

CITY OF FOUNTAIN VALLEY
2014-2021 HOUSING ELEMENT

ADOPTED
FEBRUARY 4, 2014





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I. INTRODUCTION

A. Community Overview

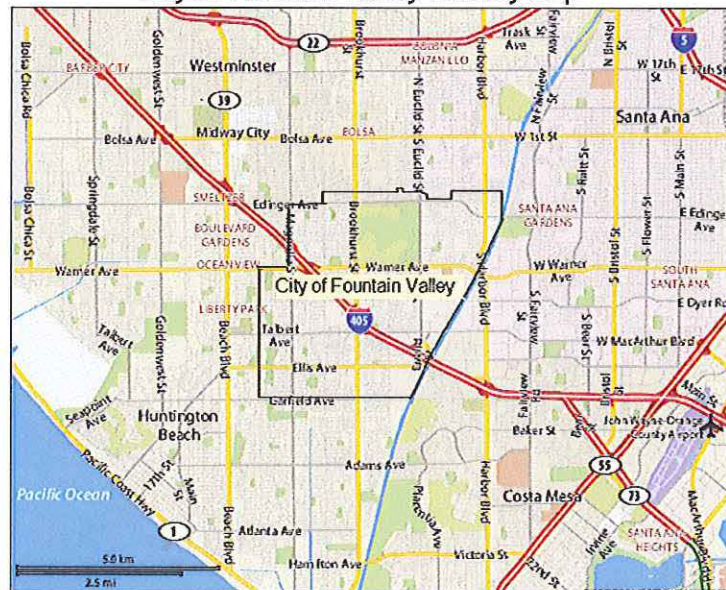
Fountain Valley is located in the northern portion of the County of Orange, along the Santa Ana River. (Refer to Figure 1, Vicinity Map.) Incorporated in 1957, Fountain Valley is a general law city that encompasses 9.75 square miles. With a 2012 population of 55,810¹, the City's growth is nearly complete.

Virtually all of Fountain Valley is flat and within Flood Zones X and A. This flood hazard, which is equivalent to the formerly designated 100 year flood plain, is mostly caused by the Santa Ana River, which carries runoff from large portions of San Bernardino, Riverside and Orange Counties through Fountain Valley.

The majority of development in Fountain Valley took place during the 1960's based on a master plan that created a balanced but predominantly single family residential community. Multifamily residential development with a density of up to 30 dwelling units per acre (du/ac) (without a density bonus allowance) is mixed with the single family residential areas and located close to arterial roadways and commercial development. Industrial uses are located in the eastern portion of the City, along the Santa Ana River.

To serve its residents, the community owns and maintains fourteen neighborhood parks. In addition, Mile Square Regional Park is a County owned facility located in the north central portion of Fountain Valley. It stretches over 640 acres of land, and contains two lakes, three 18-hole golf courses, baseball and softball fields, picnic shelters, tennis courts, basketball courts, racquetball courts, a gymnasium, a community center and a twenty acre urban nature area planted with California native plants.

Figure 1
City of Fountain Valley Vicinity Map



¹ State of California Department of Finance, *City/ County Population and Housing Estimates*, 1/01/12.



B. Purpose of the Element

The provision of adequate housing for families and individuals of all economic levels is an important public goal. It has been a main focus for state and local governments. The issue has grown in complexity due to rising land and construction costs, as well as increasing competition for physical and financial resources in both the public and the private sectors.

In response to this concern, the California Legislature amended the Government Code in 1980. The amendment instituted the requirement that each local community include a specific analysis of its housing needs and a realistic set of programs designed to meet those needs. This analysis is to be set forth in a Housing Element and incorporated in the General Plan of each municipality.

The requirements of the law are prefaced by several statements of State policy set forth in Section 65580 of the Government Code:

“... The availability of housing is of vital statewide importance, and the early attainment of decent housing and a suitable living environment for every California family is a priority of the highest order.”

“... Local and State governments have a responsibility to use the powers vested in them to facilitate the improvement and development of housing to make adequate provision for the housing needs of all economic segments of the community.”

“... The legislature recognizes that in carrying out this responsibility, each local government also has the responsibility to consider economic, environmental, and fiscal factors and community goals set forth in the general plan and to cooperate with other local governments and the State in addressing regional housing needs.”

C. Legislative Requirements

State law requires each municipality to accomplish the following tasks:

- To identify and analyze the current and projected housing needs of all economic segments of the community.
- To evaluate the current and potential constraints to meeting those needs, including identifying the constraints that are due to the marketplace and those imposed by the government.
- To inventory and assess the availability of land suitable for residential use.
- To establish a series of goals, objectives, policies and programs aimed at responding to the identified housing needs, the market and governmental constraints, and the housing opportunities.

D. Scope and Content

The Housing Element consists of five major components:

- An analysis of the City’s demographic and housing characteristics and trends.
- A summary of the existing and projected housing needs of the City’s households.



- A review of the potential market, governmental, and environmental constraints to meeting the City's identified housing needs.
- An evaluation of the resources available to achieve the City's housing goals.
- A statement of the Housing Plan for the years 2014 through 2021 to address the City's identified housing needs, including the housing goals, policies and programs.

E. Relationship to Other General Plan Elements

The Government Code requires internal consistency among the various elements of a General Plan. Section 65300.5 of the Government Code states that the General Plan and the parts and elements thereof shall comprise an integrated and an internally consistent and compatible statement of policies. The Fountain Valley General Plan contains the following nine elements: 1) Land Use; 2) Circulation; 3) Parks, Recreation and Open Space; 4) Conservation; 5) Public Safety; 6) Noise; 7) Air Quality; 8) Housing; and 9) Growth Management. The Fountain Valley General Plan is internally consistent. Policy direction introduced in one element is reflected in the other elements.

Relative to housing, the General Plan identifies both constraints and opportunities to providing new affordable housing. The Land Use Element addresses the scarcity of available land to support new development, the Circulation Element addresses the limitations of the City's roadway capacity, and the Public Safety Element identifies flooding related hazards that constrain development. In spite of these constraints, Fountain Valley's General Plan supports a balanced land use pattern. The City's residential and mixed use densities allow for an adequate diversity and supply of housing to satisfy the requirements of the Regional Housing Needs Assessment (RHNA) presented in this Housing Element. This Housing Element builds upon the other General Plan elements. It is entirely consistent with the policies and proposals set forth by the General Plan.

Pursuant to Government Code Section 65400, the City will annually review its progress in implementing this Housing Element and ensuring consistency between this and the City's other General Plan Elements.

F. Public Participation

State housing element law requires that communities allow for public participation and comment opportunities in the creation and evaluations of the jurisdiction's housing element. Section 65583(c)(5) of the Government Code states that:

"The local government shall make a diligent effort to achieve public participation of all the economic segments of the community in the development of the housing element, and the program shall describe this effort."

This requirement presents an opportunity for the City to engage constituents and stakeholders in a dialogue - defining problems and creating solutions. The inclusion of community stakeholders in the housing element public participation process helps ensure appropriate housing strategies are more efficiently and effectively evaluated.

In order to encourage citizen participation in the development of the City's 2013 Update of the Housing Element of the General Plan, a number of actions were taken to receive the greatest amount of participation.



On March 6, 2013, staff and the City's Housing Element consultant gave a presentation on the Housing Element to the City's Housing and Community Development Advisory Board. This meeting was noticed and open to the public.

On March 13, 2013, staff and the City's Housing Element consultant gave a presentation to the Planning Commission at a publicly noticed meeting.

On July 11, 2013, the City set up a Housing Element information booth at a concert in the park event. At the booth, City staff and the Housing Element consultant provided community members with information about the Housing Element and asked for input on housing challenges and opportunities in Fountain Valley. The comments received from the community are provided in Appendix A.

G. Sources of Information

A number of data sources were used to create the Fountain Valley Housing Element. These resources include:

- City of Fountain Valley General Plan, current.
- City of Fountain Valley Zoning Code, current.
- City of Fountain Valley Consolidated Annual Performance and Evaluation Reports (FY 2007-2008 through FY 2011-2012).
- City of Fountain Valley Consolidated Submission for Community Planning And Development Programs (Consolidated Plan) 2012-2013 Action Plan.
- City of Fountain Valley Consolidated Submission for Community Planning And Development Programs (Consolidated Plan) 2010-2014 Five Year Plan.
- City of Fountain Valley Community Development and Building Department building permit records.
- Southern California Association of Governments (SCAG) 6th Cycle Final Regional Housing Needs Assessment (RHNA) .
- California Department of Finance Population and Housing data, January 2013.
- 2010 and 2000 U.S. Census Data.
- American Community Survey.

Various other informational sources were also referenced where appropriate. References to these informational sources are cited where they appear within the text.



II. HOUSING NEEDS ASSESSMENT

A successful strategy for improving housing conditions must be preceded by an assessment of the housing needs of the community and region. This section of the Housing Element reviews the major components of housing need including trends in Fountain Valley's population, households, and the type of housing available. These changes reflect both local and regional conditions. Therefore, the regional context is also presented.

The analysis that follows is broken down into four major subsections:

- Section A, Population Characteristics, analyzes the City of Fountain Valley in terms of individual persons and identifies population trends that may affect future housing needs.
- Section B, Household Characteristics, analyzes Fountain Valley in terms of households, or living groups, to see how past and expected household changes will affect housing needs.
- Section C, Housing Stock, analyzes the housing units in Fountain Valley in terms of availability, affordability and condition.
- Section D, Assisted Housing At-Risk of Conversion, analyzes housing units that have expiring use restrictions, such as project-based Section 8 contracts and early tax-credit financing contracts. Such projects are at risk of losing rent restrictions within the next few years, which can result in significant rent increases for their tenants.

This assessment of Fountain Valley's housing needs is used as the basis for identifying appropriate policies and programs in this Element.

A. Population Characteristics

Fountain Valley's population characteristics are important factors affecting the type and extent of housing needs in the City. Population growth, age, race/ethnicity and employment characteristics are discussed in this section.

1. Population Change

Fountain Valley is a built-out community. From 2000 to 2010, Fountain Valley's population increased by 0.6 percent. Orange County's population grew by 5.8 percent, and the State of California by 10.0 percent. Growth in neighboring cities varied. Huntington Beach grew by 0.2 percent. Costa Mesa grew by 1.1 percent. Westminster grew by 1.7 percent. Santa Ana's population decreased by 4.0 percent.

Table 2-1 depicts the 2000 and 2010 population counts and percentage changes for Fountain Valley, neighboring cities, Orange County and the State. Figure 2-1 graphically illustrates these population changes between 2000 and 2010.



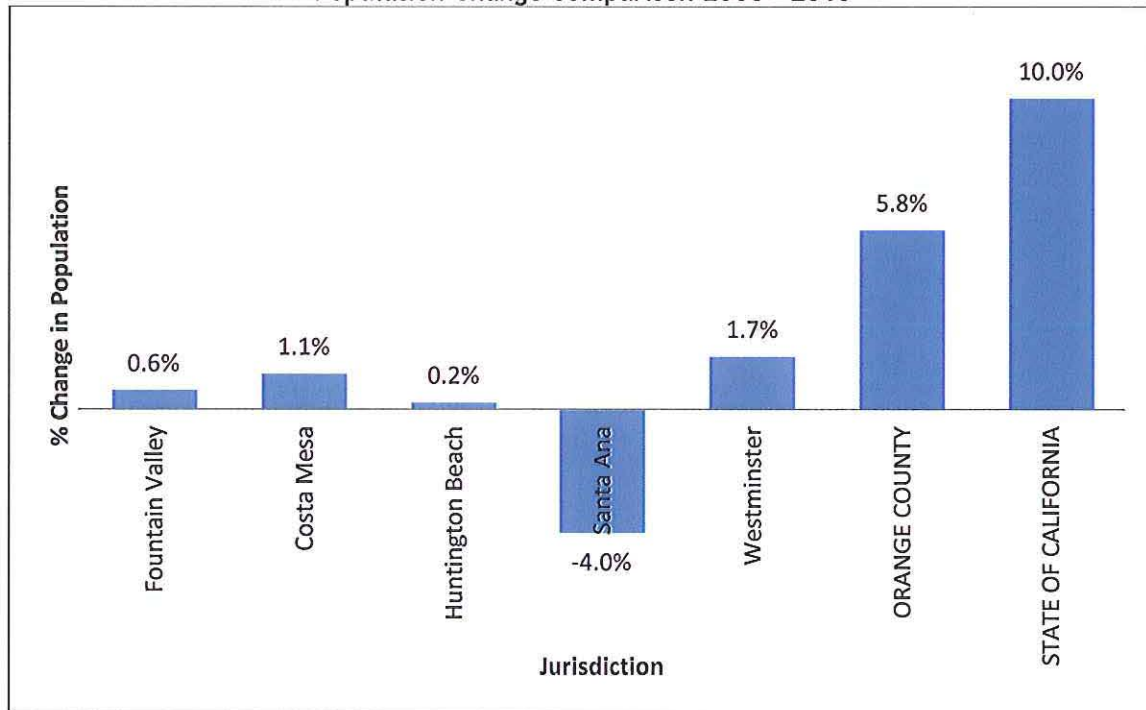
Table 2-1
Total Population of Fountain Valley, Neighboring Cities, Orange County and State
in 2000 & 2010

Jurisdiction	2000		2010		% Change 2000-2010
	Number	% of County	Number	% of County	
<i>Fountain Valley</i>	54,978	1.9%	55,313	1.8%	0.6%
Costa Mesa	108,724	3.8%	109,960	3.7%	1.1%
Huntington Beach	189,594	6.7%	189,992	6.3%	0.2%
Santa Ana	337,977	11.9%	324,528	10.8%	-4.0%
Westminster	88,207	3.1%	89,701	3.0%	1.7%
Orange County	2,846,289	100.0%	3,010,232	100.0%	5.8%
California	33,871,648	8.4% (County as % of State)	37,253,956	8.1% (County as % of State)	10.0%

Source: 2000 Census QT-P1 SF1, 2010 Census SF1 P1, US Census Bureau.

In 2000, the 54,987 City residents comprised 1.9 percent of the County population. By 2010, this portion had dropped to 1.8 percent. During this same period, the County as a percentage of the State decreased from 8.4 percent to 8.1 percent.

Figure 2-1
Population Change Comparison 2000 - 2010





2. Age Characteristics

The age structure of a population is an important factor in evaluating housing needs and planning future housing development. For example, if a city is experiencing an outmigration of young adults (ages 25-34), this may indicate a shortage of first-time homebuyer opportunities and/or well-paying employment opportunities. If a city has a substantial elderly population, special housing types or services may be needed, such as assisted living facilities, housing rehabilitation programs, paratransit, meals on wheels, and home health care services, in order to enable seniors to remain in the community. Table 2-2 shows the number and percentages of Fountain Valley residents in each age group according to data from the 2010 Census. The table also shows the median age for the City, County of Orange and the State.

Fountain Valley is a maturing community. Between 2000 and 2010, the median age of Fountain Valley residents increased from 38.1 to 42.6 years. The County's median age increased from 33.3 to 35.2 years and the State's median age increased from 33.3 to 36.2 years. The median age for the City, as well as the County and State, is expected to increase as the Baby Boom generation ages¹.

Table 2-2
Population by Age Group: City of Fountain Valley, State of California and Orange County, 2010

Age Range	City of Fountain Valley		California	Orange County	
	# of Persons	% of Population	% of Population	# of Persons	% of Population
Under 5	2,557	4.6%	0.1%	191,691	6.4%
5-14	6,672	12.1%	0.3%	408,964	13.6%
15-19	3,928	7.1%	0.1%	227,689	7.6%
20-24	3,110	5.6%	0.1%	213,601	7.1%
25-34	5,834	10.5%	0.1%	413,528	13.7%
35-44	7,476	13.5%	0.1%	439,043	14.6%
45-54	8,707	15.7%	0.2%	444,185	14.8%
55-64	7,313	13.2%	0.2%	321,854	10.7%
65-74	5,727	10.4%	0.3%	187,454	6.2%
75-84	2,848	5.1%	0.2%	112,703	3.7%
85 and over	1,141	2.1%	0.2%	49,520	1.6%
Total	55,313	100%	100%	3,010,232	100%
Median Age 2010	42.6		35.2	36.2	
Median Age 2000	38.1		33.3	33.3	

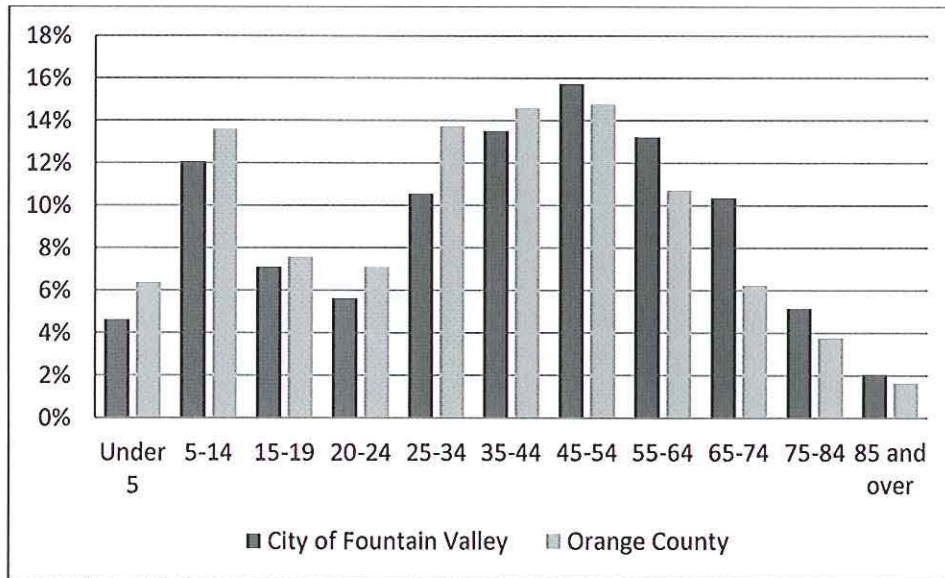
Source: 2010 Census QT-P1, SF1

Figure 2-2 compares Fountain Valley's age distribution to that of the County. Fountain Valley has a smaller proportion of children than the County - 16.7 percent of Fountain Valley residents were aged 14 or younger, while 20 percent of County residents were children in this age group. Forty-six and a half percent of Fountain Valley residents are aged 45 or older, while that group comprises just over 37 percent of the County population.

