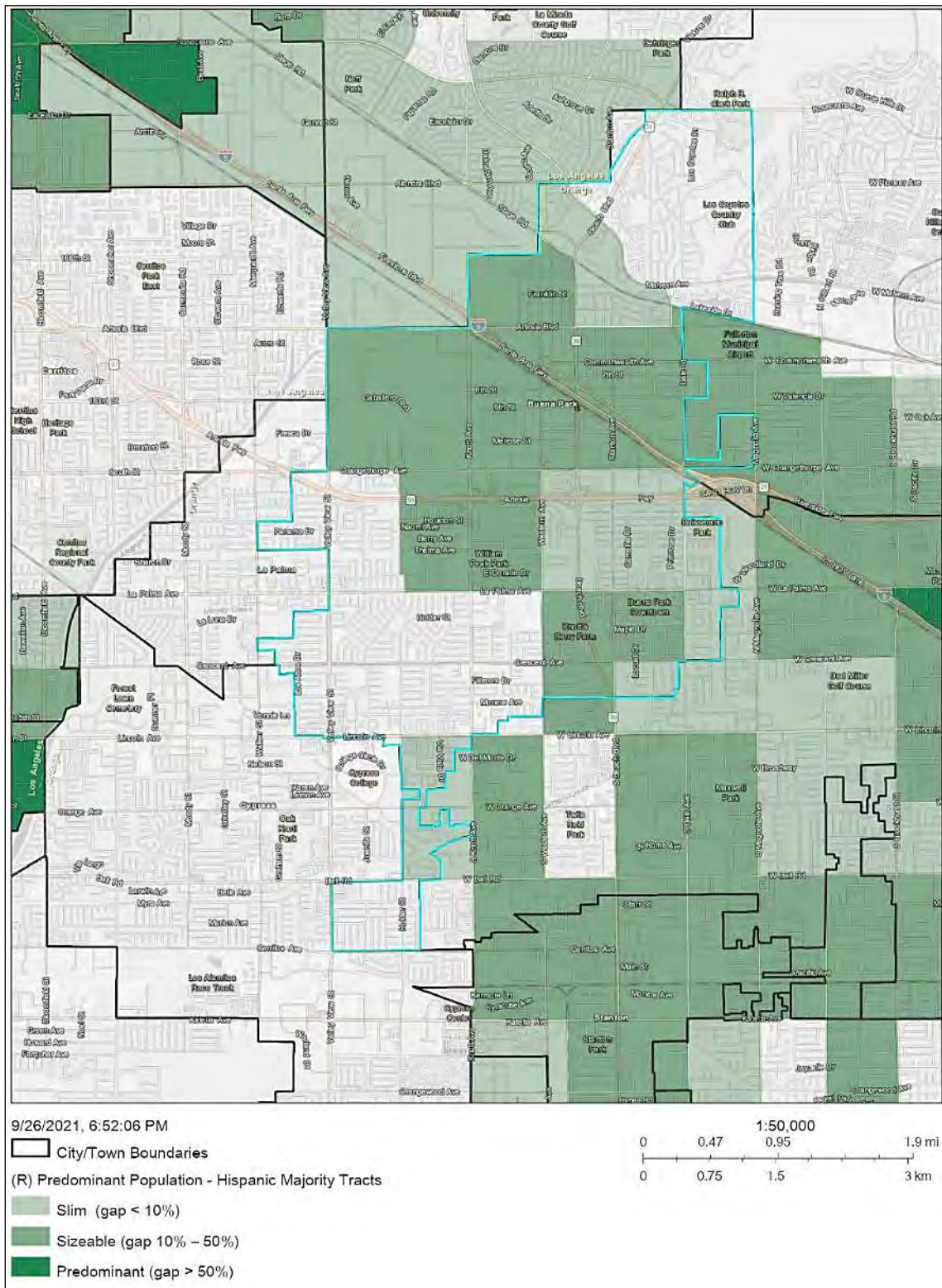
# Chapter 11 *Housing Element*

**Figure D-2: Minority Concentrated Areas of Population – Buena Park**





**Figure D-3: Hispanic/Latino Population – Buena Park**



Source: HCD Data Viewer, TCAC Opportunity Maps, 2021

## Persons with Disabilities

The housing needs of persons with disabilities vary, but generally include accessible and affordable housing, and access to supportive services. More severely disabled individuals may require a group living environment where supervision is provided, and the most severely affected individuals may require an institutional environment where medical attention and physical therapy are provided. According to the 2015-2019 ACS, approximately 9.8 percent of Buena Park residents experience a disability, compared to 8.5 percent countywide. Since the 2010-2014 ACS, the disabled population in Buena Park has slightly increased from 9.0 percent. Figure D-4 and Figure D-5 compare the disabled population during the 2010-2014 ACS and 2015-2019 ACS. The HCD AFFH Data Viewer maps show that approximately half of the City's census tracts contain a percentage of population with a disability less than 10 percent, while the remaining census tracts contain a percentage of population with a disability between 10 percent and 20 percent, as shown on Figure D-4. The majority (74 percent) of RHNA sites are located in areas with the lowest percentage of population with a disability, as shown on Table D-4.

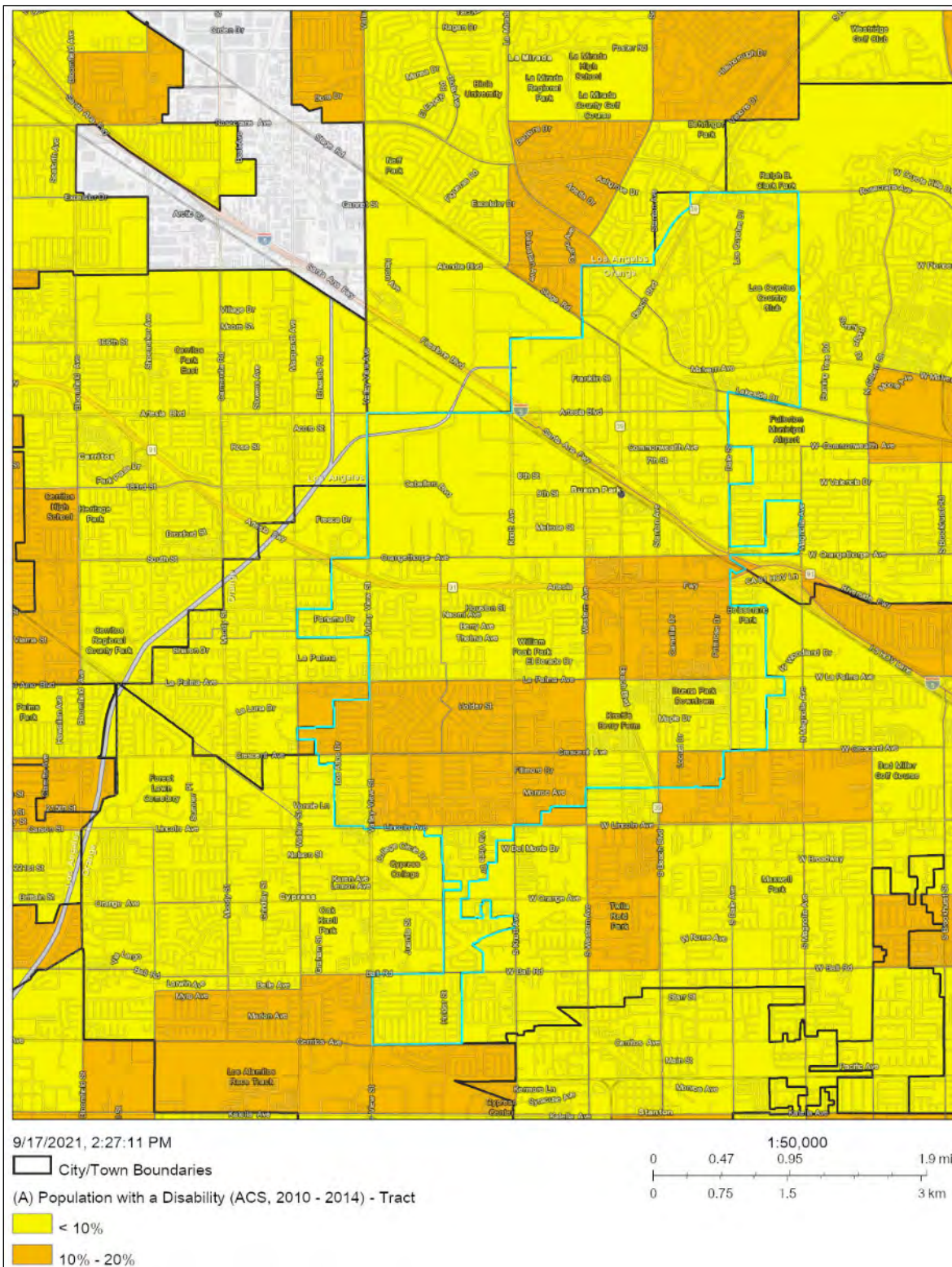
**Table D-4: Population with a Disability (ACS, 2015-2019)**

Percentage of Population with a Disability Tracts	Lower Income RHNA Parcels	Moderate Income RHNA Parcels	Above Moderate Income RHNA Parcels	Mixed Income RHNA Parcels	Total RHNA Parcels
<10%	29	79	180	31	319
10% - 20%	17	26	30	39	112
20% - 30%	–	–	–	–	–
30% - 40%	–	–	–	–	–
>40%	–	–	–	–	–
<b>Total</b>	<b>46</b>	<b>105</b>	<b>210</b>	<b>70</b>	<b>431</b>

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**Figure D-4: Concentration of Persons with Disabilities (2010-2014)**

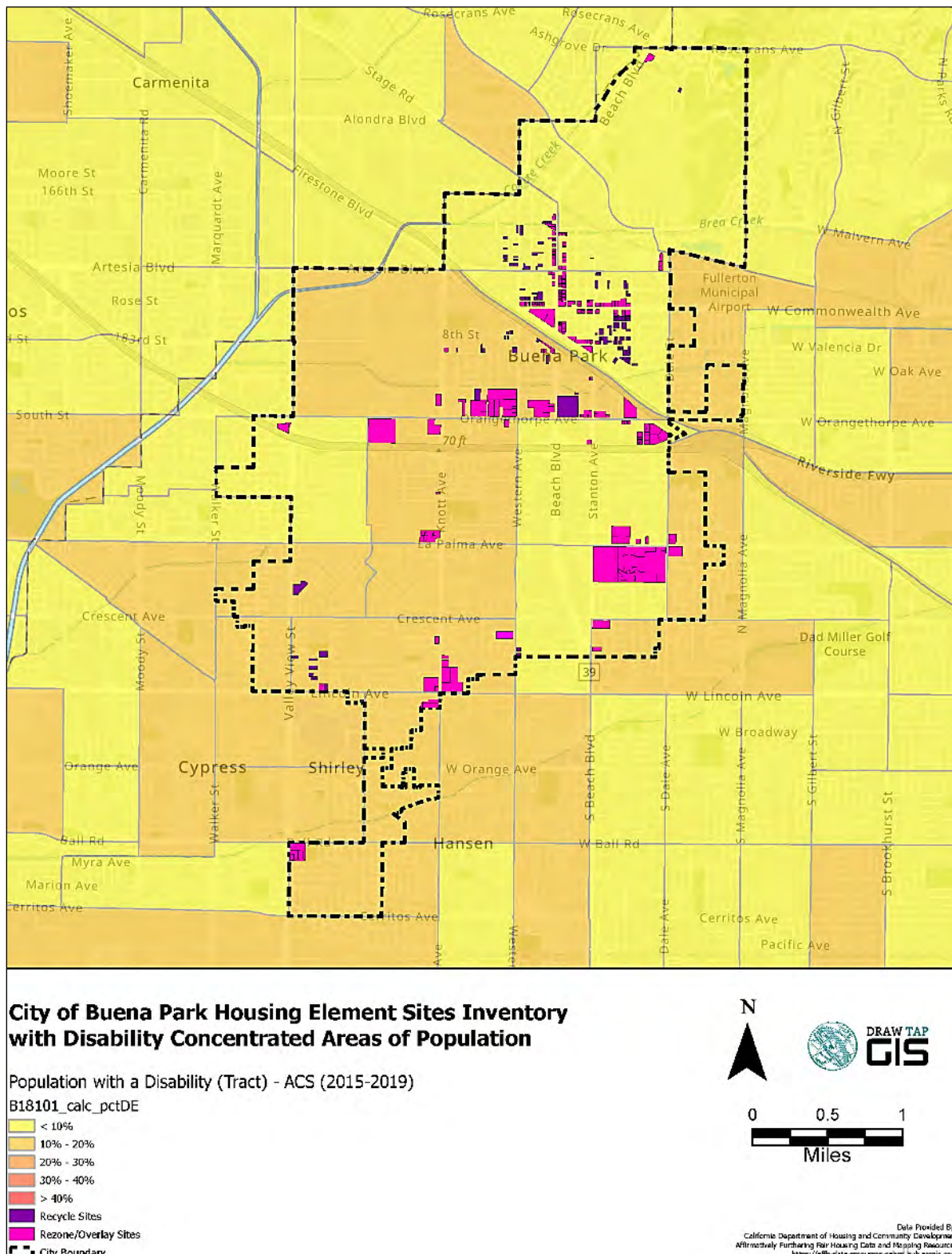


Source: HCD Data Viewer, TCAC Opportunity Maps, 2021



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**Figure D-5: Concentration of Persons with Disabilities (2015-2019)**