¹ The Baby Boom is defined as the generation of people born between 1946 and 1964, during the post-World War II period, when there was a marked increase in the national birth rate.



Figure 2-2
Percent of Total Population Comparison by Age Group, 2010



3. Race and Ethnicity

As shown in Table 2-3, the 2010 Census reported that 56.5 percent of Fountain Valley’s population was white, lower than the County at 60.8 percent and the State at 57.6 percent. Approximately 13 percent was Hispanic or Latino. In the County, 33.7 percent of the population was Hispanic or Latino. The percentage of Fountain Valley’s population that is Black or African American (0.9 percent) is lower than the percentage of the County’s population (1.7 percent). Statewide, 6.2 percent of the population was Black or African American. Asians comprised 33.3 percent of Fountain Valley’s population, higher than the County at 17.9 percent and the State at 13 percent. American Indian or Alaskan Native and Native Hawaiian or other Pacific Islander comprised 0.7 percent of the City’s population. Approximately 4.4 percentage of Fountain Valley’s residents indicated that they are of “some other race”. For the County and State, the percentage of people identifying themselves as “some other race” was larger, 14.5 percent for the County and 17 percent for the State.



Table 2-3
Population by Race and Ethnicity, 2010

Race	City of Fountain Valley		Orange County		State of California	
	No. Persons	% of Total	No. Persons	% of Total	No. Persons	% of Total
One Race	52,998	95.8%	2,882,433	95.8%	35,438,572	95.1%
White	31,225	56.5%	1,830,758	60.8%	21,453,934	57.6%
Black or African American	510	0.9%	50,744	1.7%	2,299,072	6.2%
American Indian or Alaskan Native	229	0.4%	18,132	0.6%	362,801	1.0%
Asian	18,418	33.3%	537,804	17.9%	4,861,007	13.0%
Native Hawaiian or other Pacific Islander	171	0.3%	9,354	0.3%	144,386	0.4%
Some Other Race	2,445	4.4%	435,641	14.5%	6,317,372	17.0%
Two or More Races	2,315	4.2%	127,799	4.2%	1,815,384	4.9%
Total	55,313	100%	3,010,232	100%	37,253,956	100%
	No. Persons	% of Total	No. Persons	% of Total	No. Persons	% of Total
Hispanic or Latino Origin						
Hispanic or Latino (of any race)	7,250	13.1%	1,012,973	33.7%	14,013,719	37.6%
Not Hispanic or Latino	48,063	86.9%	1,997,259	66.3%	23,240,237	62.4%
Total	55,313	100%	3,010,232	100%	37,253,956	100%

Source: 2010 Census DP1, SF1.

4. Employment

According to the 2006-2008 Census Transportation Planning Package, there were approximately 28,715 jobs in Fountain Valley. The 2007-2011 American Community Survey (ACS) estimates that 18.0 percent of Fountain Valley residents work within the city. An estimated 84.1 percent of Fountain Valley residents work within Orange County. On average Fountain Valley residents travel 25.0 miles each way to get to their place of employment.

According to the 2007-2011 ACS, 43.4 percent of the City's labor force was employed in management, business, science, and arts occupations; 31.1 percent were in sales and office occupations; 11.7 percent in service occupations; and the balance were in natural resources, construction, and maintenance occupations or production, transportation, and material moving occupations. Major employers in the City include Fountain Valley Memorial Hospital & Medical Center, Hyundai Motor America, Orange Coast Memorial Hospital, Kingston Technology Company, and Surefire, LLC.

Jobs-Housing Balance

Jobs-housing balance is a general measure of a community's ability to provide jobs for its residents, and housing for its workers. A balanced community would reach equilibrium between employment and housing opportunities. According to the 2006-2008 Census Transportation Planning Package, there were 28,715 jobs in the City. The 2005-2009 ACS reported 19,025 housing units at approximately the same time. The jobs-housing ratio is approximately 1.5.

B. Household Characteristics

Information on household characteristics is an important indicator of housing needs in a community. For example, if a community has a substantial number of young family households whose incomes



combined with local housing costs preclude the option of home purchase, the City may wish to initiate a home-buyer assistance program or participate in or publicize the programs that are available elsewhere. Income and affordability is best measured at the household level, as are may be special housing needs of certain groups such as large families and female-headed households.

The Census Bureau defines a "household" as "all persons who occupy a housing unit, which may include families, singles, or other." Boarders are included as part of the primary household by the Census. Families are households related through marriage or blood, and a single household refers to individuals living alone. "Other" households reflect unrelated individuals living together (e.g., roommates). Persons living in retirement or convalescent homes, dormitories, or other group living situations are not considered households.

1. Household Type

As shown in Table 4, there were a total of 18,648 households in Fountain Valley as of 2010. More than three quarters of these households (76.2 percent) are family households, compared to 71.4 percent family households for the County. Single households comprised 18.5 percent of Fountain Valley households, compared to 20.9 percent for the County. Fountain Valley's average household size is 2.94 persons per household. The County average is 2.99 persons per household.

The household information for Fountain Valley shown in Table 2-4 coincides with the age distribution data presented in Table 2-2 and Figure 2-2. Fountain Valley has a relatively high percentage of pre-teen children (23.8 percent of the population is 0-19 years of age) and middle-aged adults (29 percent of the population is 45-64 years of age) typical of family households.

Table 2-4
Household Type Comparison

Household Type	City of Fountain Valley		Orange County	
	No. of Households	% of Total	No. of Households	% of Total
Families	14,214	76.2%	708,491	71.4%
Singles	3,451	18.5%	207,849	20.9%
Other Non-family	983	5.3%	76,441	7.7%
Total	18,648	100%	992,781	100%
Average Household Size (all households)	2.94		2.99	
Average Family Household Size	3.34		3.47	

Source: 2010 Census QT-P11, SF1.

2. Overcrowding

Overcrowding is another indicator of housing affordability. Unit overcrowding is caused by the combined effect of low earnings and high housing costs in a community, and reflects the inability of households to buy or rent housing that provides sufficient living space for their needs. The Census defines overcrowded households as units with greater than 1.01 persons per room, excluding bathrooms, hallways and porches.

According to the 2005-2009 ACS, overcrowding in Fountain Valley affected 611 households, or 3 percent of the City's households. The ACS estimates 369 of the overcrowded households were renters, meaning 7 percent of all renter-occupied households in Fountain Valley were overcrowded. The balance of overcrowded households (242), were owner households, indicating that 1.8 percent of the City owner-occupied households were overcrowded.



3. Household Income

An important factor in housing affordability is household income. While above-moderate income households may have more discretionary income to spend on housing, low and moderate-income households can be more limited in the range of housing they can afford.

State-Defined Income Categories

According to the Federal Department of Housing and Urban Development (HUD) and the California Department of Housing and Community Development (HCD), the area median income for a four-person household in Orange County was \$85,300 in 2012.² The area median income is an assumed income used as a basis for determining eligibility for various housing programs. California law and some federal housing programs define several income categories based on a percentage of the area median income (AMI) determined by HUD and HCD, as follows:

- Extremely Low Income-30% of the area median income and below
- Very Low Income - between 31% and 50% of the area median income
- Lower Income - between 51 and 80% of the area median income
- Moderate Income - between 81 and 120% of the area median income

These income ranges are used to determine eligibility for various subsidized housing programs. The 2012 income limits for these categories by household size are presented in Table 2-5, below:

**Table 2-5
Orange County 2012 Area Media Income Limits**

Income Category	Maximum Income by Household Size			
	1 Person Household	2 Person Household	3 Person Household	4 Person Household
Extremely Low Income (up to 30% of the Median)	\$20,250	\$23,150	\$26,050	\$28,900
Very Low Income (31-50% of the Median)	\$33,750	\$38,550	\$43,350	\$48,150
Lower Income (51-80% of the Median)	\$53,950	\$61,650	\$69,350	\$77,050
Median Income* (100% of the Median)	\$59,700	\$68,250	\$76,750	\$85,300
Moderate Income (101%-120% of the Median)	\$71,650	\$81,900	\$92,100	\$102,350

* Income limits for extremely, very low and lower income levels are set by HUD based on historical income information; median and moderate income levels are set by HCD based on mathematical averages of County income. Consequently, numbers presented for lower income are higher than median income numbers.

Notes: Income limits based on the Orange County Area Median Income of \$85,300 for a 4 -person family.

Source: CA Dept. of Housing and Community Development, February 2012.

Estimates of Household Income

According to the 2007-2011 American Community Survey, median household income in Fountain Valley was \$81,661, compared to \$75,762 for the County. Table 2-6 shows the median income for Fountain Valley, neighboring cities, and the County, in 2011 inflation adjusted dollars.

² State of California Department of Housing and Community Development, February 2012.



Table 2-6
Median Household Income Comparison (2011 Inflation-Adjusted Dollars)

Jurisdiction	Median Household Income
<i>Fountain Valley</i>	\$81,661
Costa Mesa	\$65,471
Huntington Beach	\$80,901
Santa Ana	\$54,399
Westminster	\$80,901
Orange County	\$75,762

Source: 2007-2011 American Community Survey DP03

Table 2-7, below, shows the percent of Fountain Valley's households by income range, as reported by SCAG based on the 2005-2009 ACS. According to the 2007-2011 ACS, 4.6 percent of Fountain Valley families had an annual income below the federal poverty level. In Orange County, 7.6 percent of families had an annual income below the federal poverty level.

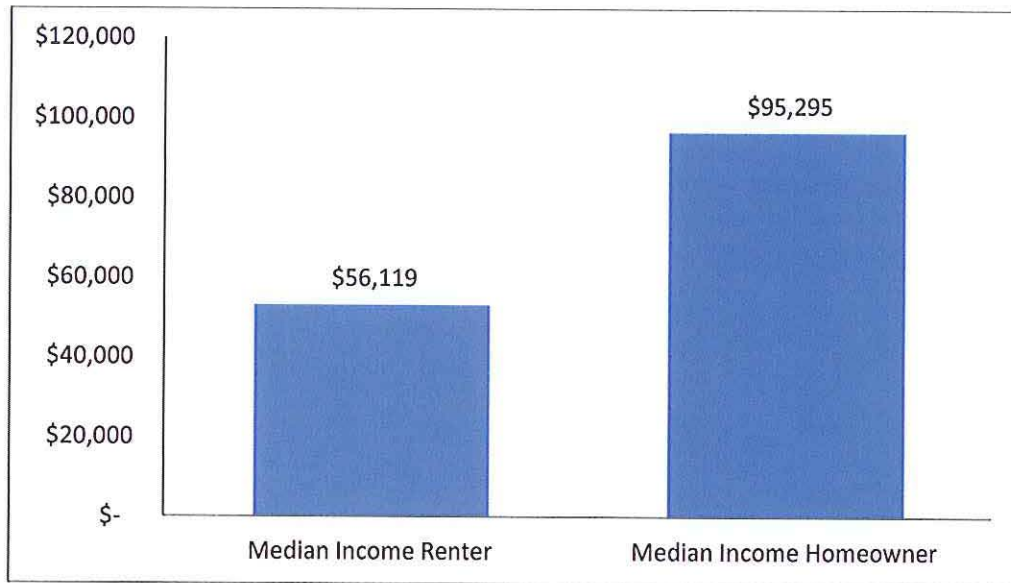
Table 2-7
Household Distribution by Income Category

Income Category	Number of Households	Percentage of Households
Extremely-Low Income	2,042	10.96%
Very-Low Income	1,652	8.86%
Low Income	2,793	14.98%
Moderate Income	3,831	20.55%
Above-Moderate Income	8,324	44.65%
Total	18,642	100%

As shown in Figure 2-3, the median household income for renter-occupied households was \$56,119 based on the 2007-2011 ACS, 41.1 percent lower than the \$95,295 median household income for owner-occupied households. The SCAG reports that the 2005-2009 American Community Survey estimates also indicate that 49.7 percent of Fountain Valley renter households paid more than 30 percent of their income on housing; compared to 37.8 percent of Fountain Valley owner households.



Figure 2-3
City of Fountain Valley 2010 Income by Renter and Homeowner



4. Special Needs Groups

Certain segments of the population may have more difficulty finding decent, affordable housing due to special circumstances. These “special needs” groups include the elderly, large families, disabled persons, female-headed households, farm workers, and the homeless. Under State law, the housing needs of each group are required to be addressed in the Housing Element. This information is summarized in Table 2-8. The identified special needs groups are defined below:

Elderly and Elderly with Disabilities

The special needs of many elderly households result from their fixed incomes, higher rate of physical disabilities and common need for assistance from others. Elderly is defined as age 65 or older. According to the 2010 Census, 9,716, or 17.6 percent of Fountain Valley’s residents were elderly. Elderly households, those headed by a person 65 year or older, comprised 5,041 or 26.8 percent of all Fountain Valley households according to the 2007-2011 ACS. By comparison, 20 percent of all County households were headed by an elderly person.



Table 2-8
Estimated Population of Special Needs Group Comparison

Special Needs Group	City of Fountain Valley		Orange County	
	Number	Percent	Number	Percent
Elderly (65 years and older) (by # of Persons) ¹	9,716	17.6%	349,677	11.6%
Elderly (65 years and older) (by # of Households) ²	5,041	26.8%	198,152	20.0%
Elderly - Disabled (by # of Disabled Persons) ³	3,027	57.8%	107,941	48.5%
Disabled Persons (by # of Persons) ³	5,234	9.5%	222,460	7.4%
Female Head of Households with Children under 18 (by # of Households) ⁴	976	5.2%	57,175	5.8%
Below Poverty Level (by # of Persons) ⁵	--	6.1%	--	10.9%
Below Poverty Level (by # of Households) ⁵	--	4.6%	--	7.6%
Farm workers (by # of Persons) ⁵	108	0.4%	7,541	0.5%
Large Households (by # of Households) ⁶	2,564	13.6%	147,570	14.9%
Source: 1 2010 Census DP-1, SF1. 2 2007-2011 American Community Survey, B25007. 3 2007-2011 American Community Survey, C18108. 4 2007-2011 American Community Survey, DP02 5 2007-2011 American Community Survey, DP03 6 2007-2011 American Community Survey, B11016				



**Table 2-9
Housing Problems - All Households**

Household by Type, Income, and Housing Problem	Renters					Owners					Total Households
	Elderly 1 & 2 member households	Small Family Related (2 to 4)	Large Family (5 or more)	All Other Households	Total Renters	Elderly 1 & 2 member households	Small Family Related (2 to 4)	Large Family (5 or more)	All Other Households	Total Owners	
	A	B	C	D	E	F	G	H	I	J	
Household Income ≤ 30% MFI	535	270	15	135	955	475	255	40	110	880	1,835
% with any housing problems	79%	85%	67%	70%	80%	65%	88%	100%	64%	645	77%
% Cost Burden > 30% ≤ 50%	7%	0%	0%	0%	4%	15%	2%	0%	14%	89	7%
% Cost Burden > 50%	70%	81%	67%	70%	73%	51%	86%	100%	55%	560	69%
Household Income > 30% to < 50% MFI	215	325	70	80	690	545	235	60	90	930	1,620
% with any housing problems	81%	54%	86%	100%	71%	32%	66%	100%	78%	460	59%
% Cost Burden > 30% ≤ 50%	23%	22%	21%	0%	20%	12%	13%	25%	0%	110	15%
% Cost Burden > 50%	56%	34%	43%	100%	49%	20%	53%	83%	78%	355	43%
Household Income > 50% to < 80% MFI	119	515	165	460	1,259	810	835	275	85	2,005	3,264
% with any housing problems	80%	73%	91%	97%	85%	32%	71%	84%	59%	1135	67%
% Cost Burden > 30% ≤ 50%	67%	66%	67%	90%	75%	14%	34%	33%	41%	520	45%
% Cost Burden > 50%	13%	3%	2500%	0%	4%	18%	38%	38%	18%	580	19%
Household Income > 80% MFI	345	915	200	875	2,335	1,900	5,590	1,220	765	9,475	11,810
% with any housing problems	28%	13%	58%	11%	18%	16%	28%	37%	35%	2620	26%
% Cost Burden > 30% ≤ 50%	3%	10%	28%	8%	10%	15%	23%	27%	20%	2070	19%
% Cost Burden > 50%	3%	0%	0%	0%	0%	1%	4%	3%	14%	410	4%
Total Households	1,214	2,025	450	1,550	5,239	3,730	6,915	1,595	1,050	13,290	18,529
% with any housing problems	65%	44%	74%	46%	52%	28%	37%	49%	44%	37%	41%
% Cost Burden > 30% ≤ 50%	14%	25%	40%	31%	26%	14%	23%	28%	19%	21%	22%
% Cost Burden > 50%	43%	17%	14%	11%	21%	14%	13%	15%	24%	14%	16%

Source: HUD CHAS 2005-2009.



Based on 2005-2009 HUD CHAS data, there are a total of 3,730 owner-occupied households that have an elderly householder, of which 28 percent are cost burdened. Additionally, there are 1,214 renter-occupied households with an elderly householder, of which 57 percent are cost burdened.

Table 2-9, on the previous page, shows housing problems for all household types, based on 2005-2009 HUD CHAS data. Information is included for extremely low and very low income renter and owners, by household size and elderly household. For renter households, the largest lower income groups appear to be small related households (2 to 4 persons), with 270 households in the extremely low category and 325 households in the very low category. For owner households, the largest lower income groups appear to be elderly households, with 475 households in the extremely low category and 545 households in the very low category. For renter households, those with the greatest percent of any housing problems are large households (74 percent). Elderly households (65 percent) have the second highest percentage of any housing problems. For owner households, those with the greatest percent of housing problems are large households (49 percent). Based on this CHAS data, Fountain Valley's affordable housing needs appear to spread across all groups, with the greatest needs affecting the large households and elderly households.

In terms of housing, seniors typically require smaller, more affordable housing options and/or assistance with accessibility and home maintenance. They often require ramps, handrails, lower cupboards and counters to allow greater access and mobility for wheelchairs or walkers. Senior households are likely to be on fixed low incomes and at a greater risk of housing over payment.

As discussed above, the median age for the City, as well as the County and the State, is expected to continue to increase. According to the 2007-2011 ACS, 3,027 of Fountain Valley elderly residents have at least one disability. Because of their limited mobility, the elderly also often need to live close or have transportation assistance to shopping and medical facilities. As the elderly population increases, the need for senior housing and related services also is expected to increase.

City Approach to Meeting Elderly Needs: Fountain Valley currently has a number of existing affordable housing projects that are available exclusively or primarily to senior citizens. These include:

- Guadalupe Manor - a 71 unit housing development with one-bedroom and efficiency units. Constructed in 1989, this development provides 63 units reserved for elderly residents and 7 units reserved for disabled units. All units are limited to households with incomes less than 80% the County median.
- Carmel Retirement Village - a 189 unit market rate senior housing development, constructed in 1989, with no income requirements.
- Parkhurst Retirement Home - a 124 unit market rate senior housing development, expanded in 1988, with no income requirements.
- Palm Island Apartments - a 456 unit market rate senior housing development.
- The Jasmine at Founder's Village - a 156 unit senior housing development, with 152 units limited to households with incomes less than 80% the County median.
- The Liberty at Founders Village - a 54 unit owner occupied senior condominium development, limited to households with incomes less than 120% the County median.
- Manor Care - a 151 bed skilled nursing facility for seniors, with no income limits.
- Rancho La Siesta - a senior mobile home park community.

These facilities offer an array of housing types, services and affordability options. Social and recreation services to senior residents are available at The Center at Founders Village Senior and



Community Center. These services include fitness classes, recreational activities, social events, donation only lunches, health education, and support groups.

Large Households

Large households are identified in State housing law as a “group with special housing needs based on the generally limited availability of adequately sized, affordable housing units.” Large households are defined as those with five or more members. According to 2007-2011 ACS, 13.6 percent of all households in the City were large households. Approximately 28 percent of these large households, were renters, while approximately 72 percent, or 1,871 households, were homeowners. See Figure 5 below for detail on household size by tenure.

Table 2-10
Fountain Valley Household Size By Tenure

Household Size	Owner	Renter	Total
1-Person	2,089	1,631	3,720
2-Person	4,665	1,448	6,113
3-Person	2,527	897	3,424
4-Person	2,371	603	2,974
5-Person or more	1,871	693	2,564
Total	13,523	5,272	18,795

Source: 2007-2011 American Community Survey, B25009

Fountain Valley has the housing stock to accommodate its large households. According to the 2007-2011 ACS, the average number of rooms per housing unit in the City is 6.1, versus 5.2 for the County. Approximately 3 percent of Fountain Valley households experience overcrowding according to SCAG.

However as previously shown in Table 2-9, large households demonstrate a high percentage of housing problems, both for renter and owner households. This information suggests that large households are likely cash strapped when it comes to keeping up with housing related costs.

City Approach to Meeting Large Family Needs: The City of Fountain Valley has a diverse housing stock with about 70% of its housing single family detached. Single family detached units are typically the housing type most attractive to large households.

Persons with Disabilities

Physical and mental disabilities can hinder access to housing units of conventional design as well as limit the ability of the disabled individuals to earn an adequate income. The proportion of physically disabled individuals is increasing nationwide due to overall increased longevity and lower fatality rates. Mentally disabled individuals include those disabled by a psychiatric illness or injury, including schizophrenia, Alzheimer’s disease, AIDS-related infections and conditions related to brain trauma. Disabilities tabulated by the Census include sensory, physical and mental limitations. According to the 2008-2011 ACS, 5,234 Fountain Valley residents (9.5 percent of the City population) have a disability. Disabilities of these residents included each of the categories tabulated by the Census, with most persons having physical disabilities.

Of Fountain Valley’s disabled residents, 269 were under the age of 18. 1,938 were between the ages of 18 and 64. 3,027 were over the age of 65.

SB 812, which took effect January 2011, amended State Housing Element law to require the analysis of the disabled to include an evaluation of the special housing needs of persons with developmental



disabilities. According to Section 4512 of the State Welfare and Institutions Code, a "developmental disability" is defined as a disability that originates before an individual becomes 18 years old, continues, or can be expected to continue, indefinitely, and constitutes a substantial disability for that individual. This includes mental retardation, cerebral palsy, epilepsy, and autism, as well as disabling conditions found to be closely related to mental retardation or to require treatment similar to that required for individuals with mental retardation. The definition does not include other disabilities that are solely physical in nature.

Many persons with developmental disabilities can live and work independently within a conventional housing environment. Individuals with more severe disabilities may require a group living environment where supervision is provided. The most severely affected individuals may require an institutional environment where medical attention and physical therapy are provided. Supportive housing for persons with developmental disabilities is often needed during the transition from the person's living situation as a child to an appropriate level of independence as an adult.

The State Department of Developmental Services provides community-based services to approximately 243,000 persons with developmental disabilities and their families through a statewide system of 21 regional centers, four developmental centers, and two community-based facilities. The Regional Center of Orange County serves the City of Fountain Valley, and other cities in Orange County and provides point of entry to services for people with developmental disabilities. The Center 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.

The US Census does not have specific information regarding persons with developmental disabilities. However, each regional center maintains an accounting of the number of persons served. The Regional Center of Orange County serves 280 Fountain Valley residents with developmental disabilities. Of these persons, 113 are under the age of 14 and 57 are between the ages of 15 and 22. Four are 65 years or older. The remaining are between the ages of 23 and 64.

Access and affordability are the major housing needs of a disabled person. Physically disabled persons often require specially designed dwellings to permit access within the unit, as well as to and from the site. The disabled, like the elderly have special needs with regard to location. Because of their limited mobility, the disabled often need to live close or have transportation assistance to shopping and medical facilities.

There are a number of housing types and opportunities appropriate for people living with a developmental disability, including rent subsidized homes, licensed and unlicensed single-family homes, Section 8 vouchers, special programs for home purchase, HUD housing, and SB 962 homes. SB 962 homes are licensed residential facilities for adults with developmental disabilities who are medically fragile and require around the clock licensed nursing support. Within the City of Fountain Valley, there is one development (Guadalupe Manor) which reserves seven units for low-income persons with disabilities. In addition, there are two of small licensed residential care facilities within the City (Singh's Family Care Home and Center Care Home) which provide housing for persons with developmental disabilities. The design of housing-accessibility modifications, the proximity to services and transit, and the availability of group living opportunities are some of the considerations that are important in serving this group. Incorporating 'barrier-free' design in all, new multifamily housing (as required by California and Federal Fair Housing laws) is especially important to provide the widest range of choices for residents with disabilities. Special consideration should also be given to the affordability of housing, as people with disabilities may be living on a fixed income.

City Approach to Meeting Disabled Needs: Fair Housing Accessibility Standards and California Administrative Code Title 24 sets forth access and adaptability requirements for the physically handicapped (disabled). These regulations apply to public buildings such as motels, employee housing,



factory-built housing and privately funded newly constructed apartment houses containing five or more dwelling units. The regulations also require that ramp ways, larger door widths, restroom modifications, etc. be designed to enable free access. Such standards, however, are not mandatory of new single family residential construction. The City of Fountain Valley provides grants and rebates to low and moderate income disabled persons for accessibility modifications to the single family homes.

The City has adopted a Reasonable Accommodations in Housing to Disabled or Handicapped Individuals Ordinance. The purpose of this ordinance is to provide a process for individuals with disabilities to make requests for, and be provided, reasonable accommodation in the application of zoning regulations to housing. This ordinance will comply with Fair Housing Laws, and is administered by the City Planning Department. Table 9, shows the Special Needs Household Categories in Fountain Valley including disabled.

In order to assist in the housing needs for persons with developmental disabilities, the City will implement programs to coordinate with the Regional Center of Orange County to promote opportunities for supportive living services and support efforts to eliminate barriers for housing for persons with developmental disabilities.

Female Head of Households

Single-parent households require special consideration and assistance because of their greater needs for day care, health care, and other facilities. Female head of households with children in particular tend to have lower incomes, thus limiting housing availability for this group. According to the 2007-2011 ACS, Fountain Valley has 276 female-headed households with children 18 years or younger and with an income below the federal poverty level. These special needs households comprise 1.5 percent of the City's total households. Countywide, female head of households comprise 16.0 percent of the population, of which 15.4 percent (or 2.5 percent of all County households) have children 18 years or younger and live in poverty.

An issue affecting all family households, especially those headed by females, is finding quality, affordable childcare. Many households find this a severe constraint, and in the case of a single parent household, the parent may become unable to work. As a result, the parent cannot provide basic necessities, such as food and housing to their children.

Although female head of households in Fountain Valley represent a smaller special needs group than elderly and disabled persons, the Housing Element provides for the needs of this group through policies that promote maintenance and construction of affordable housing, specifically in areas close to commercial districts and transportation corridors.

City Approach to Meeting Female Head of Households Needs: The City has been active increasing the supply and ensuring the maintenance of affordable housing through programs such as the Orange County Housing Authority Section 8 Housing Program, which administers financial assistance to lower income households seeking to rent housing in the private market (described in Section V.D.4, below).

The City has assisted with the development of a number of housing projects, two of which provide affordable housing to female head of households. These include:

- Heil Park - 24 two- and three-bedroom condominiums, constructed in 1993 and limited to homebuyers whose incomes do not exceed 80% of the County median.
- Centre Park - 15 single family homes, constructed in 1996 and limited to moderate income homebuyer.



Table 2-9, shows the Special Needs Household Categories in Fountain Valley including female head of Households.

Farmworkers

The 2007-2011 ACS estimates that 108 Fountain Valley residents (0.4 percent of the population) are employed in agriculture or related industries. There are no designated agricultural uses in or adjacent to Fountain Valley. Persons employed in this broad category are most likely associated with landscape and horticultural jobs. Consequently, farm workers are not a special housing needs group in Fountain Valley.

Homeless People

During the past decade, homelessness has become an increasingly reported problem throughout the state. Factors contributing to the rise in homelessness included the general lack of housing affordable to low and very low income persons, an increased number of persons whose incomes fall below the poverty level, reductions in public subsidies to the poor, and the de-institutionalization of the mentally ill.

The most recent data regarding the homeless population in Orange County comes from the 2011 Orange County Homeless Census and Survey. The 2011 Homeless Census estimates 18,325 episodes of homelessness in the County over a 12-month period. The duration of an episode could be a range from a single day to many months. The majority of homeless individuals in Orange County were white males between the ages of 31 and 60. Single individuals made up 75 percent of the point-in-time homeless population, while persons in families made up 25 percent. Nearly two-thirds of homeless persons in Orange County were unsheltered. Job loss and substance use were the top two causes of homelessness.

City Approach to Meeting Homeless Needs: Due to limited funds for homeless studies specifically for the City and the transient nature of homelessness, it is unknown the number of homeless within the City. However, the City's Police Department estimates there are approximately 40 homeless persons in Fountain Valley. Around 20 persons are chronic homeless that police officers observe in the City on a regular basis. The remaining are persons who are temporarily homeless or travel in and out of the City³. The Police Department will occasionally refer victims of domestic violence to shelters. Additionally, city staff makes referrals to clients who are needing shelter and other supportive services. The backbone of Fountain Valley's outreach efforts to homeless lies in its Public Service Agency (PSA) Grant Program that gives funds to shelters.

The City of Fountain Valley is also a member of the County of Orange's Continuum of Care (COC). The COC is a regional effort to to address homelessness. Through this collaboration regional homeless information is gathered.

Fountain Valley commits staff to the COC planning and implementation process, and provides the COC Steering Committee critical information regarding the types of resources and programs Fountain Valley currently funds that assist the homeless.

Current facilities serving the Fountain Valley community are shown in Table 2-11. These facilities offer emergency and short-term shelter, as well as financial, employment and family counseling.

³ Personal communication, Officer Vega, Fountain Valley Police Department, May 31, 2013



Table 2-11
Fountain Valley Homeless Resources

Facility	Locations	Description
Anaheim Interfaith Shelter	Anaheim	Serving Families and Individuals 36 Beds
Annie's House	2473 Harbor Boulevard, Costa Mesa	Offers HIV/AIDS shelter
Beacon House	Westminster	Serving Mentally Disabled 12 Beds
Casa Theresa I, II & III	123 W. Maple Ave., Orange	Provides shelter for 30 pregnant women
El Modena Shelter	El Modena	Serving Homeless Families 42 Beds
Emmanuel House	Santa Ana	Serving persons with HIV/AIDS 24 Beds
Gerry House West	217 N. Cooper St., Santa Ana	Offers transitional housing for substance addicts and persons with HIV/AIDS
Girl's Hope	Fullerton	Serving Pregnant Teens 5 Beds
Grace House	Santa Ana	Serving Women and Children 15 Beds
H.I.S. House	Placentia	Serving Families and Individuals 18 Beds
H.O.M.E.S. I & II	Orange and Anaheim	Serving Mentally Disabled 6 Beds and 4 Beds
Heritage House	2212 Pleasanton Ave., Costa Mesa	Provides transitional housing for pregnant women recovering from substance abuse
House of Hope	Orange	Serving Homeless Women & Children 45 Beds
Human Option's Safe House for Kids & Moms	Confidential Sites	Serving Victims of Domestic Violence 40 Beds
Human Option's Second Step Shelter	Confidential Sites	Serving Victims of Domestic Violence
Huntington Youth Shelter	7291 Talbert Ave., Huntington Beach	Provides emergency shelter for 45 youth
Interval House I, II, III	Confidential Sites	Serving Domestic Violence Victims 42 Beds
Joseph House	Santa Ana	Serving Homeless Men and Veterans 20 Beds
Laura's House	Confidential Sites	Serving Domestic Violence Victims 16 Beds
Mary's Shelter	P.O. Box 10433, Santa Ana	Provides transitional housing for 12 pregnant teens
New Vista Shelter 1 & II	Fullerton	Serving Homeless Families 19 Beds
OC Rescue Mission for Men (Men's Life Shelter)	P.O. Box 4007, Santa Ana	Provides emergency shelter for homeless single men
Orange Coast Interfaith Shelter	1963 Wallace Ave., Costa Mesa	Offers emergency housing for homeless families
Orangewood Children's Home	State College Blvd., Orange	Serving Severely Abused Children
Precious Life I & II	P.O. Box 414 Los Alamitos	Serving Pregnant Women 20 Beds



Facility	Locations	Description
Regina House	Santa Ana	Serving Homeless Mothers and Children 7 Beds
San Miguel I & II	816 & 818 Garfield, Santa Ana	Serving Homeless Families and Individuals with HIV/Aids 9 units
Shelter for the Homeless, Inc.	15161 Jackson St., Midway City	Operating an armory in Santa Ana 125 Bed and Transitional shelter in Westminster 32 Beds
The Salvation Army (Hospitality House)	818 E, Third St, Santa Ana	Offers temporary comprehensive and transitional services for 45 persons
Veterans Charities (Veteran's Cafeteria)	10 Civic Center Plaza, Bldg 12, 3 rd Floor, Santa Ana	Provides emergency shelter and transitional housing for veterans and veterans with children
Vietnamese League	13139 Harbor Blvd., Garden Grove	Offers emergency shelter
YMCA	1633 E. 4 th Street, Santa Ana	Offers transitional housing for senior women

County of Orange, Needs Assessment, Housing and Community Services Department, 2006

Single-Room Occupancy Units (SROs):

There are two hotels and one motel in the City, and a recently completed project (Ayes Hotel). Although, the City does not have the appropriate building stock to accommodate SRO development, the City is committed to satisfying to HCD's interpretation of Assembly Bill No. 2634. Consequently, City amended its Zoning Code to allow SRO's in the C-2 zone subject to a Conditional Use Permit.

Transitional and Supportive Housing:

Transitional and supportive housing must be considered residential uses subject only to those restrictions that apply to other residential uses of the same type in the same zone. For example, if the transitional housing is a multifamily use proposed in a multifamily zone, the zoning should treat the transitional unit the same as other multifamily uses proposed in the zone.

The City currently allows Transitional and Residential Care Facilities-Large (Supportive Housing-7+) in Multifamily Zone with a conditional use permit. These facilities are subject to the same requirements as a traditional multifamily development. The City has included a policy in this Housing Element to review and revise the Zoning Code to define transitional and supportive housing and target population and to revise provisions for these uses as appropriate in compliance with State law.

C. Housing Characteristics

A housing unit is defined as a house, apartment, mobile home, or a single room occupied as a separate living quarter or, if vacant, intended for occupancy as a separate living quarter. Separate living quarters are those in which the occupants live and eat separately from any other persons in the building and which have direct access from the outside of the building or through a common hall. A community's housing stock is the compilation of all its housing units.



1. Housing Growth

According to the 2007-2011 ACS and City building permit records, 40 percent of Fountain Valley's housing was built between 1970 and 1979. Over 37 percent were constructed from 1960 to 1969. Housing growth slowed starting in the 1980's.

Table 2-12
Housing Units by Year Constructed

Year Built	Housing Units	Percent of Total
2005 or later ¹	450	2.3%
2000-2004	695	3.6%
1990-1999	929	4.8%
1980-1989	1,687	8.7%
1970-1979	7,759	40.0%
1960-1969	7,218	37.2%
1950-1959	430	2.2%
1940-1949	107	0.6%
1939 or earlier	127	0.7%

Source: 2007-2011 American Community Survey, B25034; ¹ City of Fountain Valley Building Permit Records

2. Housing Type

Fountain Valley is primarily a community of single family houses. As shown in Table 2-13, the California Department of Finance (DOF) estimates that 14,500 (approximately 75 percent of the City's total housing stock) are single family units, most of which are detached units. Multifamily units range in size from duplex to over 20 units in a complex, and total 4,276 (approximately 22 percent) of the City housing stock. Only 391 units (2 percent of the City housing stock) are mobile homes.

Table 2-13
Fountain Valley Housing Stock by Type

Housing Type	# of Housing Units	Percent of Total Units
Single Family Detached	12,615	65.8%
Single Family Attached	1,885	9.8%
Subtotal Single Family	14,500	75.7%
2-4 Unit Multifamily	682	3.6%
5+ Units Multifamily	3,594	18.8%
Mobile Homes	391	2.0%
Total	19,167	100%

Source: California DOF, E-5, January 2012.



3. Age and Condition of Housing Stock

Most homes begin to exhibit signs of decay when they approach thirty years of age. Common repairs needed include new roofs, wall plaster and stucco. Homes thirty years or over with deferred maintenance require more substantial repairs, such as new siding, plumbing or multiple repairs to the roof, walls, etc. As illustrated in Table 2-13, above, the majority of Fountain Valley's housing stock (81.5 percent) was constructed prior to 1980.