### Familial Status

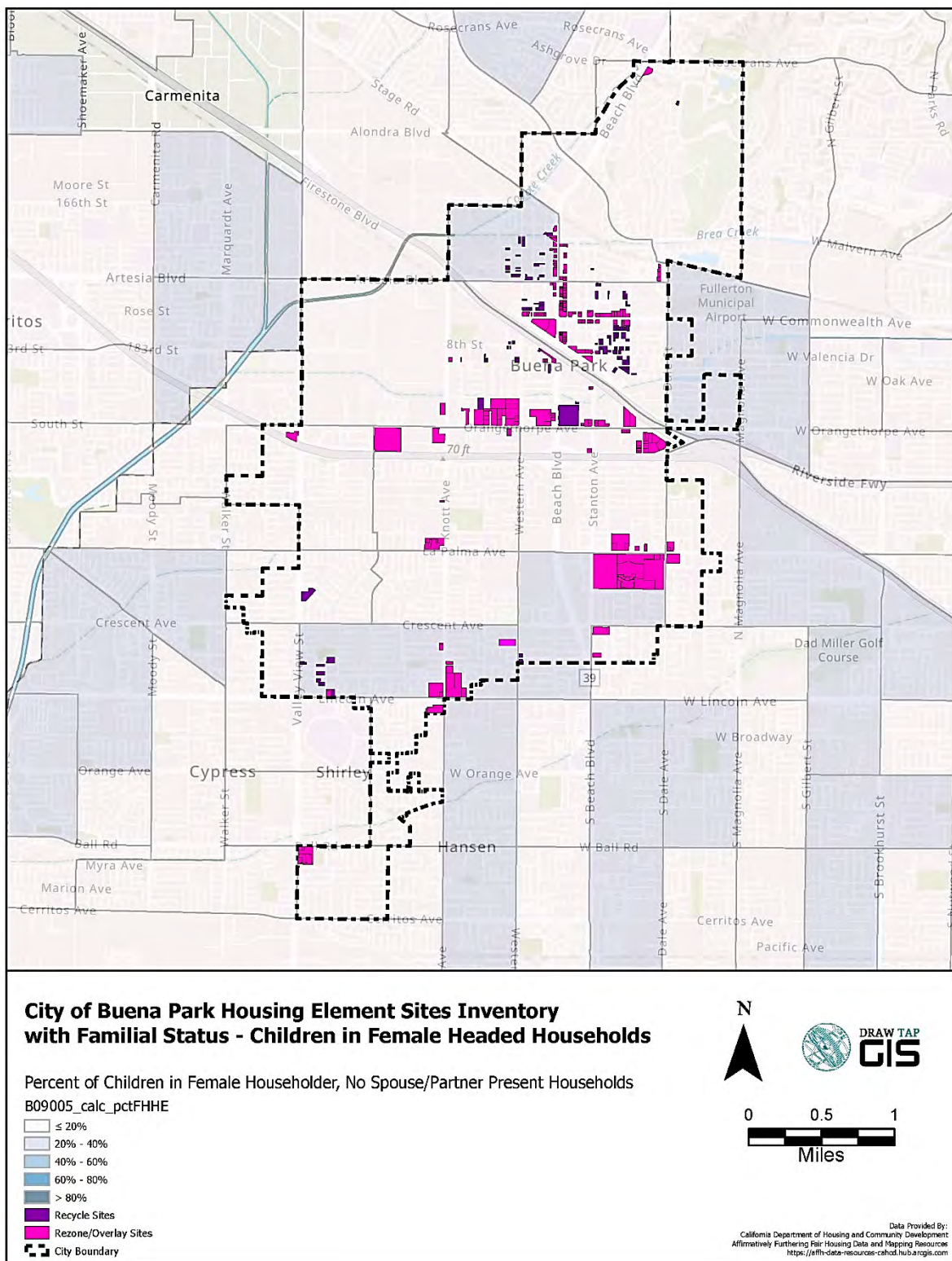
Familial status refers to the presence of children under the age of 18, whether the child is biologically related to the head of household, and the marital status of the head of households. Families with children may face housing discrimination by landlords who fear that children will cause property damage. Some landlords may have cultural biases against children of the opposite sex sharing a bedroom. Differential treatments such as limiting the number of children in a complex, or confining children to a specific location, are also fair housing concerns. Single parent households are also protected by fair housing law. Female-headed households with children require special consideration and assistance because of their greater need for affordable housing and accessible day care, health care, and other supportive services.

Buena Park remains a majority family-oriented City with 60 percent of its households comprised of families. According to 2015-2019 ACS data, 24 percent of the City's households are married-couple families with children under 18 years, which is only slightly above the countywide estimate of 23 percent. The SCAG Pre-Certified Local Housing Data Report looks at the City's households compared to the broader region. SCAG reports that 16.5 percent of the City's households are female-headed (compared to 14.3 percent in the SCAG region), 7 percent are female-headed with children (compared to 6.6 percent in the SCAG region), and 0.8 percent are female-headed and with children under 6 (compared to 1.0 percent in the SCAG region). Figure D-6 shows the distribution of female-headed households with children in the City and Figure D-7 shows married couple households with children. There are no areas of the city where female-headed households with children represent more than 40 percent of the households. As shown in Table D-5 and Table D-6, RHNA sites are not concentrated by familial status.

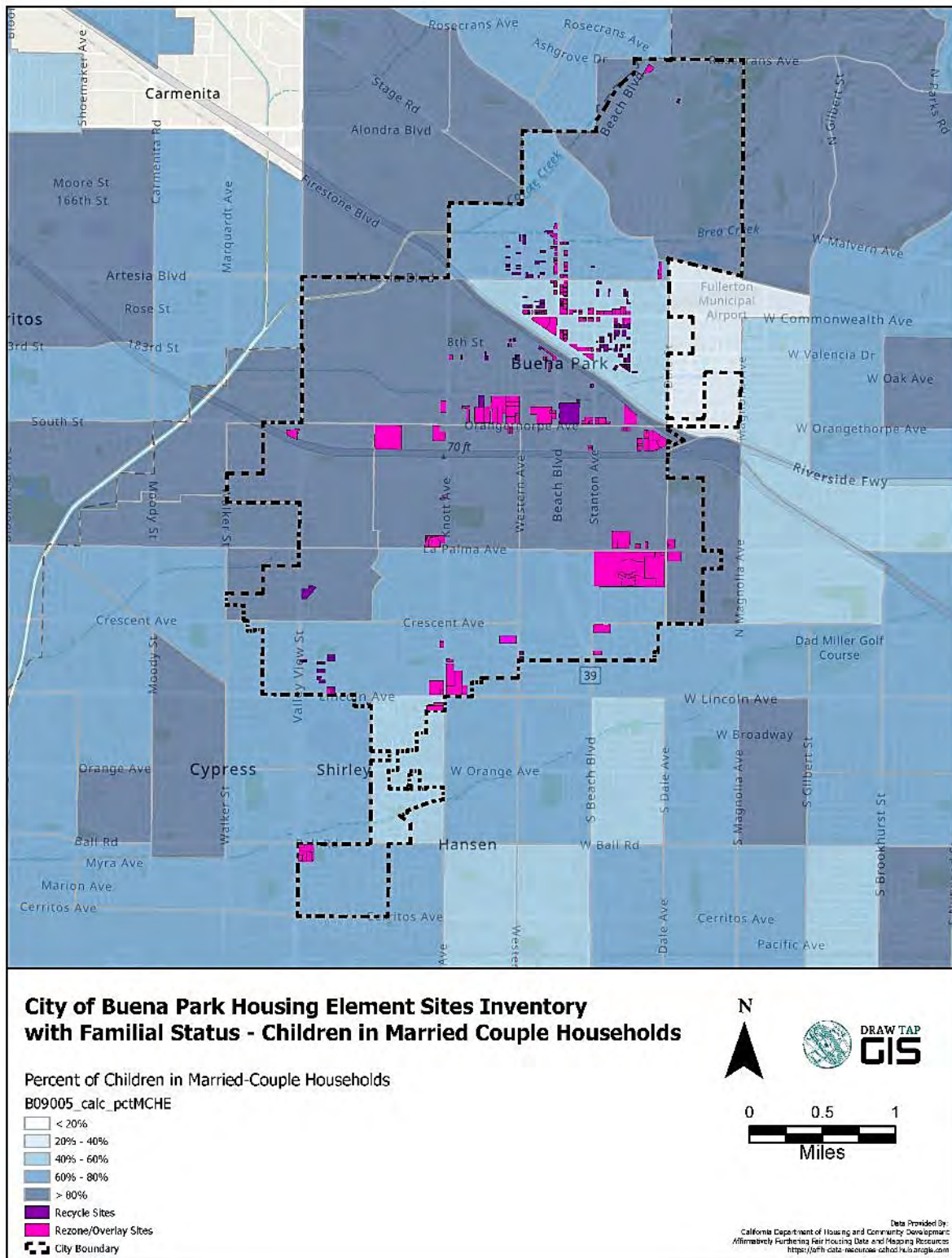
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# Chapter 11 *Housing Element*

**Figure D-6: Female Headed Families with Children**



**Figure D-7: Married Couple Families with Children**





## Chapter 11 *Housing Element*

**Table D-5: Female Headed Families with Children**

Percentage of Female Headed Families with Children Tracts	Lower Income RHNA Parcels	Moderate Income RHNA Parcels	Above Moderate Income RHNA Parcels	Mixed Income RHNA Parcels	Total RHNA Parcels
<20%	42	83	168	57	350
20% - 40%	4	22	42	13	81
40% - 60%	–	–	–	–	–
60% - 80%	–	–	–	–	–
>80%	–	–	–	–	–
<b>Total</b>	<b>46</b>	<b>105</b>	<b>210</b>	<b>70</b>	<b>431</b>

**Table D-6: Married Couple Families with Children**

Percentage of Married Couple Families with Children Tracts	Lower Income RHNA Parcels	Moderate Income RHNA Parcels	Above Moderate Income RHNA Parcels	Mixed Income RHNA Parcels	Total RHNA Parcels
<20%	-	-	-	-	-
20% - 40%	-	-	-	-	-
40% - 60%	26	52	117	11	206
60% - 80%	5	29	61	18	113
>80%	15	24	32	41	112
<b>Total</b>	<b>46</b>	<b>105</b>	<b>210</b>	<b>70</b>	<b>431</b>

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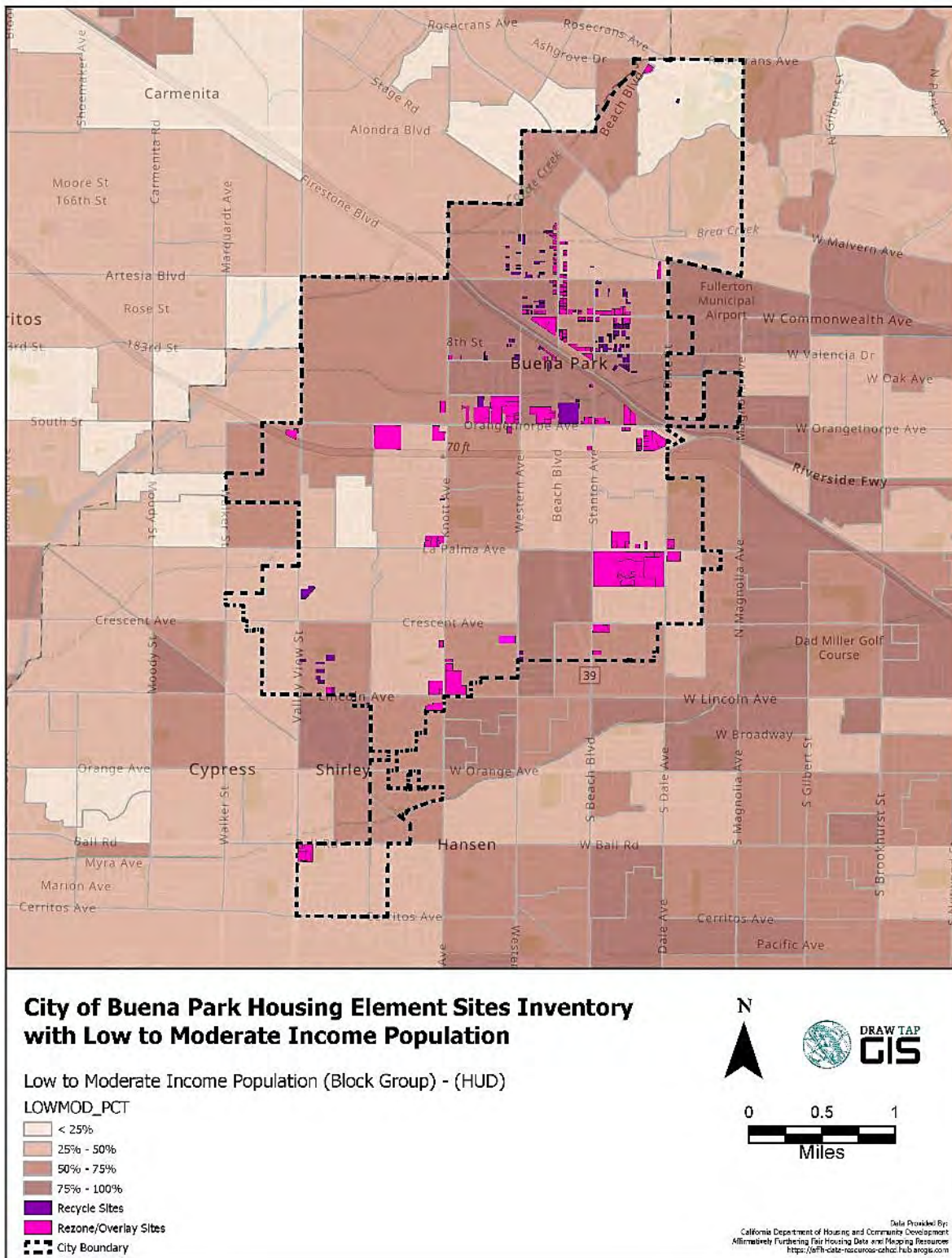
### Income Level

Identifying low or moderate income (LMI) geographies and individuals is important to overcome patterns of segregation. HUD defines a LMI area as a Census tract or block group where over 51 percent of the population is LMI (based on HUD income definition of up to 80 percent of the AMI). Household income is directly connected to the ability to afford housing. Higher incomes households are more likely to own rather than rent housing. As household income decreases, households tend to pay a disproportionate amount of their income for housing and the number of persons occupying unsound and overcrowded housing increases. Figure D-8 shows that a majority of the City's population is comprised of households that are within the 50 percent to 75 percent LMI group, with one census tract located in the northwest portion of City north of Artesia Boulevard and west of Beach Boulevard comprised of households that are within the 75 percent to 100 LMI census tracts. Table D-7 shows that approximately 56 percent of the City's RHNA sites are in the 50-75 percent LMI areas. To assist lower income residents, Programs 9, 10, 11, and 12 focus on providing additional opportunities for new affordable housing, and Programs 3, 4, 6, and 7 addresses direct assistance to renters and owners.

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# Chapter 11 *Housing Element*

**Figure D-8: Lower- and Moderate-Income Areas of Population**



**Table D-7: Lower– and Moderate-Income Areas of Population**

Percentage of LMI Tracts	Lower Income RHNA Parcels	Moderate Income RHNA Parcels	Above Moderate Income RHNA Parcels	Mixed Income RHNA Parcels	Total RHNA Parcels
< 25%	-	-	1	2	3
25% – 50%	1	21	29	32	83
50% - 75%	29	54	129	31	243
75% - 100%	16	30	51	5	102
<b>Total</b>	<b>46</b>	<b>105</b>	<b>210</b>	<b>70</b>	<b>431</b>

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### **Racially and Ethnically Concentrated Areas**

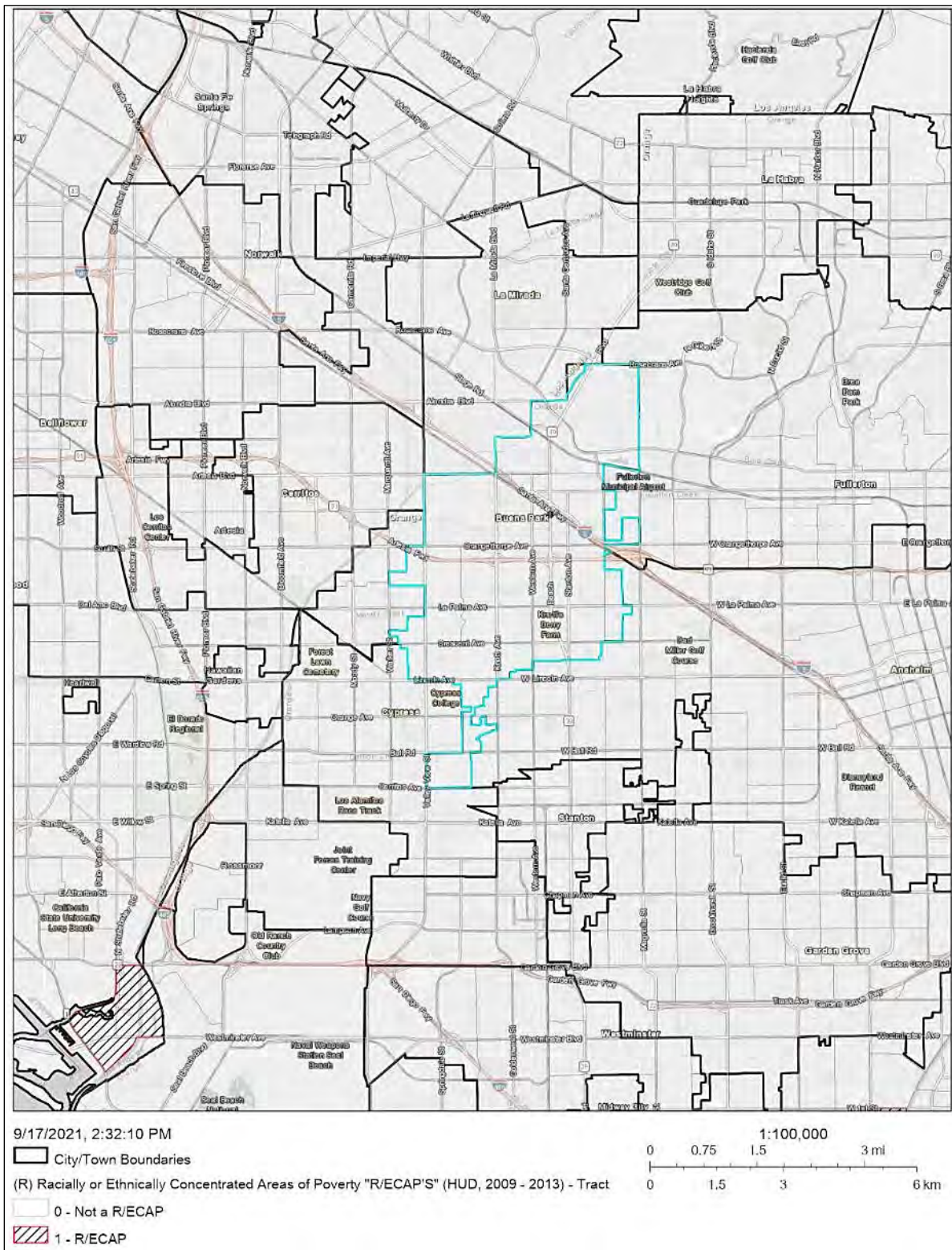
#### **Racially/Ethnically Concentrated Areas of Poverty**

In an effort to identify racially/ethnically concentrated areas of poverty (R/ECAPs), HUD has identified census tracts that have a majority non-White population (greater than 50 percent) and a poverty rate that exceeds 40 percent or is three times the average tract poverty rate for the metro/micro area, whichever threshold is lower. The HCD AFFH Data Viewer show the closest groupings of R/ECAP census tracts in the regional can be found in Long Beach and Santa Ana (Figure D-9). There are no R/ECAPs in Buena Park.

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**Figure D-9: Racially/Ethnically Concentrated Areas of Poverty – Regional**



Source: HCD Data Viewer, TCAC Opportunity Maps, 2021

### Racially Concentrated Areas of Affluence

While R/ECAPs have long been the focus of fair housing policies, Racially Concentrated Areas of Affluence (RCAAs) must also be analyzed to ensure housing is integrated, a key to fair housing choice. According to a policy paper published by HUD, RCAA is defined as affluent White communities.<sup>1</sup> According to HUD's policy paper, Whites are the most racially segregated group in the United States and in the same way neighborhood disadvantage is associated with concentrated poverty and high concentrations of people of color, conversely, distinct advantages are associated with residence in affluent White communities."

The AFFH Guidance Memo issued by HCD discusses research from the University of Minnesota as follows: "RCAAs are defined as census tracts where:

- 1) 80 percent or more of the population is white, and
- 2) the median household income is \$125,000 or greater (slightly more than double the national the median household income in 2016).

While this is a useful measure nationwide, HCD has adjusted the RCAA methodology to better reflect California's relative diversity." The AFFH Guidance Memo then encourages jurisdictions to refer to the HCD Data Viewer for HCD's adjusted definition of RCAAs, along with RCAA maps and accompanying data. However, the RCAA data layer is not currently available and the HCD definition is not provided. Using data that is available on the HCD AFFH Data Viewer, this fair housing assessment uses the percent White population and median household income to identify potential areas of affluence. As shown in Figure D-10, there are no RCAA in Buena Park that are "predominantly" White and where the median income is greater than \$125,000.

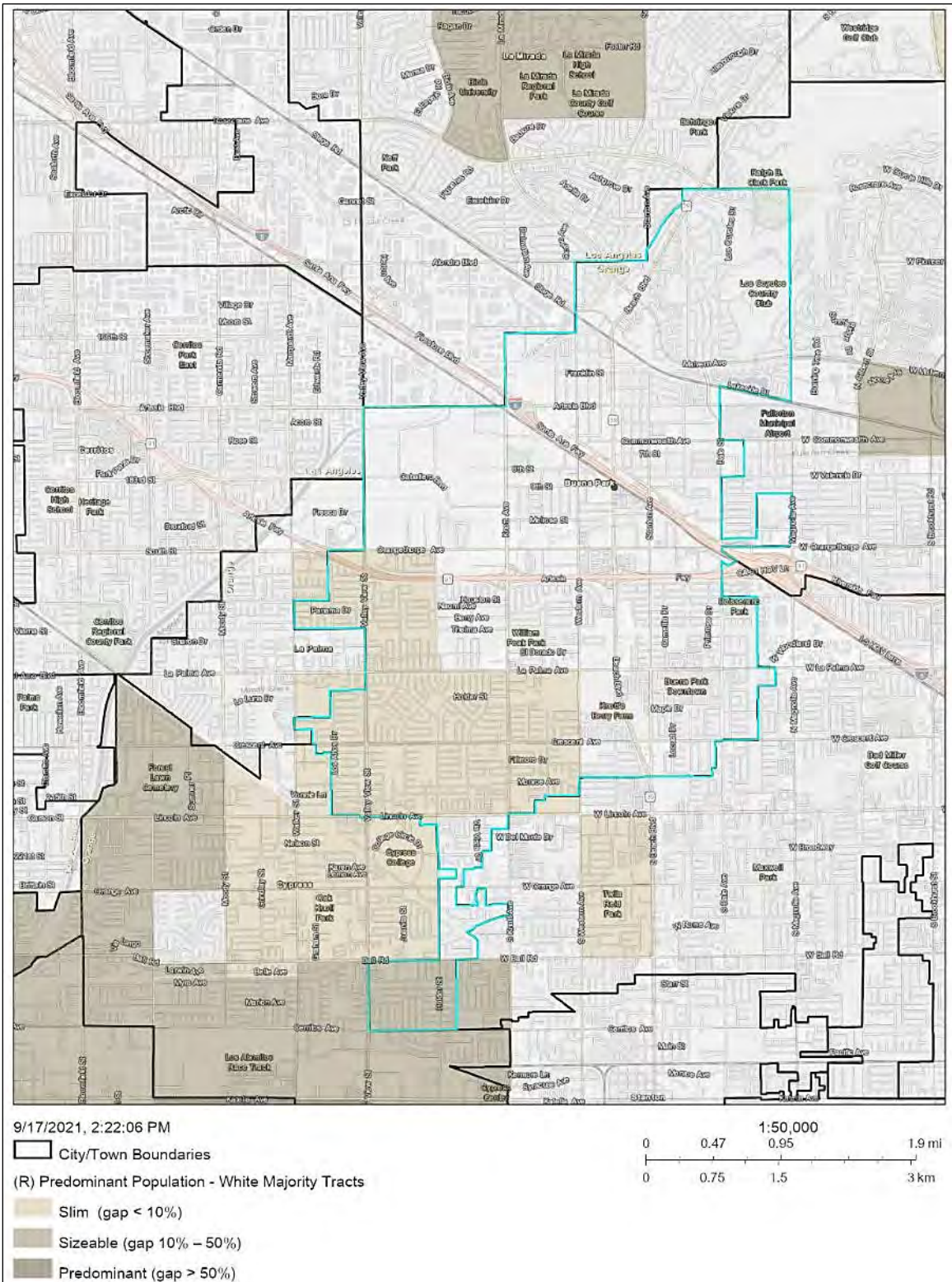
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<sup>1</sup> Goetz, Edward G., Damiano, A., & Williams, R. A. (2019) Racially Concentrated Areas of Affluence: A Preliminary Investigation.' Published by the Office of Policy Development and Research (PD&R) of the U.S. Department of Housing and Urban Development in Cityscape: A Journal Policy Development and Research (21,1, 99-123).



**Figure D-10: White Majority Population**



Source: HCD Data Viewer, TCAC Opportunity Maps, 2021

## Access to Opportunities

HUD developed an index for assessing fair housing by informing communities about disparities in access to opportunity based on race/ethnicity and poverty status. Table D-8 shows index scores for the following opportunity indicator indices (values range from 0 to 100):

- **Low Poverty Index:** The higher the score, the less exposure to poverty in a neighborhood.
- **School Proficiency Index:** The higher the score, the higher the school system quality is in a neighborhood.
- **Labor Market Engagement Index:** The higher the score, the higher the labor force participation and human capital in a neighborhood.
- **Transit Trips Index:** The higher the trips transit index, the more likely residents in that neighborhood utilize public transit.
- **Low Transportation Cost Index:** The higher the index, the lower the cost of transportation in that neighborhood.
- **Jobs Proximity Index:** The higher the index value, the better access to employment opportunities for residents in a neighborhood.
- **Environmental Health Index:** The higher the value, the better environmental quality of a neighborhood.

In the City of Buena Park, residents of all races are more likely to be impacted by poverty, lower school proficiency, low labor market participation, inadequate access to jobs, and poor environmental quality than in Orange County as a whole. White, Non-Hispanic residents in Buena Park and Countywide are least likely to be exposed to poverty and the best access to high quality school systems. However, White residents in Buena Park have scores closer to other groups in Buena Park than to White residents in Orange County as a whole. Black and Hispanic/Latino Buena Park residents with incomes below the federal poverty line are the most impacted groups.

**Table D-8: HUD Opportunity Indicators – Buena Park and Orange County**

	Low Poverty	School Proficiency	Labor Market	Transit	Low Transportation Cost	Jobs Proximity	Environmental Health
<b>Buena Park</b>							
<b>Total Population</b>							
White, Non-Hispanic/Latino	60.45	68.12	55.62	88.37	74.04	32.63	5.85
Black, Non-Hispanic/Latino	46.36	56.49	50.18	88.38	76.06	36.64	5.75
Hispanic/Latino	45.66	56.38	48.40	87.86	75.87	38.65	5.61
Asian or Pacific Islander, Non-Hispanic/Latino	55.66	65.85	56.16	88.51	74.64	34.48	5.98
Native American, Non-Hispanic/Latino	54.49	66.44	52.73	88.12	74.89	31.49	5.74



	Low Poverty	School Proficiency	Labor Market	Transit	Low Transportation Cost	Jobs Proximity	Environmental Health
<b>Population below federal poverty line</b>							
White, Non-Hispanic/Latino	53.80	63.19	53.10	88.01	75.46	34.13	5.82
Black, Non-Hispanic/Latino	34.70	61.54	49.56	89.06	79.09	51.37	6.30
Hispanic/Latino	36.05	49.35	44.29	87.95	77.28	40.67	5.51
Asian or Pacific Islander, Non-Hispanic/Latino	52.60	62.69	52.02	88.88	76.16	33.32	5.99
Native American, Non-Hispanic/Latino	66.17	70.34	82.13	88.84	71.20	32.56	6.92
<b>Orange County</b>							
<b>Total Population</b>							
White, Non-Hispanic/Latino	76.48	81.89	74.59	60.92	67.05	46.96	24.39
Black, Non-Hispanic/Latino	69.50	75.53	68.16	74.64	71.50	44.07	15.23
Hispanic/Latino	58.20	67.52	59.65	75.35	73.08	45.50	15.65
Asian or Pacific Islander, Non-Hispanic/Latino	69.64	76.68	67.46	77.05	70.10	43.85	13.93
Native American, Non-Hispanic/Latino	68.87	73.43	68.92	69.65	69.78	46.01	19.49
<b>Population below federal poverty line</b>							
White, Non-Hispanic/Latino	68.31	77.99	69.03	62.05	71.85	49.98	24.26
Black, Non-Hispanic/Latino	57.08	70.54	60.65	74.14	71.46	42.77	13.74
Hispanic/Latino	40.26	56.48	46.97	79.38	77.74	45.63	12.87
Asian or Pacific Islander, Non-Hispanic/Latino	59.82	72.84	58.95	82.14	75.35	40.98	10.57
Native American, Non-Hispanic/Latino	59.71	78.50	58.72	80.71	75.06	48.72	12.85

Source: HUD AFFH Database, 2020

To assist in this analysis, the Department of Housing and Community Development (HCD) and the California Tax Credit Allocation Committee (CTCAC) convened in the California Fair Housing Task force to “provide research, evidence-based policy recommendations, and other strategic recommendations to HCD and other related state agencies/departments to further the fair housing goals (as defined by HCD).” The Task Force has created Opportunity Maps to identify resources levels across the state “to accompany new policies aimed at increasing access to high opportunity areas for families with children in housing financed with 9 percent Low Income Housing Tax Credits (LIHTCs).” These opportunity maps are made from composite scores of three different domains made up of a set of indicators.

Table D-9 shows the full list of indicators. The opportunity maps include a measure or “filter” to identify areas with poverty and racial segregation. To identify these areas, census tracts were first filtered by poverty and then by a measure of racial segregation. The criteria for these filters are identified in the table below.