Understanding the aging character of its housing stock, the City of Fountain Valley actively monitors the condition of its housing stock. According to the City's 2010-2014 Consolidated Plan, most of the City's housing inventory is sound. The majority of Fountain Valley's housing stock now exceeds 40 years. While a few units in the City qualify as being in need of substantial rehabilitation, many units located within older tracts are showing a need for minor to moderate rehabilitation.

As identified by the 2007-2011 ACS, 0.3 percent of the housing units in the City lack complete plumbing facilities and 1.8 percent lack complete kitchen facilities.

According to a September 2008 windshield survey of the City residential neighborhoods conducted by City staff, 371 single family dwelling units are in need of minor rehabilitation, such as exterior paint, landscape maintenance and junk removal. Another 185 single family dwellings were found to need moderate rehabilitation, including new roof, window replacement and fence or wall repair. Finally, 68 single family dwelling units were found to be generally deteriorated, needing substantial rehabilitation, including major remodels or demolition and replacement.

City Housing Maintenance Efforts: As part of an ongoing effort to preserve and enhance its residential neighborhoods, the City of Fountain Valley offers federal (CDBG) assistance to qualified homeowners. Eligible improvements include interior/exterior painting; accessibility modifications; stucco repair; roofing; plumbing, electrical and heating systems; termite eradication and damage repair; weatherization; and room additions in over-crowded situations. Qualified households may receive assistance under a maximum of two of the City's three home improvement programs. Households that qualify for participation in multiple programs may choose to use both sources of assistance simultaneously or on separate occasions. Eligible households are those with incomes at low or moderate income levels.

The City home improvement programs include the Single-Family Home Grant and the Mobile home Rehabilitation Grant and Rebate Programs. A description of each of the City's Home Improvement Programs is provided below:

Grants: Under the City of Fountain Valley Single-Family Home Grant Program, qualified homeowners may receive a grant of up to \$9,500 for eligible repairs. The homeowner is not required to pay back any portion of the financial assistance received under this program. The Single-Family Home Grant Program is funded through a grant received from the U.S. Department of Housing and Urban Development (HUD).

Rebates: Under the City of Fountain Valley Single-Family Home Rebate Program, qualified low-income homeowners can receive a rebate of up to \$7,500 for reimbursement of expenses incurred in completing approved repairs/ improvements. Rebate amounts are set at 50% of the total cost of improvements and are disbursed after the homeowner has paid for the initial cost of the repairs/improvements.

Mobile home Rehabilitation Program: The City of Fountain Valley also offers financial assistance to qualified low-income mobile home owners for the repair/rehabilitation of their mobile homes. Under the City's Neighborhood Preservation Program, qualified participants may receive up to \$9,500 in



financial assistance in the form of a grant. Recipients of either type of assistance are not required to pay back any portion of the financial assistance received.

Rebate amounts are set at 50% of the total cost of the improvements up to a maximum of \$5,000. Rebates are disbursed after the homeowner has paid for the costs of the repairs/improvements in full.

The City also operates a lead based paint hazard grant program that tests homes for lead based paint, and provides funding assistance for the removal of the paint. To date, the City has tested 37 homes for lead based paint, but only 2 have shown presence of lead beyond 600 parts per million.

In addition to these programs, City Code Enforcement program ensures properties are maintained according to City codes. The Neighborhood Improvement and Community enhancement (Nice Neighborhoods) program combines code enforcement with community outreach. Through the Nice Neighborhoods program, the City targets neighborhoods in need of area wide clean-up, providing area wide trash hauling and a tool lending program.

4. Housing Costs

Housing costs are driven by the price of raw land, infrastructure costs (e.g. sewer and water), construction costs, supply relative to demand, and financing costs. The diminishing supply of developable land in Fountain Valley and the recent rapid rise in residential real estate prices that has occurred throughout the southern California region, have driven up the cost of both ownership and rental housing in Fountain Valley.

Ownership Housing

Most ownership housing in Fountain Valley is single family homes. The value of these homes varies based on the type, size and location. Smaller condominium units are typically the least expensive, while large upgraded single family homes are typically the most expensive.

For-sale home prices have declined in Fountain Valley and neighboring areas during the past five years. Table 2-14 compares sales prices for Fountain Valley and other nearby Orange County cities for years 2007 and 2012. Fountain Valley's median housing prices are similar to its adjacent cities.

Table 2-14
Sales Price Comparison

City	Median Sales Price 2007	Median Sales Price 2012	% Change in Median Sales Price 2007-2012
Fountain Valley	\$672,200	\$534,400	-26%
Costa Mesa	\$679,900	\$493,700	-38%
Huntington Beach	\$709,700	\$568,200	-25%
Santa Ana	\$569,300	\$300,650	-89%
Westminster	\$573,450	\$402,500	-42%

Source: Local Info, Zillow.com, Accessed 6 February 2013, http://www.zillow.com/local-info/CA-Fountain-Valley-home-value/r_8384/.

Rental Housing

The rental housing market in Fountain Valley is comprised primarily of apartments and single family homes. Rental rates have continued to increase at a steady pace over the past years. Table 2-15, below, provides an overview of rent trends in Fountain Valley. Between 1990 and 2000, apartment



rental rates have risen from an average of 24 percent; and between 2000 and 2012 an average of 35 percent. As of the third quarter of 2012, the average rental price in Fountain Valley is \$1,433.

Table 2-15
Apartment Rental Rates for Fountain Valley, 1990, 2000 and 2012

Unit Size	1990	2000	2012
1 bedroom	\$560	\$863	\$1,301
2 bedroom	\$850	\$1,025	\$1,568
3+ bedroom	\$1,000	\$1,219	\$2,149
Average	\$850	\$1,058	\$1,433
% Average increase 1990-2000	24%		
% Average increase 2000-2012	35%		

Source: 1990 and 2000 rental rates are from the City of Fountain Valley 2000 Housing Element; Average 2000 rental from 2000 Census; 2012 rental rates from RealFacts 3rd Quarter 2012.

Vacancy Rates

The residential vacancy rate, a translation of the number of unoccupied housing units on the market, is a good indicator of the balance between housing supply and demand in a community. When the demand for housing exceeds the available supply, the vacancy rate will be low. Concurrently, a low vacancy rate drives the cost of housing upward to the disadvantage of prospective buyers or renters.

In a healthy housing market, the vacancy rate would be between 5.0 and 8.0 percent. These vacant units should be distributed across a variety of housing types, sizes, price ranges and locations within the City. This allows adequate selection opportunities for households seeking new residences.

The State of California Department of Finance reports that the overall City vacancy rate was 2.69 as of January 2012⁴. These rates indicate that the housing market is very tight with little room for buyers or renters to find a suitable unit or negotiate a lower purchase or rental price.

Household Tenure

According to the 2007-2011 American Community Survey, there were 18,795 occupied housing units in Fountain Valley. Of these units, 71.9 percent were owner-occupied and 28.1 percent were renter-occupied.

Housing Affordability and Overpayment

Federal and state guidelines specify that households should not spend more than 30 percent of their gross income on housing. SCAG reports that 49.6 of renter households in Fountain Valley spend more than 30 percent of their income on housing based on the 2005-2009 ACS. Of owner households, 37.8 percent are overpaying.

⁴ State of California Department of Finance Table 2: E-5 City/County Population and Housing Estimates - Revised 1/1/2012



Based on 2005-2009 HUD CHAS data, 76 percent of extremely-low income households in Fountain Valley experience overpayment. Fifty-eighth percent of very-low income and 64 percent of low income households experience overpayment.

Table 2-16, below, estimates the maximum housing costs affordable to Extremely Low, Very Low Income, Low Income and Moderate Income households based on HCD established income criteria. In the case of rent, the 30 percent assumes utilities are included in the monthly rental cost. Utilities may include water, sewer, trash pickup, electric and gas, and may add \$100 - \$200 to the monthly cost of a rental unit. In the case of purchase, the 30 percent includes payment on mortgage principal and interest, plus property tax, homeowner insurance and utilities.

As indicated in Table 2-16, maximum housing costs affordable to an Extremely Low Income four-person household are \$166,050 to purchase a home and \$723 per month to rent a home. For a Very Low Income four-person household, maximum costs are \$277,000 to purchase a home and \$1,204 per month to rent a home. For a Low Income four-person household, the maximum affordable housing costs are \$442,500 to purchase a home and \$11,926 per month to rent a home.

As presented above, the current sales price for a home in the City currently averages \$534,400. The average sales price is above the affordable purchase price for lower-income households.

As presented in Table 2-15, a 2-bedroom Fountain Valley apartment rents at an average 1,568 per month. These costs are above the reach of the Extremely Low and Very Low Income households.

**Table 2-16
Affordable Housing Prices and Rents by Income Group for 2012**

	1 Person Household	2 Person Household	3 Person Household	4 Person Household
Extremely Low Income (per year)	\$20,250	\$23,150	\$26,050	\$28,900
Maximum Home Purchase Price	\$116,300	\$133,000	\$150,000	\$166,000
Maximum Home Rental Rate	\$506	\$579	\$651	\$723
Very Low Income (per year)	\$33,750	\$38,550	\$43,350	\$48,150
Maximum Home Purchase Price	\$194,000	\$221,500	\$249,000	\$277,000
Maximum Home Rental Rate	\$844	\$964	\$1,084	\$1,204
Low Income (per year)	\$53,950	\$61,650	\$69,350	\$77,050
Maximum Home Purchase Price	\$310,000	\$354,000	\$398,500	\$442,500
Maximum Home Rental Rate	\$1,349	\$1,541	\$1,734	\$1,926
Median Income (per year)	\$59,700	\$68,250	\$76,750	\$85,300
Maximum Home Purchase Price	\$343,000	\$392,000	\$441,000	\$490,000
Maximum Home Rental Rate	\$1,493	\$1,706	\$1,919	\$2,133
Moderate Income (per year)	\$71,650	\$81,900	\$92,100	\$102,350
Maximum Home Purchase Price	\$481,000	\$549,000	\$617,000	\$686,000
Maximum Home Rental Rate	\$2,090	\$2,389	\$2,686	\$2,985

Source: Incomes per month derived from HCD, reference Table 2-5 above.

Notes:

- 1) Based on FY 2012 HUD Area Median Income of \$85,300 (family of 4-persons) for Orange County.
- 2) Rental affordability based on 30% of income. Assumes utilities included (For Moderate they are allowed to pay 35% of Income toward housing costs).
- 3) Estimated affordable purchase price is based on an affordable monthly payment equal to 30% of a family's monthly income and assumes a 30-year fully amortized mortgage with a 6% annual interest rate.



D. Assisted Housing

State law requires the City to identify, analyze, and propose programs to preserve housing units that are currently deed restricted to low income housing use and will possibly be lost as low-income housing as these deed restrictions expire. This section identifies those units in Fountain Valley, analyzes their potential to convert to non-low income housing uses and analyzes the costs to preserve and/or replace those units.

This section also identifies assisted low income housing not at risk of converting to market rate. Goals, policies and programs to preserve these assisted units are presented later in Section V.B. of this Housing Element.

1. Inventory of At-Risk Housing

This section identifies all of the low income rental housing units in the City of Fountain Valley that are at risk of converting to losing their affordability because of expiring use restrictions or contracts during the next five years (through 2018) or the next ten years (through 2023). Table 2-17, shows all of the assisted units including a review of all rental units assisted under federal, state and/or local programs, including HUD programs, state and local bond programs, and local in lieu of fees, inclusionary, density bonus, or direct assistance programs. The inventory also covers all units that are eligible to change to non-low income housing units due to termination of a subsidy contract, mortgage prepayment, or expiring use restrictions. The inventory was compiled based on information provided by City staff.

The City of Fountain Valley has five housing projects which are funded exclusively with federal housing programs or with a combination of federal and local sources. They provide affordable housing units for senior citizens, disabled persons, large households, and low and moderate-income households in the City. Of the five projects listed, one has affordability requirements expire in the next five years and one has affordability requirements that will expire in the next 10 years.

The Section 202 loan used to fund the Guadalupe Manor will expire in 2018. The City desires to keep the Guadalupe Manor affordable. This project recently sold. Prior to the sale, staff met with the potential buyers to discuss their responsibilities. This project's affordability covenants were transferred to the new owners thereby keeping the project affordable until 2018.

The Housing Division continues to be responsible for the monitoring of all affordable housing units. Well in advance of any expiration, the City will contact non-profit housing agencies including Orange Housing Development Corporation, Linc Housing, Jamboree Housing, Mercy House and other reputable affordable housing groups to discuss options to ensure the units at-risk continue to be affordable.

Table 2-17 summarizes the housing units with income restrictions in Fountain Valley.



Table 2-17
Subsidized Housing Projects

Name / Location	Number and Type of Units	Type of Financing; Expiration of Affordability requirement	At-Risk
1. Guadalupe Manor - 17103 Magnolia Street	71 UNITS	Section 202; Section 8; CDBG Land write-down	Yes
	63 units reserved for low income seniors and 7 units reserved for low income disabled persons.		
		Affordability expires 2018	
2. The Jasmine at Founders Village Manor - Talbert and Bushard	156 UNITS	Federal Tax Credits, Redevelopment Housing Set-Aside	No
	Very Low and Low Income Seniors	Affordability expires 2058	
3. The Liberty at Founders Village - Talbert and Bushard	54 UNITS	Redevelopment Housing Set-Aside	No
	Moderate Income Seniors	Affordability expires 2048	
4. Heil Park - 119110 - 119157 Heil Avenue	24 UNITS	Community Development Block Grant (CDBG) Land Write-down	Yes
	Low Income Households	Affordability expires 2023	
5. Centre Park - Bushard and Columbus	2 UNITS	Redevelopment Housing Set-Aside	No
	Moderate Income Households	Affordability expires 2026	



III. CONSTRAINTS ON HOUSING PRODUCTION

A variety of factors adds to the cost of housing in Fountain Valley and constrains the provision of affordable units. These include market and governmental constraints. Potential and actual constraints to the development, maintenance and improvement of housing for persons with disabilities also impact housing production and availability.

The extent to which these constraints are affecting the supply and affordability of housing in the City of Fountain Valley is discussed below.

A. Market Constraints

The most significant factor affecting the affordability of housing within the City of Fountain Valley is the disparity between housing cost and household income for households within the Extremely Low and Very Low Income levels. The high cost of housing relative to income is a region-wide concern. In Fountain Valley, housing cost is driven up by the high cost of land, attributable, at least in part, to the limited supply of vacant, developable land. High construction costs, labor costs, and construction liability concerns also contribute to the high cost of housing.

1. Land Costs

Fountain Valley is almost entirely built out. Only small infill residential sites remain. These residential sites are scattered parcels and are listed in Chapter V. Recent estimates provided by City staff indicate that residential land cost varies between \$25 and \$40 per square foot, depending on site size and land use designation.

2. Construction Costs

Construction costs are also very high, and continue to rise as the both the cost of materials and labor increase due to current heavy construction demands occurring regionally and internationally. Recent estimates provided by City staff indicate that residential construction cost is currently about \$145 - \$170 per square foot.

3. Financing

Home mortgage interest rates have been at historic lows during the past ten years. However starting about five years ago, there was a sharp rise in foreclosures in the subprime mortgage market. Increases in interest rates coupled with declining property values in the Orange County region caused many home owners to default on the mortgages. Unable to recoup their investments, a number of lenders shut down or filed for bankruptcy.

This mortgage crisis made qualifying for a home loan more difficult. Although 30-year fixed rate mortgages are available at about 3.5 percent as of February 2013 (Freddie Mac Primary Mortgage Market Survey), the income and down payment requirements are more stringent. There are also fewer flexible loan programs to bridge the gap between the amount of a required down payment and a potential homeowner's available funds.



B. Governmental Constraints

Housing affordability is influenced by factors in both the private and public sectors. Actions by the City and by the surrounding jurisdictions influence the amount of housing developed, its type, form, location, and ultimate price. Land use controls, site improvement requirements, building codes, fees and other local programs intended to improve the overall quality of housing may have the unintended consequence of serving as a constraint to housing development. Based on the information provided below, the City land use controls, fees and permitting processes do not present a constraint to residential development.

1. Land Use Controls

The Fountain Valley General Plan and Municipal Ordinance provide for a range of housing types and densities. Residential uses are permitted in the following zones that include both residential only zones and commercial mixed-use zones. The information presented below generally represents all the zoning standards applied to housing, plus the standards contained in the City Specific Plans, which have standards that are more explicit than the Zoning Code.

Development Standards by Residential Zoning District: A summary of City residential zoning districts is provided below.

R-1 (Single Family Residential): Permits one dwelling unit with a minimum lot size of 7,200 square feet or 6,000 square feet if part of a planned development area. Maximum permitted building height is 27 feet. Parking requires 2 spaces, or 3 spaces with 5 or more bedrooms. Affordable housing and small residential care homes are permitted uses in this zone.

G-H (Garden Home District): Permits one and two dwelling units with a minimum lot size of 1,800 square feet and a minimum project area of 5 acres. Maximum permitted density is 10.8 units per acre; and maximum permitted building height is 30 feet. Parking requires 2 spaces, or 3 spaces with 5 or more bedrooms. Affordable housing and small residential care homes are permitted uses in this zone.

R-2 (Low Density Multiple Dwelling): Permits one and two dwelling units, and multiple dwellings of up to 10 dwellings per acre pursuant to a conditional use permit, with a minimum lot size of 7,200 square feet. Maximum permitted building height is 28 feet for 2 stories and 35 feet for 3 stories. Parking for multiple dwellings is Studio, bachelor or one bedroom unit: 1.5 spaces for each unit with 1 space per unit in a garage/carport. 2 or more bedroom unit: 2 spaces for each unit plus 0.5 additional spaces for each bedroom over 2, 1 enclosed space per 2 bedroom unit and 2 enclosed spaces for 3 or more bedroom units. Affordable housing and small residential care homes are permitted uses in this zone.

R-3 (Medium Density Multiple Dwelling): Permits two dwelling units, and multiple dwellings of up to 15 dwellings per acre pursuant to a conditional use permit, with a minimum lot size of 7,200 square feet. Maximum permitted building height is 28 feet for 2 stories and 35 feet for 3 stories. Parking for multiple dwellings is Studio, bachelor or one bedroom unit: 1.5 spaces for each unit with 1 space per unit in a garage/carport. 2 or more bedroom unit: 2 spaces for each unit plus 0.5 additional spaces for each bedroom over 2, 1 enclosed space per 2 bedroom unit and 2 enclosed spaces for 3 or more bedroom units. Affordable housing and small residential care homes are permitted uses in this zone.

R-4 (High Density Multiple Dwelling): Permits two dwelling units, and multiple dwellings of up to 30 dwellings per acre pursuant to a conditional use permit, with a minimum lot size of 10,000 square feet. Maximum permitted building height is 28 feet for 2 stories and 35 feet for 3 stories. Parking for multiple dwellings is Studio, bachelor or one bedroom unit: 1.5 spaces for each unit with 1 space per unit in a garage/carport. 2 or more bedroom unit: 2 spaces for each unit plus 0.5 additional spaces for



each bedroom over 2, 1 enclosed space per 2 bedroom unit and 2 enclosed spaces for 3 or more bedroom units. Affordable housing and small residential care homes are permitted uses in this zone.

Specific Plans: The City has successfully utilized Specific Plans for projects instead of zone changes for several projects. From past experience, and proven track record, the City has found that by tailoring the requirements specifically for the project, the developer and City goals can be met. By allowing increases in density and/or height requirements or reducing parking and/or setback requirements the most feasible projects have been created. The City makes a determination on a project by project basis the number of du/ac based on the number of du/ac in the adjacent areas and what the project can support realistically. Based on the City's experience, the use of the Specific Plan process is the most effective means of achieving high density residential development.

Housing Opportunity Overlays: The City has adopted two housing opportunity overlays (-HO1 and -HO2). These overlays permit residential development by-right. These parcels within the housing opportunity overlays are reserved for residential uses only. If the property owner requests a waiver to develop a parcel within the housing opportunity overlays with non-residential uses, the waiver request must demonstrate the availability of appropriately zoned alternative sites to accommodate the City's remaining RHNA need prior to granting the waiver request.

-HO1 (Housing Opportunity Overlay Area #1): Permits by-right residential development at a maximum of 10.8 du/ac based. Projects within this overlay must comply with the development standards of the GH Zone.

-HO2 (Housing Opportunity Overlay Area #2): Permits by-right residential development at a maximum of 30 du/ac. Projects within this overlay must comply with the development standards of the R-4 zone.

Density Bonus: The City's Zoning Code includes incentives for the production of affordable housing, senior housing, and child care facilities in compliance with State Government Code Section 65915 et seq., regarding density bonuses and other incentives. To qualify for Affordable Housing Density Bonus Incentives the developer of a proposed housing project of at least five units, must provide housing units affordable to certain income households, donate land, and/or construct a child care facility or provide qualifying senior housing pursuant to State Government Code Section 65915 et seq. The review of an application for a density bonus and concession or incentive request is as a planning application pursuant to Chapter 21.32 of the Municipal Code. The Planning Department reviews the application for its conformance with California Government Code Section 65915 et seq., and applicable City codes and make a report to the Planning Commission. If the application involves a request for direct financial incentives, then any action by the Planning Commission on the application is advisory only, and the City Council has the authority to make the final decision on the application.

Second Units: In addition to the single family and multifamily units identified above, second units are governed by Section 21.08.030 of the Fountain Valley Municipal Code. Second units are permitted by right in every residential zone. The development standards governing these units include: a minimum residential lot size of 7,200 square feet, and that the second unit be included in the overall floor area ratio for the lot.

Other Density Provisions: The City allows up to 35 dwelling units per acre for senior housing development, and an unspecified density (minimum of 20 units) through the Specific Plan process. As an example, the Warner/Newhope Specific Plan approved by the City in September 2004, and subsequently amended, permits high density housing. (Reference Section V.A.1, below for a discussion of Warner/Newhope Specific Plan multifamily residential projects.)

Building Codes: The City of Fountain Valley has adopted the 2010 California Code, Residential Code and Green Building Standards Code. These building codes are followed uniformly by California cities,



and consequently, is not considered a constraint to development of affordable housing. Fountain Valley's code enforcement is generally reactive rather than pro-active. Code enforcement is pro-active, however, if there is an imminent threat to public health, safety, and welfare.

Site Improvements: Development in Fountain Valley occurs largely on in-fill parcels, fully served by roads and infrastructure. Although the developer may be required to provide improvements for their project frontage, such as streetscape and street improvements (e.g. curb cuts), there are generally minimal site improvement costs associated with development in Fountain Valley. Consequently, site improvement costs are not considered a constraint to development of affordable housing.

Parking Requirement Reductions: The City has a standing policy to allow the reduction of required parking for senior citizen and other qualified affordable multifamily development projects. The reduction of parking requirements are determined by the size of the development. The distance to public transportation and other considerations that would produce a quality development and not produce overflow parking on to adjacent properties. The statutory parking requirements have been reduced to allow more affordable units to be build. A listing of parking requirement reductions granted to date by the City are listed below by project, parking required, parking granted and expanded development area achieved. A recent example is the Los Caballeros development where shared parking was permitted with adjacent manufacturing and office uses.

Table 3-1
Parking Reductions Granted

Name of Project and Number of Units	# of Parking Spaces required under Code	# of Parking Spaces Granted under Specific Plan	Development Area added by reducing Parking Stds. (in sq. ft.)
PALM ISLAND			
Studio (53)	76.5	53	4,018.5
1-bd Units (231)	346.5	231	19,750.5
2-bd Units (168)	336	168	28,728
TOTAL (456)	759	477	48,222
FOUNDERS VILLAGE			
1-bd Units (123)	184.5	123	10,516.5
2-bd Units (33)	66	33	5,643
Condos (54)	121.5	121.5	N/A
TOTAL (156)	251	159	15,732
GRAND TOTAL	1,010	636	63,954

2. Development Fees

Development fees that apply to residential development in Fountain Valley are low relative to most areas in California. Fees are set annually by the City Council based on the actual cost of services. As a result, most development fees are set in line with the actual services.



Current City Planning Division fees are as follows:

Minor Variance:	\$ 770
Major Variance:	\$2,960
Conditional Use Permit:	\$3,455
Development Review:	\$1,645
Development Code Amendment	\$5,495
General Plan Amendment	\$9,265
Tentative Parcel Map	\$2,180
Tentative Tract Map	\$4,580
Specific Plan	\$10,100
Building Plan Check	sliding scale (fee on a \$100,000 is \$696.80)
Sanitation Fee	\$5,190 (single family)
Fire Fees:	\$195

Building fees for residential development in the City are as follows:

Single Family Residence¹

Public Works Dept. Fees

	Amount
Public Improvement Plan Checking Fee	\$1,985
Small Project Inspection	\$1,200
Wet Utility Fee	\$170
Drainage Annexation Fee	\$3,195.96/acre * 5 units/acre = \$615.02
Transportation Impact Fee	\$590
Park Site Fee	\$7,421.49
5/8" to 1 1/2" Sewer Connect	\$931
1" Meter - Water Supplies Facility Fee	\$523.46
1" Water Meter Purchase	\$267.63

Building Dept.

Building Fees	\$3,020.00 @ 2,822 sq. ft
Issuance	\$15
Microfiche Fee	\$52.50
General Plan/Maintenance Surcharge	\$151.00
OCSD Fees	\$5,190.00
SMIP Fee	\$40
School Fees	\$2.63/sq. ft @ 2822 sq. ft = 7421.86
Plan Check Fees	\$2,215.93
TOTAL FEES	\$31,809.89

Multi Family Project²

Public Works Dept.

	Amount
Plan Checking Fee (Deposit)	\$5,000
Public Improvement Inspct. Fee (Deposit)	\$5,000
Final Subdivision Map Checking	\$1,155
Reproduction Costs	\$50
Landscape Plan Checking (Based on 10 sheets)	\$1,850
Backflow Device Insp. Fee (Based on 47 units)	\$10,575

¹ Based on a Single Family Residence 2,800 S.F. with a 500 S.F. garage.

² Based on 47 unit Multi-Family Project total 52,000 S.F. project with 17,000 S.F. garage.



Drainage Annexation Fee	\$3,835	
Transport Impact Fee	\$27,730	
Pump Station Impact Fee	\$9,000	
Park Site Fee	\$348,810	
Vacation/Dedication of Easement	\$1,250	
Sewer Connect Fee	\$45,757	
Water Supply Facilities Fee	\$24,602	
Water Meter Purchase	\$12,578	
Public Works Subtotal	\$497,192	
Building Dept.		
Building Fees	\$22,465	
Issuance	\$15	
Microfiche Fee	\$189.25	
General Plan/Maintenance Surcharge	\$1,123.25	
OCSD Fees	\$129,010.00	
Building Dept. Subtotal	\$152,802.50	
School Fees	\$2.63/sq. ft * 52,507 =	
	\$138,093.41	
Plan Check Fee	\$12,868	
TOTAL FEES	\$800,955.91	
Price Per Unit	\$17,041.62	

These fees, calculated based on actual costs, are similar to many other Orange County cities. Appendix B presents the results of a 2011-2012 survey by the Building Industry Association (BIA) for selected Orange County cities, including Fountain Valley, Costa Mesa, Garden Grove, Santa Ana and Huntington Beach. As indicated by the survey results, Fountain Valley’s fees are similar or less than other neighboring cities. Fountain Valley development and building fees do not act as a constraint to development.

3. Local Processing and Permit Procedures

The evaluation and review process required by City procedures contributes to the cost of housing in that holding costs incurred by developers are ultimately reflected in the unit’s selling price. The City’s goal is to expedite processing of all residential development applications.

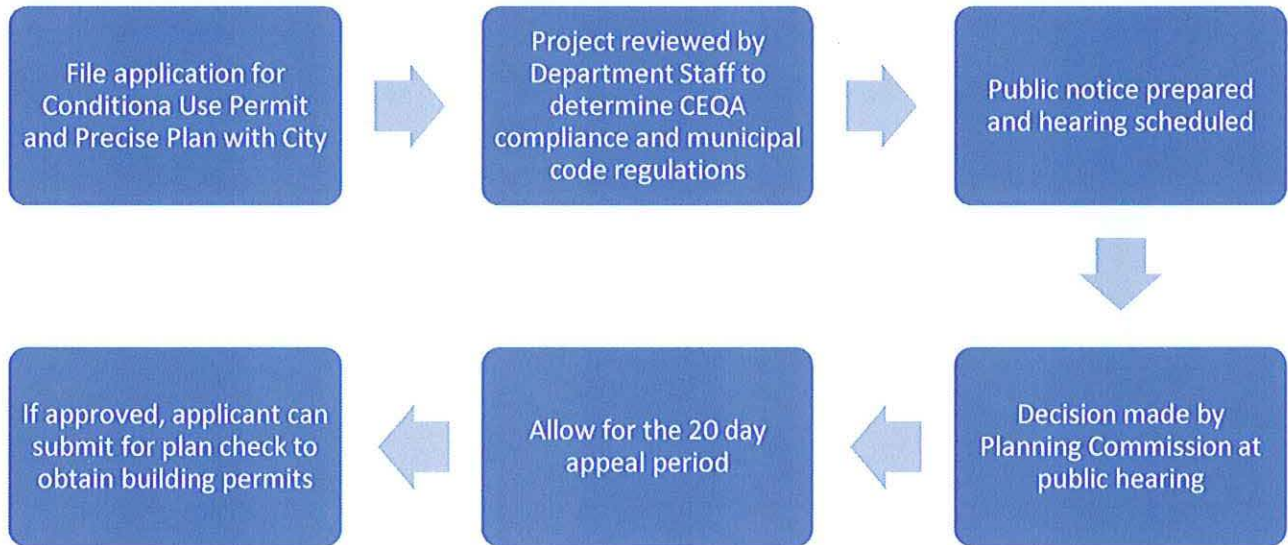
In Fountain Valley, individual single-family houses and duplexes are reviewed over a 10 day period by the Planning and Building staff. Total time to process these permits are typically 30-60 days. Multifamily projects and single-family tract projects are reviewed by the City Planning Commission, typically within 30-60 days of application submission. Projects requiring zone changes or General Plan amendments are processed within 90-120 days and require Planning Commission and City Council review.

Fountain Valley’s development approval process is designed to accommodate development. Currently, the City does not have a formal procedure for expediting projects with affordability components. Because of the reasonable and relatively quick processing times provided by the City, these requirements are expected to facilitate, rather than hinder, new residential development.

The City’s typical land use review process for multifamily (which includes Specific Plan zones) and single family developments are summarized in the following flow charts:



Multi-Family Dwelling Units (R2, R3, R4 and Specific Plan Zones)



Single Family Residential (R1)



C. Constraints to Housing for Persons with Disabilities

Constraints to the development, maintenance and improvement of housing for persons with disabilities impact housing production and availability. Recent changes to state law, including Government Code Sections 65583(a)(4) and 65583(c)(3), address the provision of accessible housing for disabled persons. These changes require that the Housing Element include an analysis of potential and actual governmental constraints upon the maintenance, improvement, or development of housing for all income levels and for persons with disabilities, including land use controls, building codes and their enforcement, site improvements, fees and other exactions required of developers, and local processing and permit procedures. These changes also require that the Housing Element address methods for removing governmental constraints to the maintenance, improvement, and development of housing, including housing for all income levels and housing for persons with disabilities.

Fountain Valley endeavors to accommodate disabled access and to comply with the recent changes to state law. The City has adopted a reasonable accommodation ordinance. The ordinance allows individuals to apply to the City for exemptions from City housing related land use, zoning, or building laws, rules, policies, practices and/or procedures in order to reasonably accommodate their disability.



The City Planning Director reviews and acts on the applications. The ordinance requires that the Director issue a written determination within thirty (30) days of the date of receipt of a completed application and may (1) grant the accommodation request, (2) grant the accommodation request subject to specified nondiscriminatory conditions, (3) deny the request, or (4) may refer the matter to the Planning Commission, which shall render a decision on the application in the same manner as it considers an appeal.

Other City efforts to accommodate the disabled include the fitting of arterial streets with curb cuts, disabled access signal controls and seeing impaired crossing signals. The City has adopted the California Building Code, including all provisions related to facilitating disabled access. These provisions are strictly enforced by the City Building Official. Further, according to the City Zoning Ordinance, ramps and platforms necessary to accommodate disabled access are permitted to intrude into required setbacks. Should added allowances be needed to accommodate disabled access, these are processed as a Reasonable Accommodation application reviewed by the City Planning Director. The City of Fountain Valley provides grants and loans to low and moderate income disabled persons for accessibility modifications to the single family homes.

Residential Care Facilities: According to the Fountain Valley Zoning Code, “family” means:

“Family” means one or more persons occupying a premises and living as a single nonprofit housekeeping unit, as distinguished from a group occupying a boarding or lodging house, hotel, club or similar dwelling for group use. A family shall be deemed to include domestic help employed by the family.

The City Zoning Code defines “residential care facilities”:

“Residential care homes” means facilities providing residential social and personal care for children, the elderly, and people with limited ability for self-care, but where medical care is not a major element. Includes: children’s homes; board and care homes; transitional houses; rehabilitation centers; self-help group homes.

The City permits small residential care facilities that serve 6 or fewer clients in every residential zone. Large residential care facilities serving more than 6 clients are permitted in every residential zone pursuant to a conditional use permit. The City Zoning Code does not regulate concentrations of group homes or contain specific site planning criteria for group homes. Any group home would be regulated by the zoning district in which it locates. Large residential care facilities are required to add one parking space per each employee. Community Development Block Grant program (CDBG) grants are available for American Disabilities Act (ADA) improvements to facilities.

Regarding business licenses, the City follows California Health and Safety Code Section 1566.2, for residential facilities with six or fewer persons. The code says that they shall not be subject to any business taxes, local registration fees, use permits, fees, or other fees.

In addition, the City provides CDBG grants for American Disabilities Act (ADA) improvements to facilities.

D. Environmental Constraints

Environmental constraints to housing include natural hazards that limit the development potential of land or increase the cost of development. In Fountain Valley, environmental constraints that could impact housing development include: flooding hazards; Seismic hazards; and Noise. Land available for residential construction is discussed in Section V. Residential Land Resources.



1. Flooding

The Santa Ana River forms the eastern boundary of Fountain Valley. With the river's influence and the City's level terrain, 88 percent of the City is within the FEMA designated Zone X, equivalent to the formerly designated 100 year floodplain. Storm drain facilities required for construction in flood prone areas add to the cost of high density residential development. None of the potential affordable housing sites identified in Table 19 are located in a designated floodplain.

2. Liquefaction

According to the City Public Safety Element of the General Plan, approximately half of the City is in a high liquefaction zone, with ground water less than 10 feet below the surface. These high liquefaction areas are generally along the City's eastern boundary, adjacent to the Santa Ana River and south and west of the Interstate 405. It is largely infeasible or cost prohibitive to construct underground parking in high liquefaction zones of the City. This is a serious constraint to high density development which often depends on subterranean parking to achieve residential densities of 30 dwelling units per acre, which is the default density for affordable housing as specified by AB 2348. None of the potential affordable housing sites identified in Table 19 are located in a designated liquefaction zone.

3. Seismicity

Like the entire Southern California region, Fountain Valley is located in an area of high seismic activity. Although no active faults cross the City, Fountain Valley is located close to five major fault zones. This proximity subjects the area to potential surface rupture, ground shaking and ground failure. Requirements to ensure buildings, especially multi-story buildings are secure from seismic hazards, add to the cost of high density residential development. None of the potential affordable housing sites identified in Table 19 are located on an identified active fault.

4. Noise

Residential land uses are sensitive to loud noises. Vehicular traffic from the Interstate 405 Freeway, which bisects the City, is the largest noise source in Fountain Valley. Potential sites located proximate to the freeway are considered infeasible for residential development. None of the potential affordable housing sites identified in Table 19 are located in a noise impacted area.

E. Removal of Housing Constraints

1. Availability of Public Services and Facilities

Fountain Valley is largely built-out. New residential development will occur as infill or redevelopment. Public facilities are readily available to accommodate development throughout Fountain Valley. The City's roadway and infrastructure system is in place and capable of accommodating additional residential development pursuant to the City General Plan. There is adequate water volume and sewer capacity available to accommodate additional residential development pursuant to the City General Plan, including the City's RHNA requirements.