**Table D-9: Domains and List of Indicators for Opportunity Maps**

Domain	Indicator
Economic	Poverty Adult education Employment Job proximity Median home value
Environmental	CalEnviroScreen 4.0 pollution Indicators and values
Education	Math proficiency Reading proficiency High School graduation rates Student poverty rates
Poverty and Racial Segregation	Poverty: tracts with at least 30% of population under federal poverty line Racial Segregation: Tracts with location quotient higher than 1.25 for Blacks, Hispanics, Asians, or all people of color in comparison to the County

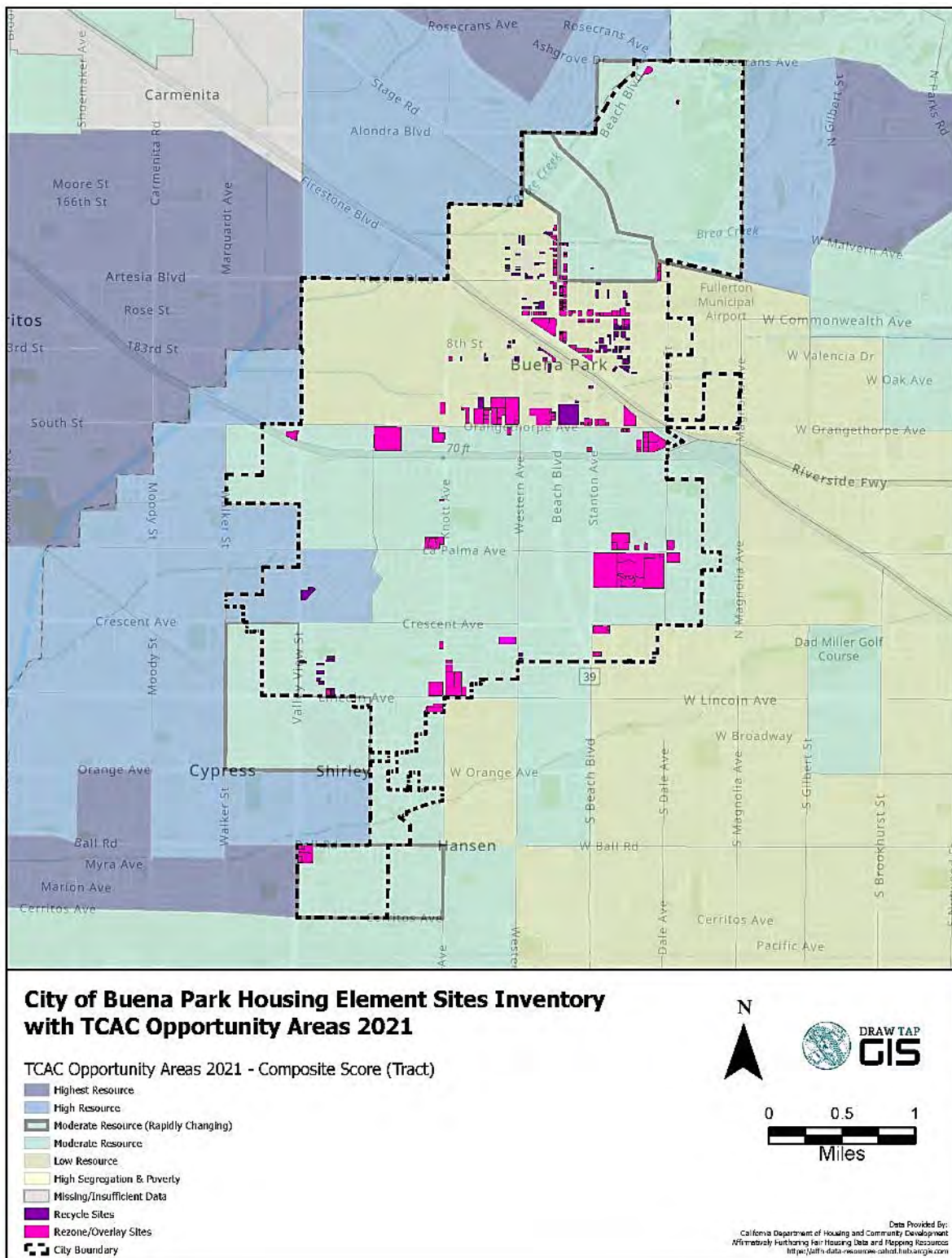
Sources: California Fair Housing Task Force, Methodology for TCAC/HCD Opportunity Maps.

## TCAC Opportunity Areas

The TCAC Opportunity area maps are available in the HCD AFFH Data Viewer and were used for this analysis. Higher composite scores mean higher resources. A review of composite score shows that most of Buena Park is within the “moderate” resource area category, with a portion in the “low” resource area located in the central portion of the city (Figure D-11). The City’s RHNA sites are predominantly located in “moderate” and “lower” and resource areas (Table D-10).

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**Figure D-11: TCAC Opportunity Areas – Composite Scores**



**Table D-10: TCAC Opportunity Areas – Composite Score**

TCAC Opportunity Areas – Composite Score	Lower Income RHNA Parcels	Moderate Income RHNA Parcels	Above Moderate Income RHNA Parcels	Mixed Income RHNA Parcels	Total RHNA Parcels
High Resource	1	-	-	-	1
Low Resource	41	82	172	28	323
Moderate Resource	4	21	19	34	78
Moderate Resource (Rapidly Changing)	-	2	19	8	19
Total	46	105	210	70	431

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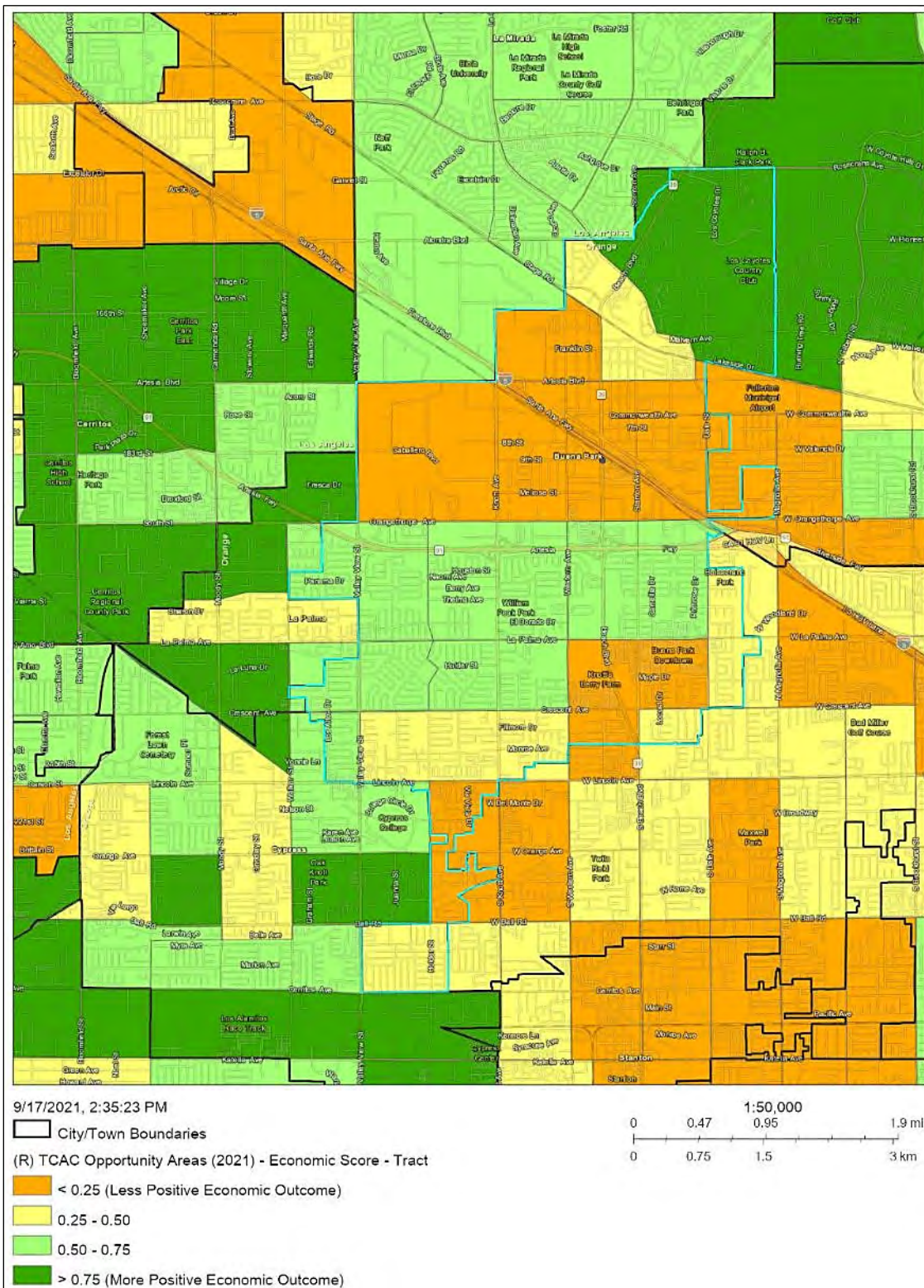
### Economic

As described previously, the Fair Housing Task Force calculates economic scores based on poverty, adult education, employment, job proximity, and median home values. According to the 2021 Task Force maps presented in Figure D-12, approximately two-thirds of Buena Park has tracts with moderate to high economic scores (between 0.25 and 0.75). Census tracts located in the central portion of the city have the lowest economic scores (less than 0.25) indicating less positive economic outcomes.

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**Figure D-12: TCAC Opportunity Areas – Economic**



Source: HCD Data Viewer, TCAC Opportunity Maps, 2021

### Education

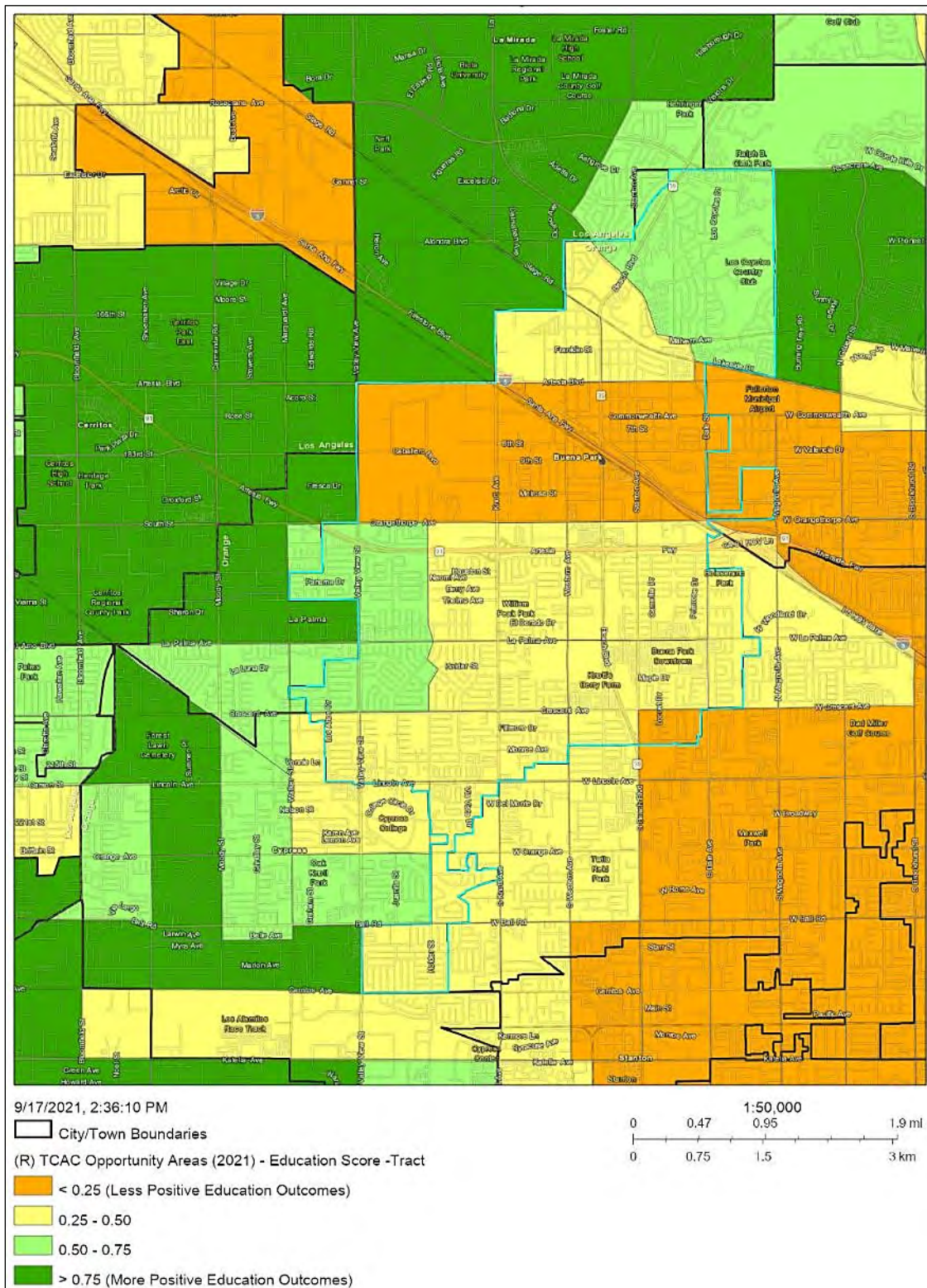
As described above, the Fair Housing Task Force determines education scores based on math and reading proficiency, high school graduation rates, and student poverty rates. As shown in Figure D-13, census tract located in the central and southern portions of the city received education scores in the bottom and second quartile, respectively. Tracts in the northern and western portions of the City scored higher (0.50-0.75). The cities of Fullerton, La Palma, La Mirada, Cerritos, and Cypress generally show more positive education outcomes while the City of Anaheim shows less positive education outcomes.