All new development projects in the City are required to comply with the National Pollution Discharge Elimination System (NPDES) Permit and Waste Discharge Requirements for Orange County. To comply with NPDES requirements, the City has incorporated the Stormwater Quality Management Plan (SQMP) developed by the County of Orange Department of Public Works, Watershed Division. The City's SQMP is a reference document that serves as the basis for its storm water management program. The City's



version consists of the following programs: development planning; development construction; illicit connection/discharge detection and elimination program; industrial/commercial inspection, and public information.

There are minimum water quality protection requirements for development construction projects. Unless exempted, all development construction projects will be required to implement best management practices (BMPs) necessary to reduce pollutants to the Maximum Extent Practicable (MEP) to meet the minimum water quality protection requirements. Construction activities include activities such as clearing, grading, excavation, road construction, structure construction, or structure demolition that result in soil disturbance.

2. Removal of Market Constraints

The City follows the latest state legislation regarding energy efficiency and sustainable development, including AB 32. As specific implementation measures are promulgated pursuant to AB 32, the City will adopt these measures as feasible and as required, including adoption of a green building code and operation of low emission City vehicles.

3. Removal of Governmental Constraints

As discussed under Section III.B. above, the City Zoning Code provides ample opportunity for residential development of varying types and densities. The City also endeavors to provide expedited processing of all residential development applications. Current City land use and development processes therefore have not been considered a constraint to housing development.

4. Equal Opportunity Constraints

The City contracts with an effective private fair housing organization, Fair Housing Council of Orange County (FHCOC), to provide comprehensive educational and enforcement programs to its residents. The FHCOC provides fair housing community education, fair housing enforcement, tenant legal assistance, housing dispute evaluation & resolution and a mediation program. The FHCOC provides training for members of the city's staff on the elements of fair housing. The FHCOC also promotes fair housing education within the banking and lending industry. City staff refer residents to the FHCOC when residents request information on the services that the FHCOC provide. Additionally, informational handouts are available at City Hall, as well as on the City of Fountain Valley's website.

Between FY 2007-2008 and FY 2011-2012, the FHCOC assisted an average of 64 households annually from Fountain Valley. Issues addressed included issues between renters and landlords including security deposits, discrimination, substandard conditions, harassment, unlawful detainers, etc. The majority of the issues were resolved without being referred to court or mediation. During FY 2012-2013, it is estimated that the FHCOC will provide fair housing services to over 60 Fountain Valley residents with approximately 180 cases. The City's involvement with the FHCOC adequately addresses possible constraints relative to equal opportunity housing.

F. Opportunities for Energy Conservation

Under current law, this Fountain Valley Housing Element must include analysis of opportunities for energy conservation with respect to residential development. Government Code Section 65583(a)(7). The Legislature in 1974 created the California Energy Commission to deal with the issue of energy conservation. The Commission in 1977 adopted conservation standards for new buildings. The Legislature directed the Commission to periodically improve the standards to account for state-of-the-art energy efficient building design. The Commission has adopted revised energy standards for new



residential buildings. The revised energy conservation standards for new residential buildings have been placed in Title 24 of the California Administrative code. The new standards apply to all new residential buildings (and additions to residential buildings) except hotels, motels, and buildings with four or more habitable stories and hotels. The regulations specify energy saving design for walls, ceilings and floor installations, as well as heating and cooling equipment and systems, gas cooling devices, conservation standards and the use of nondepleting energy sources, such as solar energy or wind power. Compliance with Title 24 of the California Code of Regulations on the use of energy efficient appliances and insulation has reduced energy demand stemming from new residential development. Included in Title 24 is the California Green Buildings Standards Code (Cal Green). Cal Green includes standards to incorporate green building practices and technologies in both residential and non-residential uses.

In relation to new residential development, and especially affordable housing, construction of an energy efficient building does add to the original production costs of ownership and rental housing. Over time, however, the housing with energy conservation features should have reduced occupancy costs because the consumption of fuel and electricity is decreased. This means the monthly housing costs may be equal to or less than what they otherwise would have been if no energy conservation devices were incorporated in the new residential buildings. Reduced energy consumption in new residential structures is one way of achieving affordable housing costs when those costs are measured in monthly carrying costs as contrasted to original sales price or production costs.

Strategies a developer can undertake to achieve energy efficient construction include:

- Locating the structure on the northern portion of the sunniest area on the site.
- Designing the structure to admit the maximum amount of sunlight into the building and to reduce exposure to extreme weather conditions.
- Locating indoor areas of maximum usage along the south face of the building and placing corridors, closets, laundry rooms, power core, and garages along the north face of the building to serve as a buffer between heated spaces the colder north face.
- Making the main entrance a small, enclosed space that creates an air lock between the building and its exterior; orienting the entrance away from prevailing winds; or using a windbreak to reduce the wind velocity against the entrance.
- Locating window openings to the south and keeping east, west and north windows small, recessed, and double-glazed.

These and other potential energy efficient opportunities are evaluated and promoted by the City during the site plan review process.

Strategies to support energy conservation that are supported by the City include provision of SCE energy savings brochure at City Hall and the Senior Center. The City is working to be a role model through the Orange County Cities Energy Partnership to identify and create projects to improve long term energy efficiency and sustainability of municipal operations. In addition, the City follows the latest state legislation regarding energy efficiency and sustainable development, including AB 32. As specific implementation measures are promulgated pursuant to AB 32, the City will adopt these measures as feasible and as required.



G. Financial Resources

There are a variety of potential funding sources available to support affordable housing in the City of Fountain Valley. They include the following:

1. Community Development Block Grant Program (CDBG)

Through the federal CDBG program, HUD provides funding for a range of community development activities. CDBG grants are awarded for housing activities, including acquisition, rehabilitation, homebuyer assistance, economic development, homeless services and public services. CDBG funds are subject to certain restrictions and generally cannot be used for new housing construction. CDBG grants primarily benefit households with incomes not exceeding 80% of the county median family income.

The FY 2012-2013 entitlement allocation is \$271,507. An additional \$170,000 in carryover and program income increases the total CDBG funding to \$441,507. Table 3-2 summarizes the proposed funding for programs using the CDBG funding.

**Table 3-2
Community Development Block Grant Funds**

Program	Funding
Home Improvement Programs	\$195,980
Code Enforcement	\$68,000
Public Service Agency Grant Program	\$40,726
Lead Hazard Reduction Grant	\$7,500
Fair Housing	\$4,932
ADA Improvements	\$75,000
Program Administration	\$49,369

2. Section 108 Program

Section 108 is the loan guarantee provision of the CDBG program. This provision provides communities with a source of financing for a variety of housing and economic development activities. All rules and requirements of the CDBG program apply, and therefore all projects and activities must principally benefit low and moderate income persons, aid in the elimination or prevention of blight, or meet urgent needs of the community.

Monies received per the Section 108 loan guarantee program are limited to no more than five times the applicant’s most recently approved CDBG amount, less prior Section 108 commitments. Activities eligible for these funds include: economic development activities eligible under CDBG; acquisition of real property; rehabilitation of publicly owned property; housing rehabilitation eligible under CDBG; construction, reconstruction or installation of public facilities; related relocation, clearance or installation of public facilities; payment of interest on the guaranteed loan and issuance costs of public offerings; debt service reserves; and public works and site improvements.

Section 108 loans are secured and repaid by pledges of future and current CDBG funds. Additional security requirements may also be imposed on a case by case basis.



3. Section 8 Housing Choice Voucher Program

The federal Section 8 rental subsidy program provides rental assistance to low-income households. With a Section 8 housing voucher, households pay 30-40% of their income towards housing and the Housing Authority pays the rest, up to certain maximum rent limits. The vouchers are paid directly to the landlords. The Housing Authority inspects its tenants' units annually to ensure that health and safety standards are met. This program also allows households to use their vouchers toward the purchase of a home.

The Housing Authority manages approximately 463 Section 8 housing vouchers in the City of Fountain Valley.

4. Section 202/811 Housing for Elderly or Disabled

Under this federally administered program, direct loans are made to eligible, private nonprofit organization and consumer operative sponsors to finance development of rental or cooperative housing facilities for occupancy by elderly or disabled persons. The interest rates on such loans are determined annually. Section 8 funds are made available for all of the Section 202 units for the elderly. Rental assistance for 100% of the units for disabled persons has also recently been made available. Section 811 can be used to develop group homes, independent living facilities, and intermediate care facilities.

Private, nonprofit sponsors may qualify for Section 202 no interest capital financing loans. Households of one or more persons, the head of which is at least 62 years old or is a qualified non-elderly disabled person between the ages of 18 and 62, are eligible to live in these units.

5. California Housing Finance Agency (CHFA)

CHFA is an agency of the state of California that administers programs that provide below market interest rate mortgage capital through the sale of tax-exempt notes and bonds. CHFA sells tax-exempt Mortgage Revenue Bonds to provide below market rate financing through approved private lenders to first-time homebuyers for the purchase of new or existing homes. The program operates through participating lenders who originate loans for CHFA purchase.

CHFA assists nonprofit housing development corporations that acquire land, provide building plans, and package loans for self-help housing. Families, under the supervision of nonprofit corporations, provide the majority of the construction labor. CHFA makes commitments to self-help corporations for low-interest mortgages and provides credit enhancements to lenders who provide construction financing and preferential interest rates.

CHFA also operates a Multifamily Rental Housing Mortgage Loan Program. This program finances the construction or substantial rehabilitation of projects containing 20 or more units. In a project, 20% of the units must be set aside for low income tenants at affordable rents for the greater of 15 years or as long as the mortgage is outstanding.

6. Low Income Housing Tax Credit (LIHTC) Program

This State program provides for federal tax credits for private developers and investors that agree to set aside all or a portion of their units for low income households and the elderly for no less than 15 years. A minimum of 20% of the units must be made available to families whose income is less than 50% of the County median income or 40% of the units must be made available to families whose income is up to 80% of the median. Developers and investors must apply for an allocation of housing units from the State Allocation Committee, administered by the Tax Credit Allocation Committee.



7. Multifamily Mortgage Revenue Bonds

Multifamily Mortgage Revenue Bonds, as discussed above, are used to finance construction and mortgage loans, as well as capital improvements for multifamily housing. Federal law requires 20% of the units in an assisted project to be reserved for lower income households, whose income does not exceed 80% of the median household income for the County. Funding for this program is administered by the California Debt Limit allocation committee and has been extended indefinitely.

8. General Funds

The City uses general revenue funds to support general City operations and a wide variety of programs. Related to housing, the City uses general fund revenues to assist with code enforcement, infrastructure improvements in residential neighborhoods, and rezoning efforts specified in the Housing Element Implementation Plan.

9. Mental Health Services Act (MHSA)

Proposition 63 (now known as the Mental Health Services Act or MHSA) was passed in November 2004 and provides increased funding, personnel and other resources to support county mental health programs and monitor progress toward statewide goals for children, transition age youth, adults, older adults and families. The Act addresses a broad continuum of prevention, early intervention and service needs and the necessary infrastructure, technology and training elements that will effectively support this system. \$400 million in MHSA funds have been made available to finance the capital costs associated with development, acquisition, construction and/or rehabilitation of permanent supportive housing for individuals with mental illness and their families, especially including homeless individuals with mental illness and their families.

H. Agencies Involved in Housing in Fountain Valley

City efforts to provide affordable housing opportunities are assisted by the following agencies:

- **Fountain Valley Housing Authority:** The Fountain Valley Housing Authority is the primary agency providing affordable housing opportunities in Fountain Valley. The Housing Authority is the Successor Agency to the former Fountain Valley Redevelopment Agency.
- **Orange County Housing Authority.** The Orange County Housing Authority administers the Section 8 rental subsidy program. Within Fountain Valley, 463 households participate in the Section 8 rental subsidy program as of 2012. Of these households, 83 are family households, 53 disabled households, and 327 elderly households.
- **Fair Housing Council of Orange County:** Fair housing information and tenant-landlord dispute mediation is available through Fair Housing Council of Orange County. Information and resources are provided to both tenants and landlords regarding their rights and responsibilities. The City of Fountain Valley contracts for provision of these services to its residents. Based on monthly tabulations prepared by the Fair Housing Council, most reported fair housing complaints were from renters complaining about unfair lease and eviction policies.



- **Housing and Community Development Advisory Board:** The Housing and Community Development (HCD) Advisory Board acts in accordance with local, state and federal laws. Among other tasks, the Board reviews the City's on-going federally funded CDBG program and makes recommendations to the City Council regarding housing assistance programs, public service agency funding, overall elimination of slum/blighted areas, and assists the low/moderate income residents of the City.



IV. HOUSING ASSESSMENT SUMMARY

Housing Element law requires cities to meet both local and regional housing needs. Fountain Valley's local housing needs are discussed in Sections II and III above. Fountain Valley's regional housing needs are established by the Southern California Association of Governments (SCAG), and are summarized below.

The Housing Plan, presented in Section VI that follows, establishes specific policies and programs to address these identified housing needs.

A. Local Housing Assessment

Local housing needs, as discussed in Section II, have been identified based on information from the 2010 Census, the American Community Survey, and Community Development and Building Department records. Based on this information, areas of local housing needs in Fountain Valley include:

- More affordable rental housing to accommodate the Extremely Low and Very Low Income households.
- More affordable and accessible housing for seniors and persons with disabilities.
- Monitoring and preservation of federally, state and locally assisted units that are at-risk of converting to market rate housing. Minor and moderate repair assistance for older housing structures.

B. Regional Housing Assessment

State law requires jurisdictions to provide for their share of regional housing needs. As part of the Regional Housing Needs Assessment (RHNA), the Southern California Association of Governments (SCAG) determines the housing growth needs by income category for cities within its jurisdiction, which includes the City of Fountain Valley. RHNA determinations for the City of Fountain Valley during this planning period are presented in Table 4-1. As illustrated in the Table, Fountain Valley is required to provide adequate sites for the construction of 358 new dwelling units during this planning period. Of these new units, 42 should be affordable to Extremely Low Income households (as a subset of Very Low Income households), 83 to Very Low Income households, 59 to Low Income households, 65 to Moderate income households, and 151 to above moderate income households.



**Table 4-1
RHNA New Housing Construction Needs by Income Group 2014-2021**

Income Category	Housing Unit Construction Need by Income Group	Percent of Need by Income Group
<i>Extremely Low (0-30% County median Income)</i> ¹	42	--
Very Low (31-50% County median income)	83	23.2%
Low (50-80% County median income)	59	16.5%
Moderate (80-120% County median income)	65	18.2%
Above Moderate (over 120% County median income)	151	42.2%
Total Housing Unit Construction Need	358	100%
Source: SCAG Adopted Regional Housing Needs Determinations, 2012 ¹ The Extremely Low Income allocation is a subset of the Very Low Income allocation and is assumed to be 50 percent of the Very Low Income allocation.		



V. RESIDENTIAL LAND RESOURCES

State Housing Element Law mandates that a city shows it has adequate sites available through appropriate zoning and development standards and with the required public services and facilities for a variety of housing types and incomes. This evaluation of adequate sites represents planning goals and not goals for actual production of housing within the planning period. The City must demonstrate that it has capacity or adequate sites to accommodate the projected need for housing.

The State DOF is responsible for developing the total Statewide housing demand projection. With the State HCD, this demand is apportioned to each of the State's regions. The demand represents the number of additional units needed to accommodate the anticipated growth in the number of households, to replace expected demolitions and conversions of housing units to non-residential uses and to allow for a future vacancy rate conducive to healthy functioning of the housing market.

SCAG, the Council of Governments (COG) representing the region, in cooperation with local jurisdictions is responsible for allocating the region's projected new housing demand in each jurisdiction. This process is known as the Regional Housing Needs Assessment (RHNA) and the goals are referred to as the RHNA goals or the "regional share" goals for new housing construction. The allocation takes into account factors such as market demand for housing, employment opportunities, the availability of suitable sites and public facilities, commuting patterns, type and tenure of housing need and others. In determining a jurisdiction's share of new housing needs by income category, the allocation is adjusted to avoid an over-concentration of Lower Income households in any one jurisdiction. The allocation is divided into four income categories:

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

This section of the Housing Element evaluates the potential additional residential development that could occur in Fountain Valley under the existing General Plan, along with existing and modified zoning classifications and regulations.

A. Projects in the Pipeline

The City of Fountain Valley currently has one large residential development "in the pipeline." This project is the Mt. Hope/ Rancho Las Bolsas project. The location of this project is show in Exhibit 5-1. The Fountain Valley Agency for Community Development acquired the vacant parcel and entered into an agreement with Jamboree Housing Corporation to develop 128 affordable housing units. An Initial Study/Mitigated Negative Declaration was prepared and circulated for public review. The project is in the review process. The Fountain Valley Agency for Community Development has been dissolved, consistent with the dissolution of redevelopment agencies statewide. The City of Fountain Valley is the Successor Agency to the Fountain Valley Agency for Community Development and retains ownership of the site. The City is working with Jamboree Housing Corporation to identify alternative funding sources to construct the project. The Fountain Valley Housing Authority will be approving an Exclusive Negotiating Agreement on December 17, 2013. This agreement will ensure continued availability of this project to meet future affordable housing needs, subject to final funding and financing.



Exhibit 5-1. Projects in the Pipeline



There are currently 20 units under construction in the Solana Walk development within the Fountain Valley Civic Center Specific Plan area. These units will be completed in 2014 and are anticipated to be affordable to moderate and above moderate income households. For the purpose of this analysis, these units are assumed to be affordable to above moderate income households.

In addition, the City has recently approved subdivision of 5 new single family lots at 10442 and 10452 Warner Avenue and 10431, 10441 and 10451 Circulo de Villa. The land is currently undeveloped and the homes are anticipated to be affordable to above moderate income households.

B. Vacant/Underutilized Land Resources

The City of Fountain Valley has minimal areas of vacant. There are vacant sites scattered throughout the City with the potential for infill development. There are additional areas of the City zoned for residential use that are currently developed with non-residential uses or are otherwise underutilized. Table 5-1 summarizes the vacant land with potential for residential development within the City. Exhibit 5-2 shows the location of these parcels.

State Government Code Section 65583.2(c)(3)(B)(iv) allows jurisdictions in metropolitan counties, such as Fountain Valley, to include sites with a density of 30 units per acre as appropriate sites to accommodate the jurisdictions' lower income households. It is assumed that the market can create affordable units at this density. The Housing Opportunity Overlay Area #2 (-HO2) allows residential development at a density of 30 du/ac. Therefore, the land within the Golden Triangle (11701-11765 Edinger Avenue) is assumed to accommodate the City's lower income RHNA need. The Golden Triangle area is currently developed with an older strip commercial center. There are a number of vacant units and a high turnover of businesses within the center. Single family neighborhoods are to the north and south of the center and a multifamily residential development is directly adjacent to the east.

There are an additional 1.14 acres of vacant land within the HO1 overlay that are assumed to provide opportunities for moderate income households.



There are 38 vacant lots zoned R-1 in the Colonia Juarez tract, located between Slater Avenue and Warner Avenue on the west side of Ward Street. The City also owns a vacant lot at 11560 Iris Street. This was the former site of water well. The well has been abandoned and sealed. The City will be disposing of the site in 2014. These vacant lots are assumed to accommodate housing for above moderate income households.

**Table 5-1
Vacant/Underutilized Land with Potential for Residential Development**

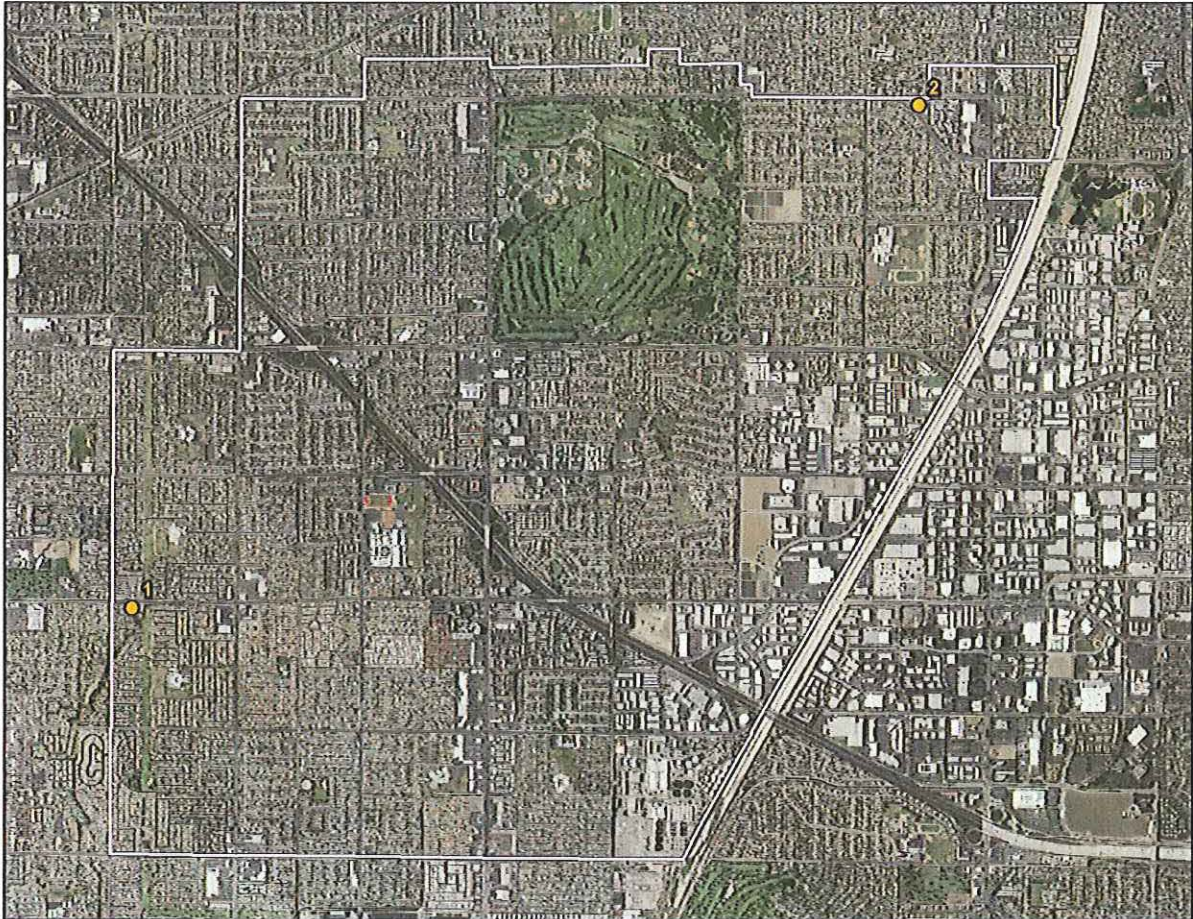
Site ID	Property Address	Zoning	Site Size (acres)	Density	Current Use	Projected Units	Anticipated Income Level
1	8572 Talbert Ave.	GH-HO1	1.14	10.8 du/ac	Vacant	12	Moderate
2	Golden Triangle (11701-11765 Edinger Ave.)	C1-HO2	2.3	30 du/ac	Older Strip Commercial	69	Extremely-Low, Very-Low, Low
Colonial Juarez	10442 Warner (2 lots) 10452 Warner (2 lots) 10372 Warner (2 lots) 10431 Circulo de Villa (2 lots) 10361 Calle Madero (2 lots) 10372 Circulo de Villa 10386 Circulo de Villa 10416 Madero Next to 10490 Ward (4 lots) 10402 Circulo de Zapato 10371 Circulo de Zapata 10341 Circulo de Zapata Between 10341/10332 Circulo de Zapata 10392 Cinco de Mayo 10342 Cinco de Mayo 10302 Cinco de Mayo 10278 Cinco de Mayo Next to 10252 Cinco De Mayo 10262 Cinco De Mayo (2 lots) Between 10262/10275 Juarez	R-1		1 single family unit per lot	Vacant	39	Above Moderate



Site ID	Property Address	Zoning	Site Size (acres)	Density	Current Use	Projected Units	Anticipated Income Level
	Between 10292/10312 Circulo de Juarez 10348 Circulo de Juarez 10352 Circulo de Juarez 10366 Circulo de Juarez 10381 Circulo de Juarez 10391 Circulo de Juarez 10442 Circulo de Juarez 10431 Circulo de Juarez 10365 Calle Independencia 11560 Iris						



Exhibit 5-2
Vacant and Underutilized Land





C. Sites Summary

Table 5-2 summarizes the projects-in-the-pipeline and vacant land capacity to meet the City's lower and moderate income RHNA allocations.

**Table 5-2
Sites Summary**

Income Category	Dwelling Units				RHNA Need Minus Total
	2014-2021 RHNA Need	Projects in the Pipeline	Vacant/ Underutilized Land	Total	
Very Low	83	128	69	209	(2)
Low	59		12		
Moderate	65				
Above Moderate	151	25	39	64	87
Total	358	153	120	273	85

D. Zoning Consistency Program

In order to accommodate the City's remaining above moderate income RHNA need of 85 units, the City will rezone a minimum 17 acres of vacant and underutilized sites that are currently designated for single family residential use in the City's General Plan Land Use Element. These sites that were previously identified in the City's 2008 Housing Element Update are shown in Table 5-3 and are candidate sites to be rezoned to permit 5 du/ac consistent with the General Plan land use designation.

**Table 5-3
Above Moderate Sites to Accommodate 2014-2021 RHNA**

Property Address	Site Size (acres)	Proposed Density	Current Zoning	Projected Units
9736 Ellis Ave.	4.20	Minimum 5 du/ac	A1	21
NE Euclid & Heil	18.63	5 du/ac	A1	93
Total				114



APPENDIX A. COMMUNITY OUTREACH SUMMARY

A. Introduction

On July 11, 2013, the City hosted a Housing Element information and outreach booth at the Fountain Valley Recreation Center and Sports Park during the Concert in the Park. At the booth, community members had the opportunity to pick up informational flyers about the Housing Element update, ask questions of the project team, and provide comments in response to two questions: “What are the housing challenges in Fountain Valley?” and “What are your ideas for improving housing in Fountain Valley?”

B. Community Comments

The following are comments provided by the community in response to the two questions: “What are the housing challenges in Fountain Valley?” and “What are your ideas for improving housing in Fountain Valley?” All comments are provided verbatim.

What are the housing challenges in Fountain Valley?

- Connecting w/our neighbors
- \$ For Housing Rehab Programs
- Housing for Fixed Income/Retired
- Need for more street sweeping
- Mobile home management challenges
- Neighborhood socialization
- Parking (for townhomes)
- No more land for growth
- Too many banners (ads) in shopping centers creates blight affects housing
- Yard & tree maintenance on private property
- Rent increase in manufacture home park
- Challenges with density

What are your ideas for improving housing in Fountain Valley?

- Rent stabilization program
- Mansionization. In-fill should be compatible (DITTO!)
- School boundaries. Some F.V. addresses belong to GGUSD instead of FVUSD.
- Don't confuse “Mansionization” with extended family living. FV is all about family - if three generations want a big house so be it!
- “Touch ad Truck” events for kids.
- New community center 500+
- Co-op with schools to open up recreation. Previous Mayor promised FVHS track would be open to public. It is locked up 24/7. Synthetic track would be great for everyone.
- Water fountain.
- Neighbors social.
- \$\$ For rental rehab.
- Focus on quality instead of quantity.



APPENDIX B. FEE SURVEY

BIA/OC LAND DEVELOPMENT FEE SURVEY 2011-2012

City of Costa Mesa
P.O. Box 1200, 77 Fair Drive
Costa Mesa, CA 92626

FEE CATEGORY	PER UNIT RATE	PER UNIT RATE MULTIFAMILY (If applicable)	NOTES
ENVIRONMENTAL			Contact: Planning Div. (714) 754-5245
Negative Declaration	Consultant fee plus 10%		
EIR Processing (minor/major)	Consultant fee plus 10%		
Initial Determination			
Fiscal Impact Analysis Fee			
Traffic Impact Analysis Fee			
Local Coastal Plan	NA		
Environmental Assessment			
Categorical Exemption	NA		
PLANNING			Contact: Building Div. (714) 754-5273
General Plan Amendment	\$3,560.00		\$1,000 for GP screening
Zoning Map Amendment	See Zone Change		
Development Code Agreement	NA		
Development Agreement	Annual review \$1,425.00 to \$1,875.00		Time and materials with min. \$5,000 deposit
Specific Plan Amendment	\$2,090.00		
Master Plan			\$1,760.00 for PC \$2,265.00 for CC
Zone Change	\$1,910.00		
Tentative Tract Map	\$1,445.00		
Filing			
Revise Approved Map			\$1,445.00
Change Map			
Conditional Use Permits/Variances	\$1,550.00		
Major			
Minor	\$1,010.00		
Extension	\$365.00 to \$450.00		
Site Plan Review	\$915.00		
Design Review	\$1,650.00		
Preliminary Plan Review			
Variance	\$1,685.00		
Appeals	\$690.00 PC \$1,220.00 CC		
BUILDING-EDITION			Contact: Building Div. (714) 754-5273
Building –			

Building Plan Review	\$1,159.18		
Permit Issuance Fee	1,783.35		Building permit fees based on the 1997 Uniform Administrative Code (UAC) Table 3-A
Permit and Inspection Fee			Included with the building permit
Misc. Fees	N/A		
Valuation	\$240,720	\$92.40 for dwelling; \$24.30 for garage	Building permit fees based on the 1997 Uniform Administrative Code(UAC) Table 3-A
Plan Check	See plan review		
Extension	N/A		
Re-Roofing	N/A		
Electrical			
Permit Issuance Fee	\$181.20		Fees based on 1997 UAC Table 3-B
Permit Inspection Fee			Included with the electrical permit
Residential Buildings			Included with the electrical permit
Commercial Buildings	N/A		
Plan Review Fee			Included with the building plan review fee
Power Apparatus			Included with the electrical permit
Services	N/A		
Inspection Fee			Included with the electrical permit
After Hours	N/A		
Mechanical	\$70.45		Fees based on the 1997 UAC Table 3-C (based on number of fixtures provided in the study criteria)
Inspection Fee			Included with the mechanical permit
After Hours	N/A		
Heating			Included with the mechanical permit
Air Circulation			Included with the mechanical permit
Air Distribution			Included with the mechanical permit
Combustion Vent			Included with the mechanical permit
Chimney			Included with the mechanical permit
Compression Boiler			Included with the mechanical permit
Evaporative Cooler			Included with the mechanical permit
Absorption			Included with the mechanical permit

Plumbing			
Inspection Fee	\$166.60		Fees based on 1997 UAC Table 3-D (based on number of fixtures provided in the study criteria)
Plumbing Fixtures			Included with the plumbing permit
Fire Sprinkler Installation			\$125 plus \$3 per head. Includes 2 inspections.
Gas Piping			Included with the plumbing permit
Plan Review			Included with the plumbing permit
Inspection Fee (after hours)	\$102.46		Per Hour
Grading			
Permit Fee	\$3,372.05		Fee for the full 10 acres
Plan Check & Inspection Fee	\$2,191.84		
Geotechnical Review Fee	Included		
SMIP	\$24.07		Attached to building permit fee
Energy			Included with the building permit
Issuance	N/A		
Landscape	\$0		Planning – part of plan check
Model Home/ Repeat Tract Discount	N/A		
Onsite Improvement			Included with the grading permit
WATER			Contact Mesa Consolidated Water District or IRWD 949/631-1200 949/453-5300
Portable Water			
Reclaimed			
Service Call Fee			
Construction Water Meter			
Water Supply Facilities Fee			
Waterline Assessment Fee			
Water Annexation Fee			
Water (Hydrology) Studies			
ENGINEERING & SUBDIVISION			
Final Tract Map Check	\$90 per hour		
Storm Drain	\$6,283.00 - 11,390.00 per acre		
Street Improvement			
Grading			
Offsite Plan Check	\$90 per hour		
Public Works Plan Check	\$90 per hour		
Lot line Adjustment	\$800.00		
Building Addressing			
CAPITAL FACILITIES & CONNECTIONS			

Sewer			Costa Mesa Sanitary District 949/645-8400
Maintenance & Inspection Fee			
Line Assessment			
Studies			
Sanitation District Annex.			
Other Traffic Impact/ Road fees	0 for 0 - 25 net trips \$25 for 26 – 50 net trips \$75 for 51 – 75 net trips \$100 for 76 - 100 net trips \$181 for every net trip exceeding 100 net trips		
Park Facilities (In – Lieu)	\$13,572.00	\$13,829.00	
Landscape Inspection Fee			
SCHOOL FACILITIES			
School District(s):	\$1.84 per SF residential \$0.30 per SF commercial and industrial		Please contact Newport Mesa Unified 714/754-5615
SIGN FEES			
Sign Permit Fee	Bldg. permit fee only		
Abandonment of Signs	None		
Temporary Banner Permit	None		
OTHER FEES			
In-lieu Affordable Housing Fee			
Transportation Corridor	\$3,602 for each Single Family Residential Dwelling	\$2,102 for each Multi-Family Residential Dwelling	\$4.60 per each Non Residential Square Foot

BIA/OC LAND DEVELOPMENT FEE SURVEY 2011-2012

City of Fountain Valley
10200 Slater Avenue, C-8030
Fountain Valley, CA 92708

FEE CATEGORY	PER UNIT RATE	PER UNIT RATE MULTIFAMILY (If applicable)	NOTES
ENVIRONMENTAL			
Negative Declaration	\$3,425.00		
EIR Processing (minor/major)	Cost + 15%		
Initial Determination	\$1,455.00		
Fiscal Impact Analysis Fee			Public Works
Traffic Impact Analysis Fee			Public Works
Local Coastal Plan	N/A		
Environmental Assessment	N/A		
Categorical Exemption	\$495.00		
PLANNING			
General Plan Amendment	\$9265.00		
Zoning Map Amendment	N/A		See Zone Change
Development Code Agreement	N/A		See Development Agreement
Development Agreement	\$7,460.00		
Specific Plan Amendment	\$5,495.00		
Master Plan	\$3,830.00		Precise Plan
Zone Change	\$4,795.00		
Tentative Tract Map	\$4,580.00		
Filing	N/A		
Revise Approved Map	N/A		
Change Map	N/A		
Conditional Use Permits/Variances	\$3,455.00		New CUP
Major	\$2,415.00		CUP Modification
Minor	\$330.00		CUP Transfer
Extension	\$850.00		
Site Plan Review	\$3,830.00		Precise Plan
Design Review	\$1,645.00		Development Review
Preliminary Plan Review	N/A		
Variance	\$2,960 (major), \$770 (minor)		
Appeals	\$2,280.00		
BUILDING-EDITION			
Building –			
Building Plan Review	\$1042.60		
Permit Issuance Fee	\$15.00		
Permit and Inspection Fee	\$1604.00		
Misc. Fees	\$7.00		
Valuation	\$166,850.00		
Plan Check	\$235.10		
Extension	No fee		
Re-Roofing			

Electrical			
Permit Issuance Fee	\$15.00		
Permit Inspection Fee	\$105.80		
Residential Buildings			
Commercial Buildings			
Plan Review Fee	65% of permit fee		
Power Apparatus	\$13.80 - \$41.41		
Services	\$31.65 - \$138.50		
Inspection Fee			
After Hours	\$321.39 - \$357.07		
Mechanical			
Inspection Fee	\$72.65		
After Hours	\$321.39 - \$357.07		
Heating	\$27.10		
Air Circulation	\$27.10		
Air Distribution	\$27.10		
Combustion Vent	\$27.10		
Chimney	Included in building fee		
Compression Boiler	\$54.20		
Evaporative Cooler	\$54.20		
Absorption	\$54.20		
Plumbing			
Inspection Fee	\$273.00		
Plumbing Fixtures	\$21.00		
Fire Sprinkler Installation	N/A		
Gas Piping	\$21.00		
Plan Review	65% of permit fee		
Inspection Fee (after hours)	\$321.39 - \$357.07		
Grading			
Permit Fee	\$300.00		\$160.00
Plan Check & Inspection Fee	\$285.00		Plan check is hourly, inspection is \$80 per hour
Geotechnical Review Fee	\$750.00		\$1050.00
SMIP	\$16.69		
Energy			
Issuance	\$15.00		
Landscape	\$15.00		
Model Home/ Repeat Tract Discount			
Onsite Improvement			
OC Sanitation District	\$5,949.00		
WATER			
Portable Water	\$2.42		
Reclaimed	\$1.14-\$1.94		
Service Call Fee	\$75.00		\$150.00 for after hours
Construction Water Meter	\$185.00		Plus \$500.00 water usage deposit