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**Figure D-13: TCAC Opportunity Areas – Education**



Source: HCD Data Viewer, TCAC Opportunity Maps, 2021



## Environmental

Environmental health scores are determined by the Fair Housing Task Force based on CalEnviroScreen 4.0 pollution indicators and values. Figure D-14 shows that the northern and central sections of the city contain tracts which have less positive environmental outcomes, with scores less than 0.25 to 0.50. However, tracts in the southern section of the city had higher environmental scores (between 0.50 and 1). With the exception of Fullerton, the cities adjacent to Buena Park have moderate to high environmental quality scores. Table D-11 shows the distribution of the City's RHNA sites by CalEnviroScreen scores. Approximately 62% of the RHNA sites are in Environmental Justice communities with a high pollution burden, likely due to proximity to major regional arterials (Interstate 5 and SR-91 Freeway). To address these environmental issues, the City will create policies within a new Environmental Justice element to be adopted as part of the City's General Plan

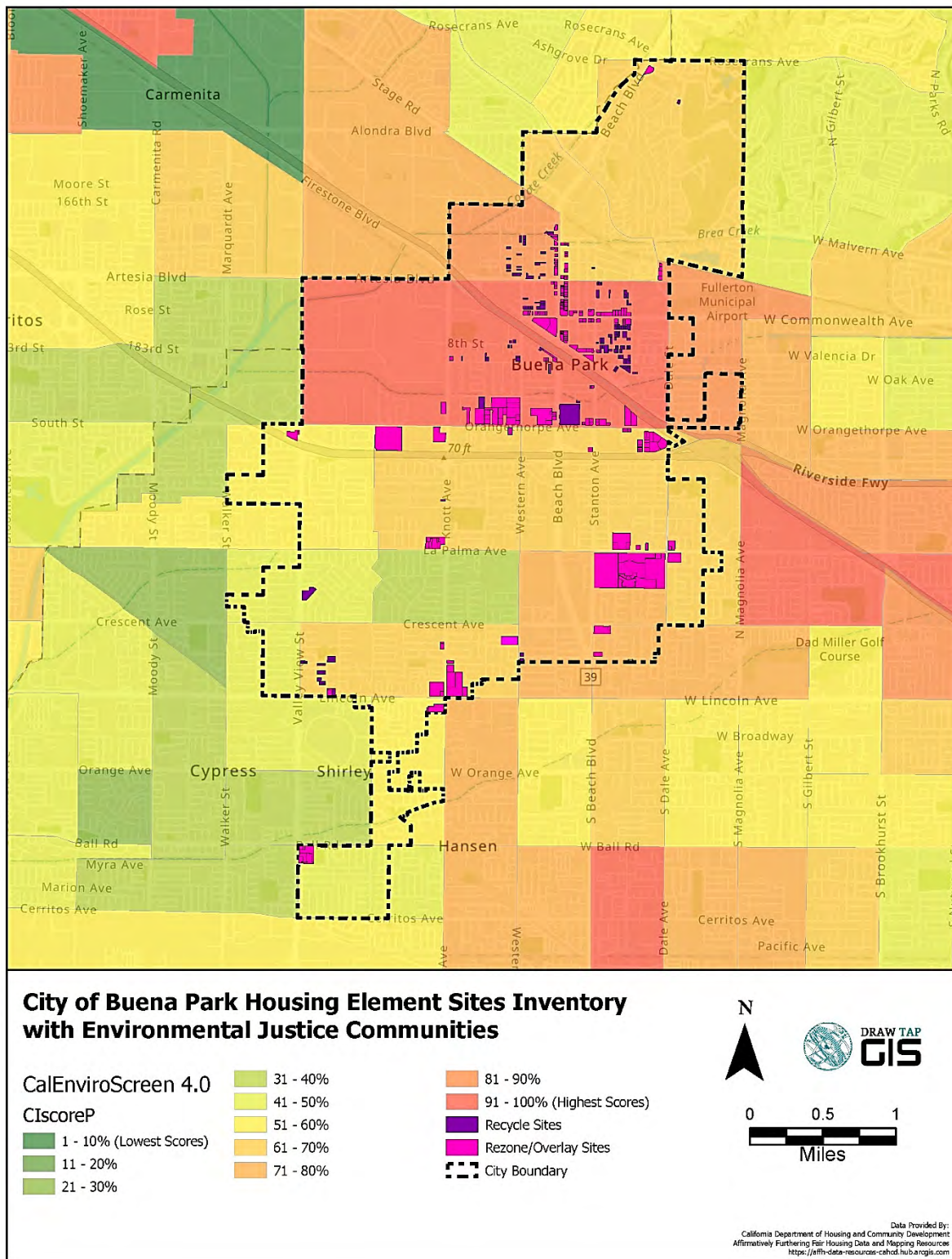
**Table D-11: CalEnviroScreen 4.0 Scores**

CalEnviroScreen 4.0 Scores	Lower Income RHNA Parcels	Moderate Income RHNA Parcels	Above Moderate Income RHNA Parcels	Mixed Income RHNA Parcels	Total RHNA Parcels
41% - 50%	1	-	6	-	7
51% - 60%	-	-	33	-	33
61% - 70%	-	3	55	-	58
71% - 80%	-	2	11	-	13
81% - 90%	3	7	43	-	53
91% - 100%	42	93	62	70	267
<b>Total</b>	<b>46</b>	<b>105</b>	<b>210</b>	<b>70</b>	<b>431</b>

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**Figure D-14: TCAC Opportunity Areas – Environmental**



### Transportation

HUD's Job Proximity Index, described previously, can be used to show transportation need geographically. Block groups with lower jobs proximity indices are located further from employment opportunities and have a higher need for transportation. As shown in Figure D-15, the northeastern and southeastern block groups have the least access to employment opportunities, mainly due to these areas being predominately residential in nature. Conversely, western and central block groups have moderate access to employment opportunities as these areas contain more employment centers.

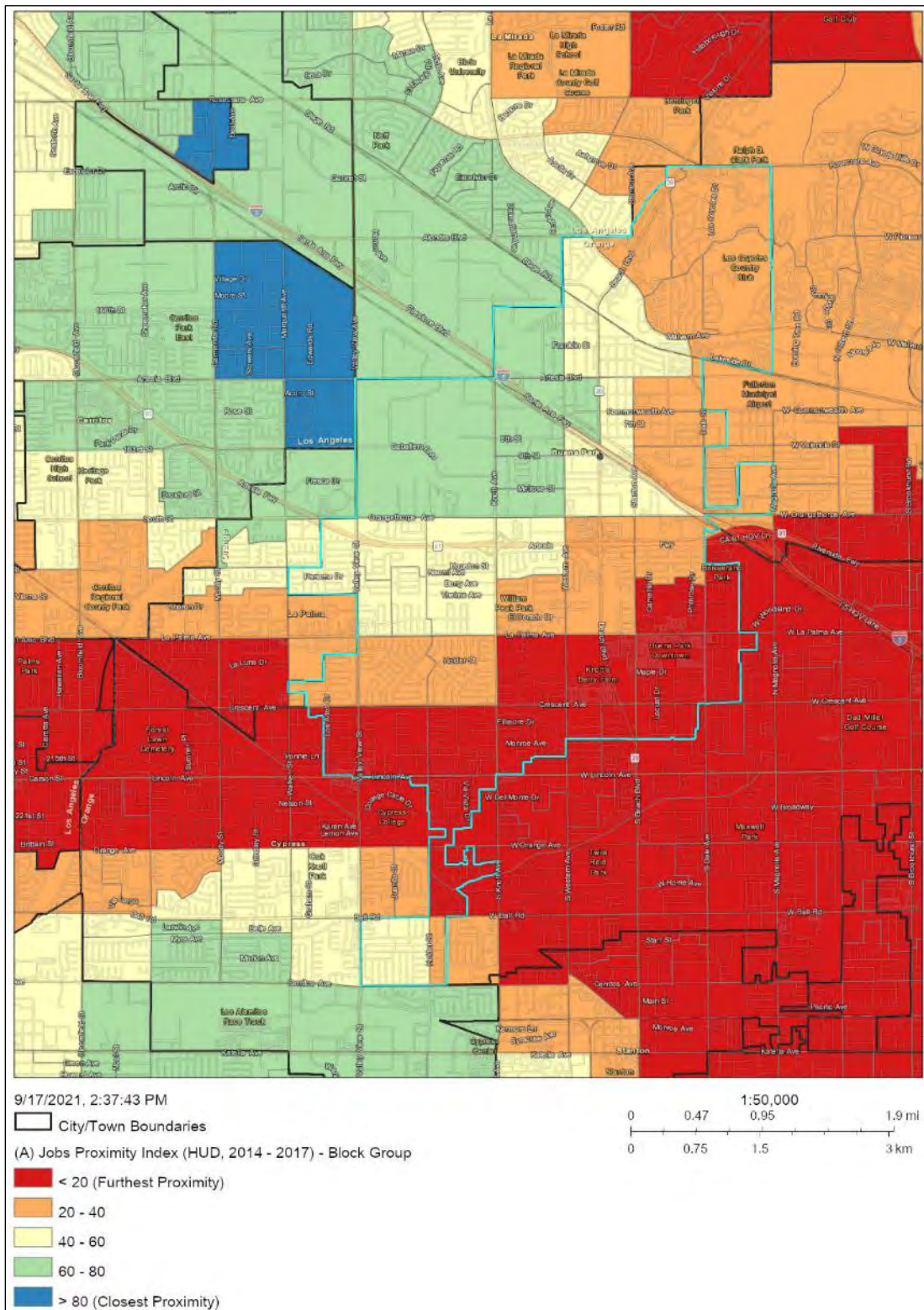
Availability of efficient, affordable transportation can be used to measure fair housing and access to opportunities. SCAG developed a mapping tool for High Quality Transit Areas (HQTAs) as part of the Connect SoCal 2020-2045 Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS). SCAG defines HQTAs as areas within one-half mile from a major transit stop and a high-quality transit corridor. Figure D-16 shows that there are two major transit stops and two HQTAs in Buena Park. SCAG reports that 49.3 percent of the City's 2045 population is within a 2045 HQTA, which puts it in the 37th percentile region wide.

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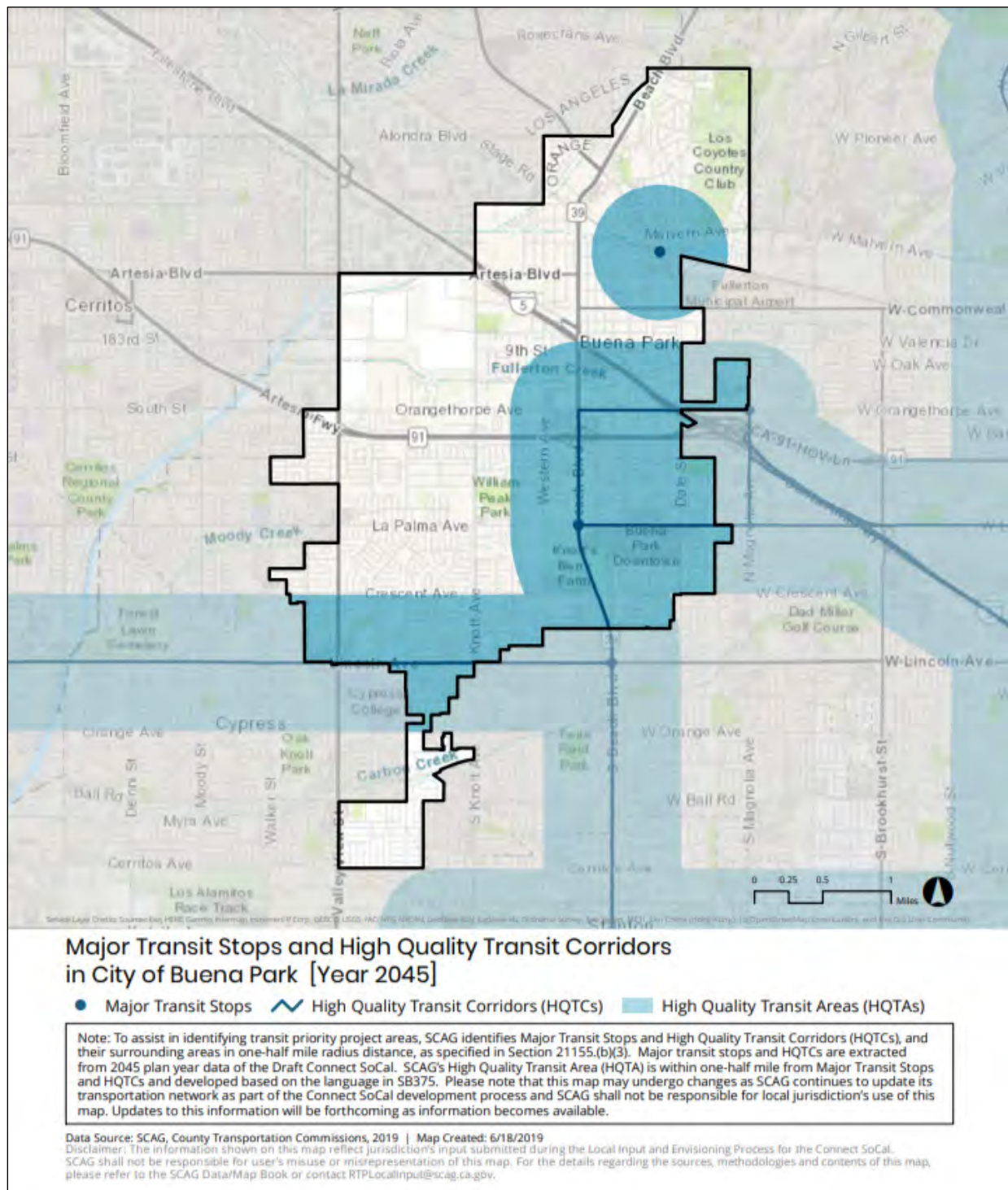
**Figure D-15: HUD Job Proximity Index**



Source: HCD Data Viewer, TCAC Opportunity Maps, 2021



**Figure D-16: Major Transit Stops and High Quality Transit Corridors**



## Disproportionate Housing Needs

The AFFH Rule Guidebook defines “disproportionate housing needs” as a condition in which there are significant disparities in the proportion of members of a protected class experiencing a category of housing needs when compared to the proportion of a member of any other relevant groups or the total population experiencing the category of housing need in the applicable geographic area (24 C.F.R. §5.152). The analysis is completed by assessing cost burden (overpayment), overcrowding, and substandard housing.

The U.S. Department of Housing and Urban Development (HUD) Comprehensive Housing Affordability Strategy (CHAS) data demonstrates the extent of housing problems and housing needs, particularly for low-income households. Extremely-low-income households represent the highest need group in terms of affordable housing, as the greatest subsidies are needed to make housing affordable for this group. The Pre-Certified Local Housing Data Report prepared by SCAG for the City of Buena Park, utilizing CHAS data, reports there are 4,080 (17.5 percent) extremely low income households in Buena Park. Of these, 2,810 are renter occupied and 1,260 are owner occupied. Table D-12 provides a breakdown of extremely low income households by race and ethnicity. The race/ethnicity with the highest share of extremely low income households in Buena Park is Black, non-Hispanic (29.9 percent compared to 17.5 percent of total population). In the SCAG region, the highest share of extremely low income households are Black, non-Hispanic (27.1 percent compared to 17.7 percent of total households).

**Table D-12: Extremely Low Income Housing Needs – Buena Park**

	Total Households	Households below 30% HAMFI	Share below 30% HAMFI
White, non-Hispanic	7,540	885	11.7%
Black, non-Hispanic	835	250	29.9%
Asian and other, non-Hispanic	7,253	1,400	19.3%
Hispanic	7,705	1,545	20.1%
<b>Total</b>	<b>23,333</b>	<b>4,080</b>	<b>17.5%</b>
Renter-occupied	10,350	2,810	27.1%
Owner-occupied	12,965	1,260	9.7%
<b>Total</b>	<b>23,315</b>	<b>4,070</b>	<b>17.5%</b>

Source: SCAG Pre-Certified Local Housing Data, April 2021; HUD CHAS, 2012-2016. HAMFI refers to Housing Urban Development Area Median Family Income

Housing problems for Buena Park were calculated using HUD’s 2020 CHAS data based on the 2013-2017 ACS. As shown in Table D-13, 29 percent of the City’s extremely low-income households have at least one of four housing problems identified by HUD:

1. incomplete kitchen facilities (hot and cold piped water, a sink with piped water, a range or stove, and a refrigerator);
2. incomplete plumbing facilities (hot and cold piped water, a sink with piped water, and a bathtub or shower);
3. more than one person per room (i.e., overcrowding); and
4. cost burden greater than 30 percent of gross income, including utilities.

**Table D-13: Housing Problems by Income Level**

Income Level	Households with 1 or More Housing Problems	Households with None of 4 Housing Problems	Cost Burden not Available, No Other Housing Problem	Total
Extremely Low ( $\leq 30\%$ of HAMFI)	3,305	435	420	4,170
Very Low ( $>30\%$ to $\leq 50\%$ HAMFI)	2,965	655	0	3,620
Low ( $>50\%$ to $\leq 80\%$ HAMFI)	2,805	1,500	0	4,305
$>80\%$ to $\leq 100\%$ HAMFI	1,030	1,980	0	3,010
$>100\%$ HAMFI	<b>1,130</b>	<b>6,885</b>	<b>0</b>	<b>8,015</b>
Total	11,235	11,460	420	23,120

Source: HUD CHAS, 2013-2017.

Table D-14 summarizes Buena Park households by tenure and presence of housing problems. Approximately 37 percent of owners and 63 percent of renters have one or more housing problems. The City had a slightly lower proportion of households with a housing problem compared to the County, where 18 percent of owner-occupied households and 33 percent of renter-occupied households experience a housing problem. In both the City and County, renter-occupied households tend to experience housing problems at a higher rate.

**Table D-14: Housing Problems by Income Level**

Households	Owner	Renter	Total
Households with 1 or More Housing Problems	4,655	6,580	11,235
Household has none of 4 Housing Problems	7,865	3,595	11,460
Cost Burden not available, no other problems	175	245	420
Total	12,700	10,420	23,120

Source: HUD CHAS, 2013-2017.

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## Cost Burden

Cost burden is a way to measure overpayment by considering the ratio of housing costs to household income, with 30 percent a usual threshold for “cost burden” and 50 percent the threshold for “severe cost burden.” Reducing housing cost burden can also help foster more inclusive communities and increase access to opportunities for racial/ethnic minorities, persons with disabilities, and other protected classes. The HCD AFFH Data Viewer provides a visual assessment of overpayment by homeowners and renters, by census tracts. Table D-15 and Figure D-17 show that approximately half of the RHNA sites (54 percent) are in areas where 20 percent to 40 percent of owner households have monthly costs that are 30 percent or more of household income, according to ACS (2015-2019) data. Table D-16 and Figure D-18 shows that renters are more cost burdened than homeowners. Approximately 79 percent of the RHNA sites are in areas where 40 percent to 60 percent of renter households have monthly costs that are 30 percent or more of household income. However, overpayment by both homeowners and renters generally went down throughout the city since 2014 (Figure D-19 and Figure D-20), as the proportion of residents in higher income groups has increased. Median household income in the city increased by approximately 24.7 percent from 2010-2019, closely tracking the trend in the County as a whole (21.3 percent) but continued to be lower than the County median income (for more details see Housing Element Figure 5).

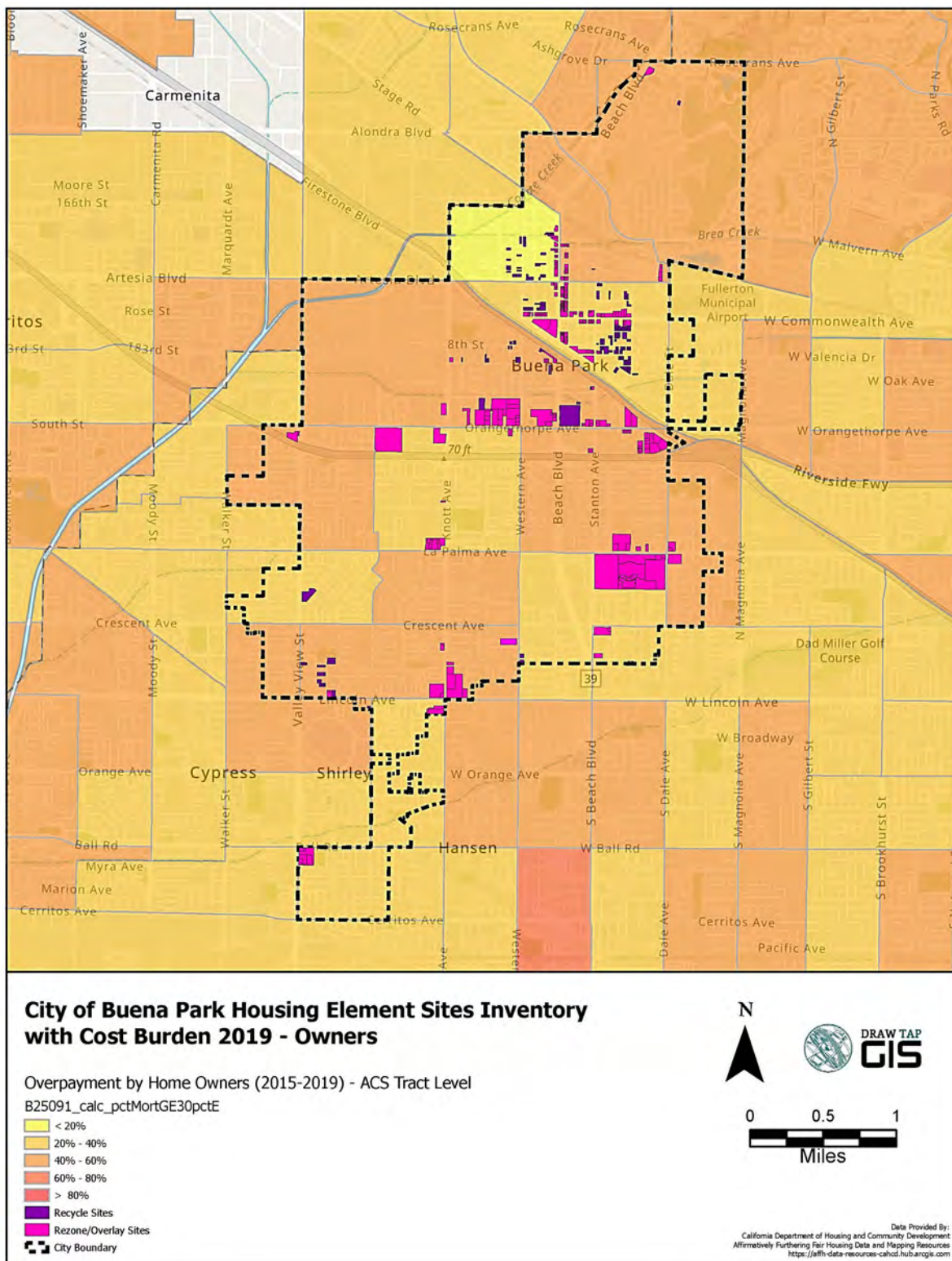
**Table D-15: Cost Burden – Homeowners and RHNA Sites (2015-2019)**

Percentage of Cost Burden Tracts	Lower Income RHNA Parcels	Moderate Income RHNA Parcels	Above Moderate Income RHNA Parcels	Mixed Income RHNA Parcels	Total RHNA Parcels
<20%	3	12	34		49
20% – 40%	30	56	118	31	235
40% – 60%	14	37	58	39	148
60% – 80%	-	-	-	-	-
>80%	-	-	-	-	-
<b>Total</b>	<b>46</b>	<b>105</b>	<b>210</b>	<b>70</b>	<b>431</b>

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**Figure D-17: Cost Burden – Homeowners and RHNA Sites (ACS, 2015-2019)**



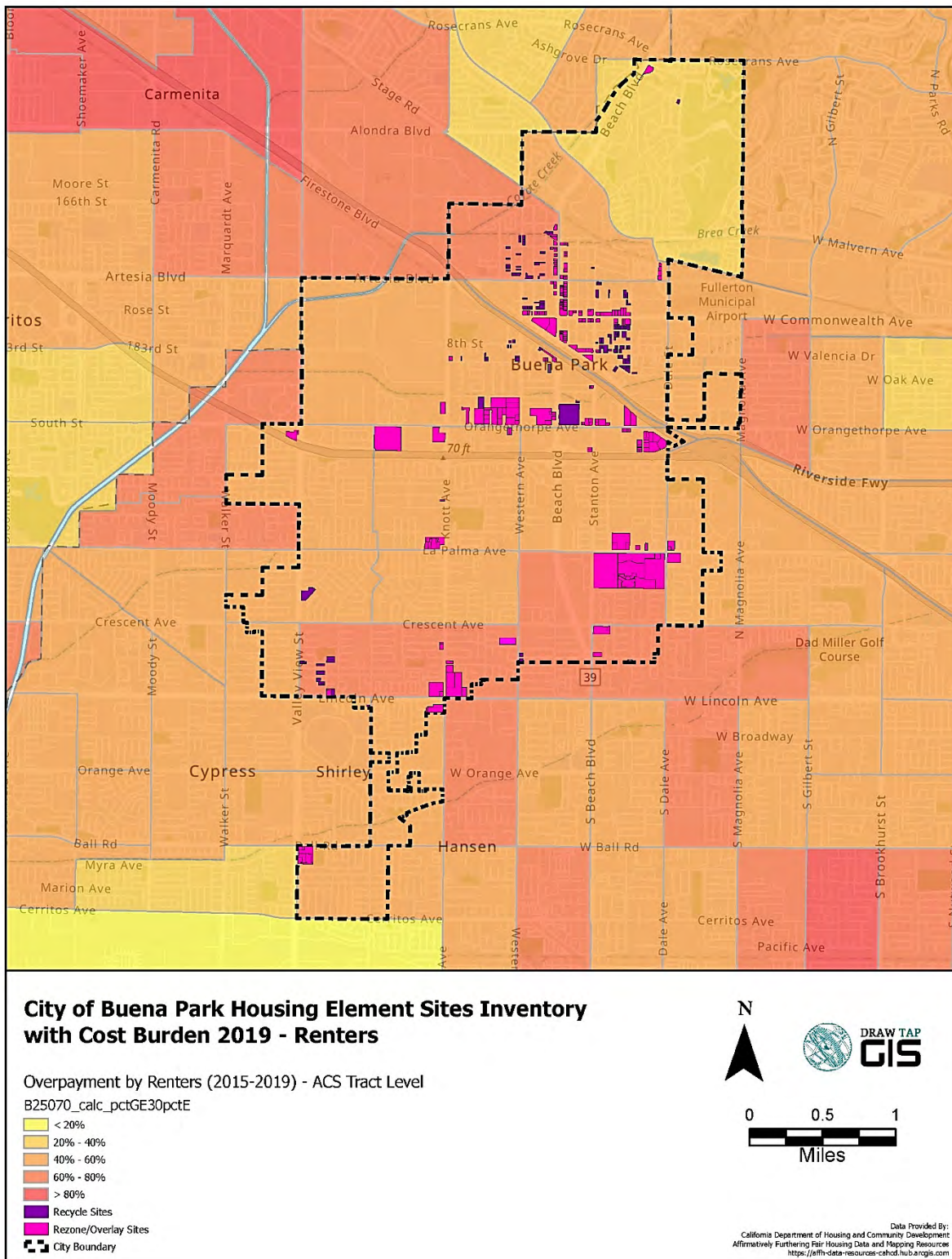
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**Table D-16: Cost Burden – Renters and RHNA Sites (2015-2019)**

Percentage of Cost Burden Tracts	Lower Income RHNA Parcels	Moderate Income RHNA Parcels	Above Moderate Income RHNA Parcels	Mixed Income RHNA Parcels	Total RHNA Parcels
<20%	-	-	-	-	-
20% – 40%	-	-	1	3	4
40% – 60%	41	81	167	54	343
60% – 80%	5	24	42	13	84
>80%	-	-	-	-	-
<b>Total</b>	<b>46</b>	<b>105</b>	<b>210</b>	<b>70</b>	<b>431</b>

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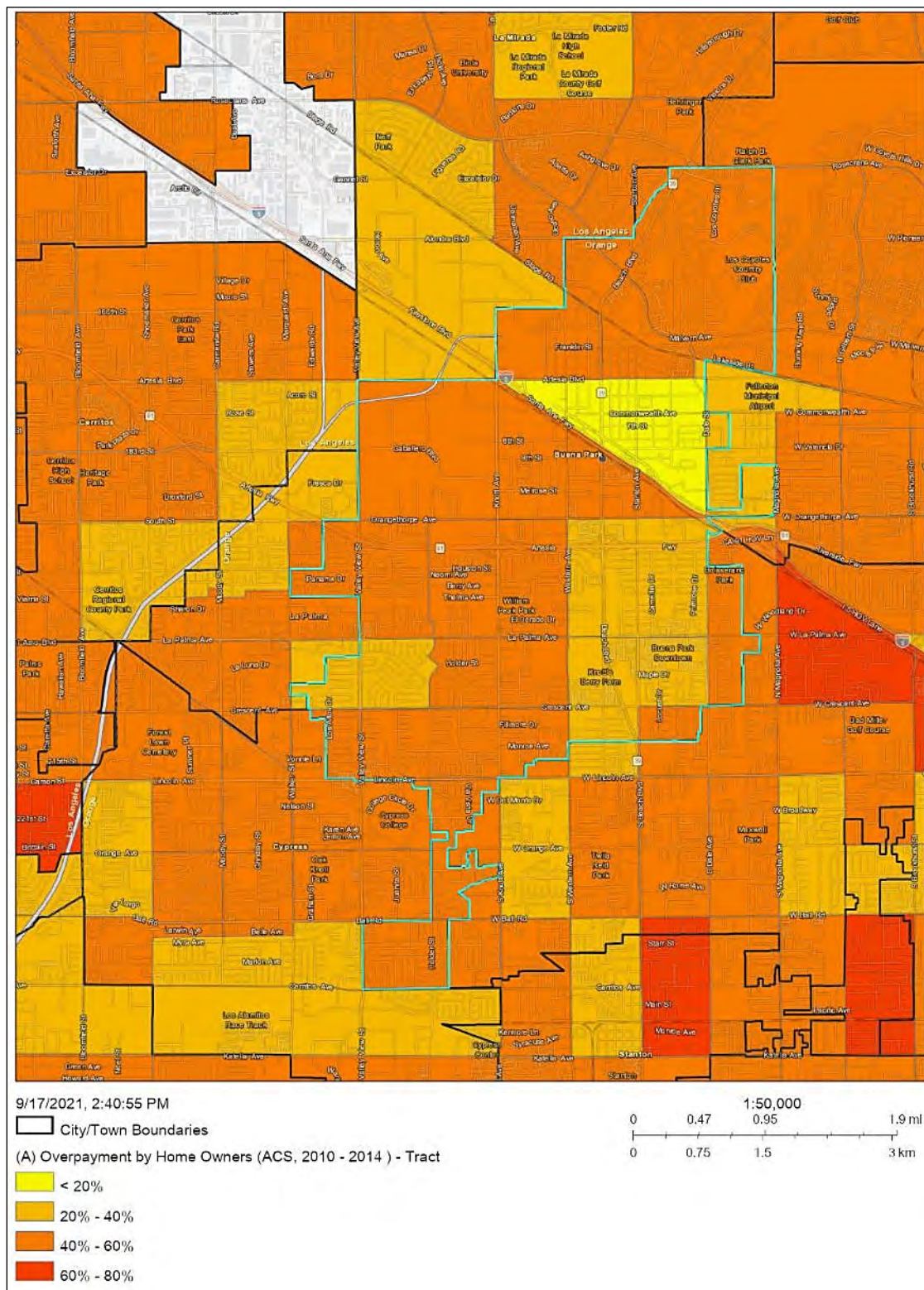
**Figure D-18: Cost Burden – Renters and RHNA Sites (ACS, 2015-2019)**