Water Supply Facilities Fee	\$313.52/DU		Per 3/4" meter
Waterline Assessment Fee	\$4.65		Per frontage foot
Water Annexation Fee	\$697.27		Gross Acre
Water (Hydrology) Studies			
ENGINEERING & SUBDIVISION			
Final Tract Map Check	\$1,155.00		\$1,155+ reproduction
Storm Drain			
Street Improvement	\$255.00		\$255.00 for 1 st 50 L.F.
Grading			
Offsite Plan Check	Deposit		Deposit determined by staff
Public Works Plan Check	\$37.00		
Lot line Adjustment	\$685.00		\$685.00 per lot line adjustment
Building Addressing			
CAPITAL FACILITIES & CONNECTIONS			
Sewer	\$931/DU		Depends on size
Maintenance & Inspection Fee			
Line Assessment			
Studies			
Sanitation District Annex.			
Other Traffic Impact/ Road fees	\$1,485.00		Each traffic study
Park Facilities (In - Lieu)	\$7,421.49		Per residential unit
Landscape Inspection Fee	\$380.00 min.		\$230 + \$150 per sheet
SCHOOL FACILITIES			
School District(s):			
Garden Grove Unified School District	\$7425.00	RES. \$2.97 SF	
Huntington Beach Union H.S.	\$7425.00	RES. \$2.97 SF	
Fullerton Valley Elementary			
SIGN FEES			
Sign Permit Fee	Based on Valuation		
Abandonment of Signs			
Temporary Banner Permit			
OTHER FEES			
Development Mitigation Impact Fee	\$5,339.00		3% of building valuation

BIA/OC LAND DEVELOPMENT FEE SURVEY 2012-2013

**City of Garden Grove
P.O. Box 3070
Garden Grove, CA 92842**

FEE CATEGORY	PER UNIT RATE (Based on 50)	PER UNIT RATE MULTIFAMILY (If applicable)	NOTES
ENVIRONMENTAL			
Negative Declaration	\$16	\$775	CONTACT: KARL HILL EXT. 5323
EIR Processing (minor/major)		Cost + 15%	
Initial Determination	\$6	\$300	
Fiscal Impact Analysis Fee		N/A	
Traffic Impact Analysis Fee		N/A	
Local Coastal Plan		N/A	
Environmental Assessment		N/A	
Categorical Exemption	\$4	\$200	
PLANNING			
General Plan Amendment	\$39	\$1950	
Director's Review- Existing Single Family	\$4	\$175	
Director's Review- All others	\$8	\$400	
Front Yard Determination	\$4	\$175	
Specific Plan Amendment		Cost + 15%	
Ordinance Amendment	\$35	\$1750	
Zone Change	\$36	\$1800	
Tentative Tract Map	\$66	\$2525 + \$15/lot	
Lot Line Adjustment	\$20	\$975	
Tentative Parcel Map	\$44	\$1425 + \$15/ lot	
Modification to Approved Plans		½ cost of current fee	
Conditional Use Permits	\$42	\$2100	
Variance- Existing Single Family Lot	\$10	\$500	
Variance- All Others	\$34	\$1675	
Extension		50% of original fee paid	
Site Plan Review	\$45	\$2250	
Planned Unit Development	\$63	\$3150	
Conditional Use Permit Appeals	\$10	\$480	
Site Plan Appeals	\$7	\$350	
Other Community Development Appeals	\$7	\$350	
BUILDING-EDITION			
Building (based on V= \$178,000)	\$1487.70	\$1086 1 st 100,000+\$5.15 ea additional 1,000	CONTACT: DING VICTORIA EXT. 5327
Building Plan Review	\$986.34	+10% for state energy conservation standards	
Permit Issuance Fee	\$35		
Supplemental Permit Issuance Fee	\$15		
Refunds (No Work Done)		80% less Issuance Fee	
Certificate of Occupancy/ final inspection		No Charge	

Certificate of Occupancy/ no inspection required (re-issuance)		\$25	
Re-inspection Fee		\$75	
Electrical	\$89.75		
Building & Utilities Safety Inspection		\$75	
Electrical Meter Re-set		\$30	
New Construction- Residential Units	\$0.065/s.f		
New Construction- Residential Garage	\$0.055/s.f.		
Plan Review Fee		85% of Permit fee (\$80 minimum)	
Power Apparatus	\$9.50	Not over one HP/kW/kVA/kVAR	
Services	\$30	600V max., 200 amps max	
Services	\$65	600V max., 201 to 1000 amps	
After Hours (overtime inspection fee)		\$90/ hr (two hr min)	
Mechanical	\$74	+ Issuance	
Inspection Fee	n/a		
After Hours		\$90/ hr (two hr min)	
Heating/ Furnace	\$30	Through 100,000 BTU	
Air Handling Unit	\$30	Through 2,000 CFM	
Air Handling Unit	\$45	More than 10,000 CFM	
Ventilation and Exhaust Fan connect	\$22		
Boiler, Compressor, and Absorption	\$30	Up to 3 h.p. or 100,000 BTUs	
Boiler, Compressor, and Absorption	\$35	Up to 3 h.p. or 500,000 BTUs	
Fire Damper (each)	\$9.50		
Decorative Fireplace	\$30		
Plumbing	\$114	+ Issuance	
Inspection Fee	n/a		
Plumbing Fixtures and Vents (each)	\$9.50	Fixtures on one trap	
Building Sewer 1 st 100 feet	\$30		
Gas System (up to 5 outlets)	\$18.50		
Plan Review		85% of Permit fee (\$80 minimum)	
After Hours (overtime inspection fee)		\$90/ hr (two hr min)	
Grading			
Permit Fee			
Plan Check & Inspection Fee		\$70/hour	
Geotechnical Review Fee			
SMIP			
Energy			
Issuance			
Landscape			
Model Home/ Repeat Tract Discount			
Onsite Improvement			
WATER			
Portable Water			
Reclaimed			
Service Call Fee			

Construction Water Meter	\$1,200 Deposit		
Water Supply Facilities Fee			
Waterline Assessment Fee	\$950/acre		
Water Annexation Fee			
Water (Hydrology) Studies	\$90/hr		
ENGINEERING & SUBDIVISION			CONTACT: ISABELLA ZANDVLIET EXT. 5887
Final Tract Map Check	\$90/hr		
Storm Drain	\$90/hr		
Street Improvement	\$90/hr		
Grading	\$90/hr		
Offsite Plan Check	\$90/hr		
Public Works Plan Check	\$90/hr		
Lot line Adjustment	\$90/hr		
Building Addressing			
CAPITAL FACILITIES & CONNECTIONS			
Sewer			
Maintenance & Inspection Fee			
Line Assessment			
Studies	\$90/hr		
Sanitation District Annex.	N/A		
Other Traffic Impact/ Road fees	\$21,150; \$423/D.U.		
Park Facilities (In – Lieu)	\$275,000; \$5,500/D.U.		
Landscape Inspection Fee			
SCHOOL FACILITIES			
School District(s):			
Garden Grove Unified School District			
Anaheim Union			
Orange			
Westminster			
SIGN FEES			
Sign Permit Fee			
Abandonment of Signs			
Temporary Banner Permit	\$35	60 days max per year	
OTHER FEES			
O.C. Capacity Charge			
Parkway Tree Planting Fee	\$3,300; \$2.50/LF		
CC&R Review		\$300	
Flood Plain Letter		\$85	
Zoning Confirmation Letter		\$85	
Ministerial Screening		\$100	
Pre-Application	\$50/hours	\$700 deposit required @ time of submittal	

BIA/OC LAND DEVELOPMENT FEE SURVEY 2011-2012

**City of Huntington Beach
2000 Main Street
Huntington Beach, CA 92648**

FEE CATEGORY	PER UNIT RATE	PER UNIT RATE MULTIFAMILY (If applicable)	NOTES
ENVIRONMENTAL			
Negative Declaration	\$64.30		\$3,215
EIR Processing (minor/major)	\$1,998.44 + costs		\$99,922 Deposit + costs
Initial Determination	-		n/a
Fiscal Impact Analysis Fee	-		n/a
Traffic Impact Analysis Fee			n/a (varies per project)
Local Coastal Plan	\$132.04 (\$66.02 w/ 50%)		\$6,602 CDP (-50% w/ CUP)
Environmental Assessment	\$213.58		\$10,679
Categorical Exemption	\$5.20		\$260
PLANNING			
General Plan Amendment	\$931.62		\$46,581 (major)
Zoning Map Amendment	\$486.18		\$24,309 (major)
Development Code Agreement	-		n/a
Development Agreement	\$663.24		\$33,162 + costs
Specific Plan Amendment	\$42.10		\$2,105
Master Plan	-		n/a
Zone Change			(ZMA/GPA)
Tentative Tract Map	\$154.28 + 1,500= \$1,654.28		\$7,714 (+ \$30/lot)
Filing			
Revise Approved Map			
Change Map			
Conditional Use Permits/Variances			
Major	\$199.78		\$9,989
Minor	-		n/a
Extension	\$9.58		\$479
Site Plan Review	\$110.38		\$5,519
Design Review	\$18.10		\$905
Preliminary Plan Review	\$50.76		\$2,538
Variance	\$84.68		\$4,234
Appeals	\$67.66		\$3,383
General Plan Maintenance Fee -- <i>new</i>	\$185		\$1.85 per \$1,000 valuation
BUILDING-EDITION			
Building --			
Building Plan Review	\$1808		Production unit (26%)= \$470
Permit Issuance Fee	\$31.20		
Permit and Inspection Fee	\$2,288		50 units = \$114,436
Misc. Fees	\$1.56		Microfilm/Scan Permit
Valuation	\$257,163		
Plan Check			

Extension	\$104	
Re-Roofing	-	n/a
Electrical		
Permit Issuance Fee	\$31.20	
Permit Inspection Fee		
Residential Buildings	\$140.92	Per study criteria
Commercial Buildings	\$140.92	Per study criteria
Plan Review Fee	\$105.69	
Power Apparatus	-	n/a
Services	\$0.62/amp	
Inspection Fee	\$0.12/sf	Included in above
After Hours	\$125/hr	
Mechanical		
Inspection Fee	\$214.24	
After Hours	\$125/hr	
Heating	\$62.40	
Air Circulation	\$32.24	
Air Distribution	\$32.24	
Combustion Vent	\$32.24	
Chimney	\$32.24	
Compression Boiler	\$32.24	
Evaporative Cooler	\$32.24	
Absorption	-	
Plumbing		
Inspection Fee	\$214.24	
Plumbing Fixtures	\$29.12/each	
Fire Sprinkler Installation	-	
Gas Piping	\$26.00	
Plan Review		
Inspection Fee (after hours)	\$125/hr	
Grading		
Permit Fee		
Plan Check & Inspection Fee		
Geotechnical Review Fee		
SMIP	\$25.72	
Energy	\$11.00	Building Standards Fee
Issuance	-	
Landscape		
Model Home/ Repeat Tract Discount	\$470	Production unit (26%)= \$470
Onsite Improvement		
WATER		
Portable Water	-	
Reclaimed	-	
Service Call Fee	-	
Construction Water Meter	-	
Water Supply Facilities Fee	\$5,398.00	Assume 1" Meters
Waterline Assessment Fee	-	
Water Annexation Fee	-	
Water (Hydrology) Studies	-	Incl. in PW plan check fee
ENGINEERING & SUBDIVISION		
Final Tract Map Check	\$50.00	\$2,500.00 Plan Check

Storm Drain	\$3,303.44		\$13,880 per Gross Acreage
Street Improvement – Encroachment Permits	\$640.00		Street and Water System Improvements
Grading	-		Incl. in PW plan check fee
Offsite Plan Check	-		Incl. in PW plan check fee
Public Works Plan Check	\$380.00		Approx. \$11,000 (Based on FBR)
Lot line Adjustment	-		Incl. in PW Map check fee
Building Addressing	-		n/a
CAPITAL FACILITIES & CONNECTIONS			
Sewer	\$2,202		
Maintenance & Inspection Fee	-		
Line Assessment	-		
Studies	-		Incl. in PW plan check fee
Sanitation District Annex.	-		
Other Traffic Impact/ Road fees	\$2,016.00		(12 trips/DU @ \$168/trip)
Park Facilities (In – Lieu)	\$6,700		\$335,000 (+ appraisal cost)
Landscape Inspection Fee	\$235.00		
SCHOOL FACILITIES			
School District(s):			
Huntington Beach Union H.S. District			
Residential	\$2.97/sf		(714) 536-7521 x 250
SIGN FEES			
Sign Permit Fee			n/a
Abandonment of Signs			n/a
Temporary Banner Permit			n/a
OTHER FEES			
Library Fee	\$1099		(per unit only) – no longer on additions
Downtown Specific Plan	\$166.20		\$831/acre
Final Tract-Planning	\$39.24		\$1,962
Landscape Plan Check	\$20		\$1,000 total
Addressing	\$25.12		\$1,256/project
Law Enforcement Facilities	\$119		(per unit only) – not on additions
Fire Suppression Facilities	\$277		(per unit only) – not on additions
Park Land/Open Space	\$6802		(per unit only) – not on additions

BIA/OC LAND DEVELOPMENT FEE SURVEY 2011-2012

City of Santa Ana
P.O. Box 1988, 20 Civic Center Plaza
Santa Ana, CA 92702

FEE CATEGORY	PER UNIT RATE	PER UNIT RATE MULTIFAMILY (If applicable)	NOTES
ENVIRONMENTAL			
Negative Declaration			In-House = \$59,915.90 or 10% Consultant Contract
EIR Processing (minor/major)			In-House = \$92,508.50 or 10% Consultant Contract
Initial Determination			N/A
Fiscal Impact Analysis Fee			N/A
Traffic Impact Analysis Fee			N/A
Local Coastal Plan			N/A
Environmental Assessment			N/A
Categorical Exemption			\$523.70
PLANNING			
General Plan Amendment			\$7,992.95
Zoning Map Amendment			N/A
Development Code Agreement			N/A
Development Agreement			\$11,336.35
Specific Plan Amendment			\$14,042.80
Master Plan			N/A
Zone Change			\$5,090.40
Tentative Tract Map			\$4,116.80 + \$16.20/Lot
Filing			N/A
Revise Approved Map			N/A
Change Map			N/A
Conditional Use Permits			\$5,410.85
Major			N/A
Minor			N/A
Extension			20% application fee
Site Plan Review			Based on project square footage \$38,745.55 + \$0.06 per square foot above 100,000 square feet
Design Review			N/A
Preliminary Plan Review			N/A
Variance			\$4,751.70
Appeals			Applicant = \$3,518.30 Non-Applicant = \$ 350.00
BUILDING-EDITION			
Building 2010 CBC			
Building Plan Review	\$2,931.90		Varies per sq. ft.
Permit Issuance Fee	\$121.35		
Permit and Inspection Fee	\$1,671.83		
Misc. Fees	0		
Valuation	\$295,510		Varies per sq. ft., const. type

			& occupancy group
Plan Check			Same as "building plan review"
Extension	0		
Re-Roofing	\$363.96		
Electrical 2010 CEC			
Permit Issuance Fee (Same for ea.P/E/M)	\$45.50		
Permit Inspection Fee	\$103.68		
Residential Buildings	\$.12 per sq. ft		New SFD per sq. ft.
Commercial Buildings			Per fixture/item
Plan Review Fee (Same for ea. P/E/M)			65% of permit fee total
Power Apparatus	\$8.39		Varies by HP, kW, kVA; assumes 1-10 items
Service	\$43.05		Assumes under 400 amps
Inspection Fee			Same as "permit inspection fee"
After Hours	\$320.68		
Mechanical 2010 CMC			
Inspection Fee	\$284.09		
After Hours	\$320.68		
Heating	\$54.20		
Air Circulation	\$36.80		
Air Distribution	\$36.80		
Combustion Vent	\$36.05		
Chimney	\$48.05		
Compression Boiler	\$74.55		
Evaporative Cooler	\$54.20		
Absorption	\$64.70		
Plumbing 2010 CPC			
Inspection Fee	\$166.02		
Plumbing Fixtures	\$11.75		Varies by fixtures
Fire Sprinkler Installation	\$64.70		
Gas Piping	\$36.80		
Plan Review			65 % of permit fee subtotal
Inspection Fee (after hours)	\$320.68		
Grading			
Permit Fee			
Plan Check & Inspection Fee			
Geotechnical Review Fee			
SMIP	\$29.55		0.0001 x valuation
SB1473 Building Standards Admin. Special Revolving Fund	\$11.00		Based on valuation table from California Building Stds. Commission
Energy (Plan Review)	\$.10 per sq. ft.		
Issuance			
Landscape			
Model Home/ Repeat Tract Discount			50% discount
Onsite Improvement			
WATER			
Portable Water			
Reclaimed			
Service Call Fee			

Construction Water Meter			
Water Supply Facilities Fee			
Waterline Assessment Fee			
Water Annexation Fee			
Water (Hydrology) Studies			
ENGINEERING & SUBDIVISION			
Final Tract Map Check			
Storm Drain			
Street Improvement			
Grading			
Offsite Plan Check			
Public Works Plan Check			
Lot line Adjustment			\$1,325.40
Building Addressing			
CAPITAL FACILITIES & CONNECTIONS			
Sewer			
Maintenance & Inspection Fee			
Line Assessment			
Studies			
Sanitation District Annex.			
Other Traffic Impact/ Road fees			
Transportation Corridor			
Park Facilities (In – Lieu)			
Landscape Inspection Fee			Residential = \$579.30 Non-Residential = \$1,296.10
Drainage			
SCHOOL FACILITIES			Please call school dist. for
School District(s):			Fees:
Santa Ana Unified			714-480-5349
Tustin			714-730-7301
Orange			714-628-4500
Garden Grove			714-663-6503
SIGN FEES			
Sign Permit Fee			\$421.60
Abandonment of Signs			N/A
Temporary Banner Permit			\$137.50
OTHER FEES			
Residential Development Fee	\$5,450.81		Assumes 4 Bedrooms
NPDES			
WQMP			
FCWP Fee (Site, Building, Grading & Plumbing Permits)			\$.26 of permit fees