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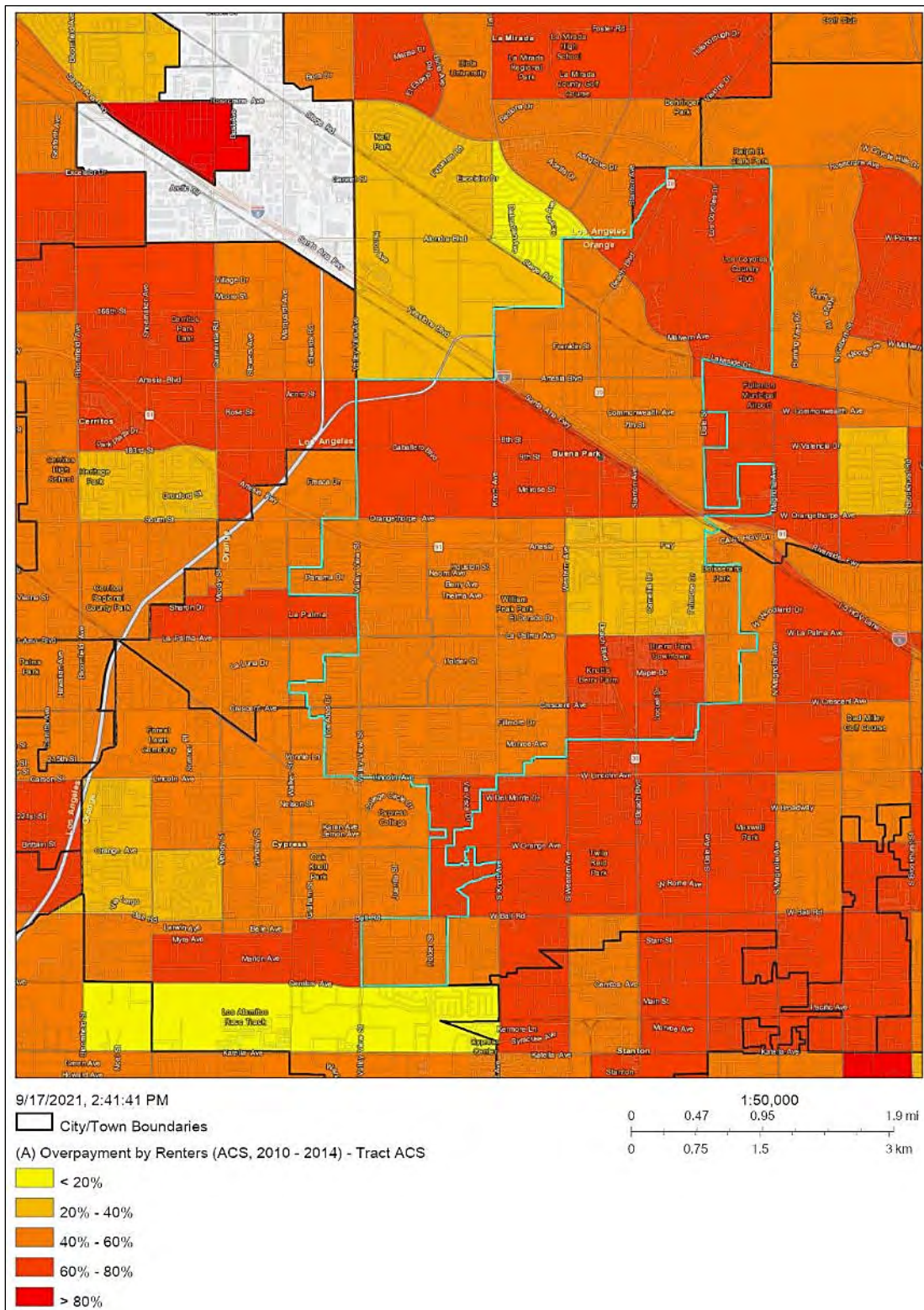
**Figure D-19: Cost Burden – Homeowners (ACS, 2010-2014)**



Source: HCD Data Viewer, TCAC Opportunity Maps, 2021



**Figure D-20: Cost Burden – Renters (ACS, 2010-2014)**



Source: HCD Data Viewer, TCAC Opportunity Maps, 2021

## Overcrowding

The California Department of Housing and Community Development defines overcrowding as housing units occupied by more than one person per room in a dwelling unit, excluding kitchen and bathrooms and severe overcrowding as more than 1.5 occupants per room. The most commonly occurring household size in Buena Park is four people (36.1 percent). The percent of households with four or more people is only slightly higher in Buena Park than the county overall (30.6 percent in 2019). Large households often live in overcrowded conditions due to both the lack of units of appropriate size, and insufficient income to afford available units of adequate size.

In Buena Park, 630 owner-occupied (4.6 percent) and 1,166 renter-occupied households (11.6 percent) had more than 1.0 occupants per room, compared to 2.6 percent for owners and 9.8 percent for renters, respectively, countywide. Approximately 214 owner-occupied households (1.6 percent) and 647 renter-occupied households (6.4 percent) had more than 1.5 occupants per room, compared to 1.0 percent and 6.0 percent, respectively, countywide. As shown in Table D-17 and Figure D-21, more than half of RHNA sites (52 percent) are located in census tracts where the incidence of overcrowding is less than 20 percent.

**Table D-17: Overcrowding and RHNA Sites (ACS, 2015-2019)**

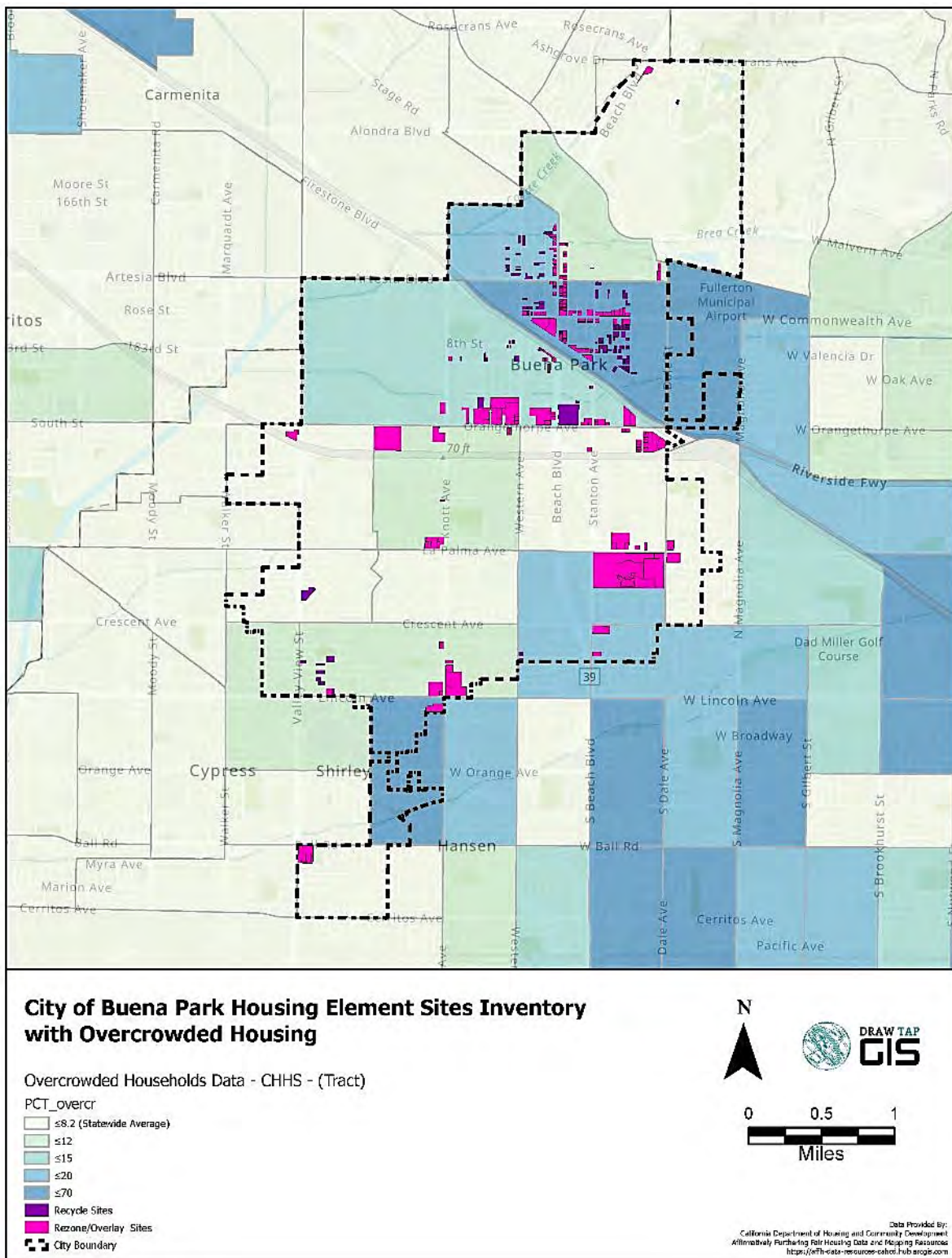
Percent of Overcrowded Tracts	Lower Income RHNA Parcels	Moderate Income RHNA Parcels	Above Moderate Income RHNA Parcels	Mixed Income RHNA Parcels	Total RHNA Parcels
<8.2%	2	10	11	20	43
8.3% - 12%	3	13	28	12	56
12.1% - 15%	11	14	20	19	64
15.01% - 20%	4	16	34	8	62
>20%	26	52	117	11	206
<b>Total</b>	<b>46</b>	<b>105</b>	<b>210</b>	<b>70</b>	<b>431</b>

Overcrowded households in the city within a regional context is also shown on Figure D-21, which generally shows more overcrowding in cities east and south of Buena Park including Fullerton and Anaheim and Stanton. Households in cities west and north of the City experience lower overcrowding conditions, generally meeting the statewide average for overcrowding at 8.2 percent. Buena Park's efforts to increase residential capacity through new infill development of underutilized multi-family sites, construction of ADUs, and new mixed-use zoning overlays provides for more opportunities for a range of housing types suitable for various household types and income levels to be provided.

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**Figure D-21: Overcrowding and RHNA Sites (ACS, 2015-2019)**



### Substandard Housing Conditions

Buena Park is a mature community, the vast majority (87 percent) of its housing stock is 30 years of age or older. The advanced age of the majority of Buena Park housing stock indicates the significant need for continued code enforcement, property maintenance, and housing rehabilitation programs to stem housing deterioration. The City of Buena Park's 2019-2020 Consolidated Annual Performance Evaluation Report (CAPER) reported 671 code enforcement cases.

The U.S. Department of Housing and Community Development (HUD) defines "substandard housing" to mean housing which is dilapidated, without operable indoor plumbing or a usable flush toilet or bathtub inside the unit, and should but does not have a kitchen. According to 2015-2019 ACS data, 167 units lack plumbing facilities (hot and cold piped water, a sink with piped water, and a bathtub or shower) and 896 units lack complete kitchen facilities (hot and cold piped water, a sink with piped water, a range or stove, and a refrigerator). Comparatively, In the SCAG region, 0.4 percent of households lack complete plumbing facilities and 1.3 percent of households lack complete kitchen facilities.

To maintain adequate housing conditions, the City operates a proactive Code Enforcement Program and Neighborhood Preservation Program, both aimed at eliminating blight and improving the quality of life in Buena Park neighborhoods. The City's 2020-2024 Con Plan reported that major activities focused on preservation of the City's affordable housing stock through renovations performed on owner-occupied housing. The improvements ranged from basic health and safety improvements to full scale renovation projects to eliminate blighted conditions.

### Displacement Risk

The HCD Data Viewer, citing the UC Berkley Urban Displacement Project, shows that much of the city contains "Sensitive Communities" that are identified as "Vulnerable" (Figure D-22). Communities were designated Sensitive if they met the following criteria:

- They currently have populations vulnerable to displacement in the event of increased redevelopment and drastic shifts in housing cost.
- Vulnerability is defined as:
  - Share of very low income residents is above 20 percent, 2017; and
  - The tract meets two of the following criteria:
    - Share of renters is above 40 percent
    - Share of people of color is above 50 percent
    - Share of very low-income households (50 percent AMI or below) that are severely rent burdened households is above the county median
    - They, or areas in close proximity have been experiencing displacement pressures



Additional local data that informs displacement risk and helps shape program development includes:

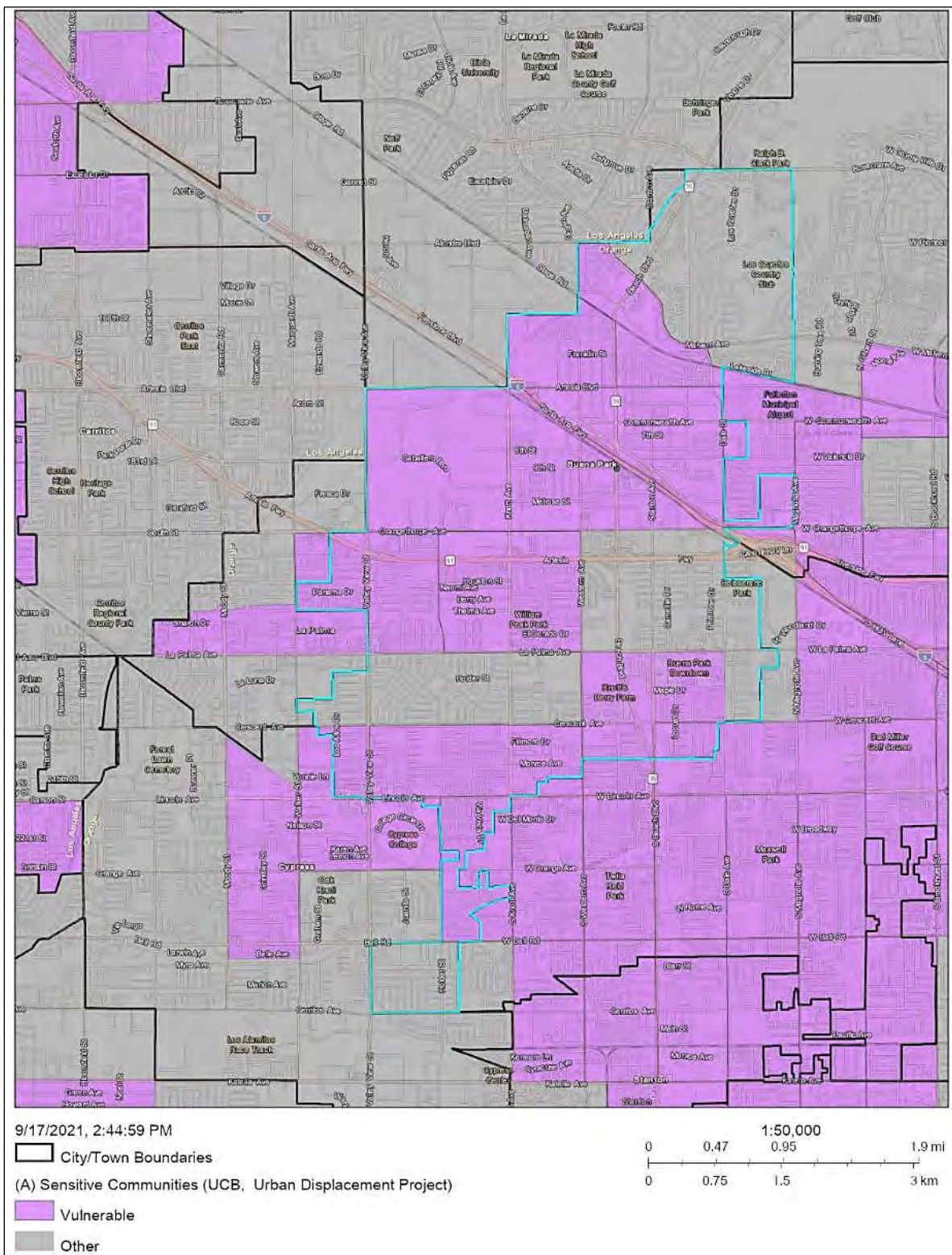
- State law requires an analysis of existing assisted rental units that are at risk of conversion to market rate. This includes conversion through termination of a subsidy contract, mortgage prepayment, or expiring use restrictions. The current at-risk analysis covers the period of 2021 through 2031. There are 130 at-risk units during this planning period and for the following ten years.
- Housing security can depend heavily on housing tenure. Buena Park's housing stock consists of 23,680 total units, 13,593 of which are owner-occupied and 10,087 of which are renter-occupied, according to the 2019 ACS. The share of renters in Buena Park (43 percent) is slightly higher than in the County overall (41 percent).
- In many places, housing tenure varies substantially based on the age of the householder. In Buena Park, the age group where renters outnumber owners the most is 15-24 (by 102 percent). The age group where owners outnumber renters the most is 65-74 (by 102 percent).
- The SCAG Report, using 2012-2016 CHAS data, reports that 26.4 percent of Buena Park's elderly households earn less than 30 percent of the surrounding area income (compared to 24.2 percent in the SCAG region) and 47.4 percent earn less than 50 percent of the surrounding area income (compared to 30.9 percent in the SCAG region). Elderly households on fixed incomes may face a higher displacement risk as housing costs rise.

The rise of higher income groups raises risks of displacement. In response, the city has provided Programs 5, 6, 9, and 13 that focus on maintaining existing housing and providing assistance to lower income and special needs households. For example, Program 7 addresses housing vouchers. The City's 2020-2024 Con Plan reported that the Section 8 Housing Choice Vouchers have continued to be administered by the Orange County Housing Authority on behalf of the City of Buena Park, offering tenant assistance for those qualifying low- to moderate-income residents. Section 8 Voucher funds were used to provide rental assistance to very low-income (0 to 50% of MFI) residents within the City. The 2020-2024 Con Plan reports that 593 families received housing assistance as of November 2019. Of this, 152 families were Hispanic or Latino and 441 were considered non-Hispanic.

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Figure D-22: Sensitive Communities (UCB, Urban Displacement Project)



Source: HCD Data Viewer, TCAC Opportunity Maps, 2021

### **Outreach**

State law requires that the preparation, adoption, and implementation of a housing element include a diligent effort to include public participation from all economic segments of the community. A diligent effort means going beyond simply giving the public an opportunity to provide input and should be proactively and broadly conducted through a variety of methods to assure access and participation. AB 686 also requires jurisdictions to include a summary of their fair housing outreach capacity. To address these requirements, the housing element must describe meaningful, frequent, and ongoing public participation with key stakeholders.

In addition to outreach conducted specifically for preparation of the Housing Element update (and described in Housing Element Appendix A), the update was also informed by public input received for the 2021-2022 Annual Action Plan report to the US Department of Housing and Urban Development (HUD), pertaining to the City's Consolidated Plan (Con Plan). During the development of the Con Plan, the city solicited input from residents to identify and prioritize the various community needs. Furthermore, the city consulted with local public and private service providers to assess the housing and community development needs of low- to moderate-income households and special needs households. The City consulted with Orange County Housing Authority and nonprofit organizations to determine funding needs for housing and services for homeless persons, low- to moderate-income persons, and low-income neighborhoods.

As a result of the outreach, the Action Plan calls for concentrating resources to address the following goals:

- Improve or expand the supply of housing affordable to lower income households;
- Provide or improve access to public social services for low- and moderate-income persons and persons with special needs;
- Provide a continuum of supportive and housing services for the homeless and households at risk of homelessness; and,
- Provide for administration and planning activities to address needs identified in the Consolidated Plan, including services.

These goals are also reflected in the 2021-2029 Housing Element goals, policies, and programs.

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## Summary of Fair Housing Issues

### Identification and Prioritization of Contributing Factors

Analysis of the fair housing issues draws information from the 2020 Orange County Analysis of Impediments of Fair Housing Choice (2018 AI). As one of 20 participating cities, the City of Buena Park is within the geographic area covered by this AI. The AI identifies impediments to fair housing choice, and presents the fair housing goals, issues, and proposed achievements. The impediments/contributing factors identified in the 2020 AI are in relation to the following fair housing issues: segregation, racially or ethnically concentrated areas of poverty (R/ECAPs), Disparities in Access to Opportunity, Disproportionate Housing Needs, and discrimination or violations of civil rights laws or regulations related to housing. To address the identified impediments/contributing factors, the 2020 AI identified numerous goals and actions, with associated timeframes for achievement. The following issues are those identified by the 2020 AI as “high priority” and relevant to Buena Park.

- Lack of Access to Opportunities Due to High Housing Costs: According to the HCD AFFH Data Viewer, the city is shown to primarily consist of moderate and low resource area, with less than positive outcomes in Economics and Environmental experiences in portions of the city where Hispanic/Latino and Asian populations are the largest. Specific to Environmental outcomes, access to a healthy environment is further diminished due to high levels of pollution burden, likely attributed to the presence of two limited access freeways that traverse the central portion of the city. However, residential rehabilitation programs for low income and senior households, as identified in the Housing Plan section of the Housing Element, can provide residents with improvements/repair loans and grants for components in older homes such as roofing, windows, HVAC systems, and interior/exterior paint that may be deleteriously impacted by pollution indicators like lead in homes and invasive particulates. In addition, a lack of affordable housing options in higher opportunity areas located in the northern and southern portions of the city, with access to jobs, higher quality education, and less environmental concerns, limit access to these areas for low income households. This contributing factor has been rated as a priority due to the level of disparate impact on fair housing choice for Hispanic/Latino and low-income households.
- Housing Problems: Racial and ethnic minorities, people with disabilities, families with children, and other protected classes face housing problems at higher rates than the total population. Specifically, Hispanic/Latino households countywide face housing problems at a rate of 66.5 percent. In Buena Park, approximately 40 percent of the City’s lower income households have at least one of four housing problems, as reported in the most recent CHAS data. In addition, about 20 percent of owners and 28 percent of renters have one or more housing problems. The city had fairly consistent proportions of households with a housing problem compared to the County, where 19 percent of owner-occupied households and 25 percent of renter-occupied households experience a housing problem. In both the City and County, renter-occupied households tend to experience housing problems at a higher rate.



- The city has identified the need for more affordable housing units to address overpayment, especially of rental units, and overcrowding of large families as the inadequate housing supply in Buena Park has contributed to increasing rents and lack of affordable residential units in range of the community. As detailed in the Housing Plan section of the Housing Element, the City will continue to work with the Orange County Housing Authority (OCHA) who administers Section 8 Housing Choice Vouchers on behalf of the City of Buena Park, offering tenant assistance for those qualifying low- to moderate-income residents. The Housing Plan also includes several programs with the goal of increasing residential capacity by continuing to keep application processing times expedient and development costs low, encourage the construction of a diverse housing stock with units of adequate size, and provide first-time homeowners with education and funding resources.
- Lack of Affordable Housing in a Range of Sizes: The 2020 AI found a high need to address housing problems for large families, to address severe cost burden for racial and ethnic minorities, and to provide housing for seniors and persons with disabilities. As households of four to seven or more people make up over 30 percent of the total households in the City, availability of larger homes and additional units affordable to lower income residents is imperative to address issues of both overcrowding and cost burden (overpayment). Buena Park will seek to pursue more diverse housing options in conjunction with employment opportunities by encouraging mixed-use development along high transit corridors to bring residents closer to job centers in the city. This has an anticipated effect of reducing travel times and minimizing job proximity challenges, allowing residents to work, live and reinvest in the community.
- Displacement of Residents Due to Economic Pressures: Displacement of residents due to economic pressures may be a significant contributing factor to fair housing issues in Orange County and, in particular, Buena Park which has a large concentration of low-income Hispanic/Latino residents. Economic displacement is generally due to the inability to afford rising rents or costs of homeownership like property taxes. According to CHAS data, approximately, 42 percent of households are overpaying for housing in Buena Park, with over half of all renters citywide spending more than 30 percent of annual income on housing. This phenomenon may be exacerbated over time as Buena Park grows in popularity as a ‘destination city’ due to its unique tourist entertainment sector centered around the Knott’s Berry Farm amusement park, as well as its proximity to Disneyland in Anaheim. An increase in housing demand closer to local and regional attractions, combined with rising housing costs may squeeze existing residents including minority groups and seniors out of the community.

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### **Summary and Conclusions**

The overall conclusion of the AFFH assessment is that there is a need for additional affordable housing particular for renters and actions to address economic, educational, and environmental inequality especially in the central portion of the city (Census Tracts 001801, 110500, 110603, and 110606) where there is a predominant population of racial/ethnic minority and lower income groups. Regarding housing, the City's built-out nature means that it can only make incremental additions to the housing supply. Focused initiatives to increase housing capacity, including establishing mixed-use overlay zones, allowing housing on certain non-residential sites, converting older hotel/motels to permanent residential use, and encouraging the construction of Accessory Dwelling Units, help to address the challenge, but the number of units ultimately added will likely be insufficient to affect the larger regional housing market and skyrocketing land and construction costs. Programs to increase affordable housing supply and affordability include Programs 5, 6, 8, 9, 10, 11, 12, 14, and 15b which provide adequate sites including infill development and site recycling, to support efforts for the city to meet its fair share of the regional housing need. Program 7 addresses use of Housing Choice Vouchers to support low-income renters. Since housing voucher assistance is provided on behalf of the family or individual, participants are able to find their own housing, including single-family homes, townhouses, and apartments. The participant is free to choose any housing that meets the requirements of the program and is not limited to units located in subsidized housing projects, which could help the city meet affordability and accessibility goals. The city will also provide regulatory incentives, such as implementing the density bonus program as addressed in Program 8. The identification of contribution factors and additional meaningful actions to address them are included in Table D-18.

### **AFFH Programs and Actions**

The City of Buena Park has had an ongoing commitment to prevent, reduce, and ultimately eliminate housing discrimination and other barriers related to equal opportunity in housing choice, as identified in the Orange County Analysis of Impediments to Fair Housing Choice (2020 AI) in May 2020. Affirmatively furthering fair housing (AFFH) requires taking meaningful actions to address impediments identified in the 2020 AI, and to additionally address other impediments that were discovered through the AB 686 assessment completed as a part of the Housing Element Update. The AFFH Assessment provided above and resulting programs are identified in Table D-18. All of the factors are "high priority" contributing factors as they have direct and substantial impacts on fair housing.

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**Table D-18: Fair Housing Issues, Contributing Factors, and Meaningful Actions**

Fair Housing Issue(s)	High Priority Contributing Factor(s)	Meaningful Actions
<ul style="list-style-type: none"> <li>Fair Housing Enforcement and Outreach</li> </ul>	<ul style="list-style-type: none"> <li>Insufficient online fair housing material</li> </ul>	<ul style="list-style-type: none"> <li>Continue to utilize the services of the Fair Housing Foundation (FHF) to provide fair housing services and resolve any fair housing complaints filed with the city.</li> <li>Expand information on the City's website on federal and state fair housing requirements, FHF and OCHA services by end of 2022.</li> <li>When holding community meetings, the city will proactively outreach to a wide range of community groups with a focus on apartment tenants.</li> </ul>
<ul style="list-style-type: none"> <li>Segregation and Integration</li> <li>Access to Opportunities</li> </ul>	<ul style="list-style-type: none"> <li>Concentration of Hispanic/Latino and Asian groups experiencing limitation to housing opportunities</li> <li>Barriers to mobility</li> <li>Lack of opportunities for residents to obtain housing in higher opportunity areas</li> <li>Housing Choice Vouchers</li> </ul>	<ul style="list-style-type: none"> <li>Monitor and facilitate the preservation of at-risk affordable housing units.</li> <li>Support new housing developments accessible to the elderly and disabled persons.</li> <li>Establish provisions for Low Barrier Navigation Centers (LBNC) consistent with State law.</li> <li>Continue to facilitate Reasonable Accommodation request to ensure equal housing opportunities.</li> <li>Support Infill, Site Recycling and ADU construction throughout the city.</li> <li>Provide more outreach and education to housing providers and potentially qualified residents regarding Housing Choice Voucher program, with a focus in census tracts 086801, 110110, 110116, 110201, 110202, 110303, 110401, 110402, 110500, 110603, and 110606.</li> <li><b>Corresponding Housing Programs: Programs 5, 7, 9, 10, 11, 13 and 17</b></li> </ul>
<ul style="list-style-type: none"> <li>Disproportionate Housing Needs</li> <li>Displacement Risk</li> </ul>	<ul style="list-style-type: none"> <li>Lack of affordable housing in a range of sizes</li> <li>Land use and zoning laws</li> <li>Displacement risk as lower-income households are squeezed out of the community</li> </ul>	<ul style="list-style-type: none"> <li>Provide financial and technical assistance for single-family residential additions to eliminate overcrowding conditions, especially in Census Tracts 110402, 110603, and 110606.</li> <li>Amend the Zoning Code to establish mixed-use overlays allowing increases in residential densities throughout the City. The City has recently adopted ADU regulations consistent with State law requirements.</li> <li>Promote use of the State Density Bonus Law through website materials and counter assistance.</li> <li>Promote, increase, maintain homeownership for LMI households, as well as residential rehabilitation assistance for senior and down payment assistance programs for young families with assistance focused on census tracts 086803, 110201, 110202, 110302, 110401, 110402, 110500, 110603, 110607).</li> <li>Enforce city codes to eliminate and prevent unsightly or hazardous conditions in residential areas, especially in census tracts adjacent to limited access freeways.</li> <li>Promote fair housing among all income categories.</li> <li><b>Corresponding Housing Programs: Programs 1, 2, 3, 4, 5, 9, 10, 11, 14, 15, 16, and 17</b></li> </ul>