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**Date:** 2/23/2022

**California Department of  
Housing and  
Community  
Development**

Division of Housing Policy  
Development

2020 W. El Camino Ave,  
Suite 500  
Sacramento, CA 95833

**Subject: City of Stanton Adopted 2021-2029 Housing Element Submittal**

Dear Mr. Ayala,

We are pleased to submit to the California Department of Housing and Community Development the adopted 2021-2029 City of Stanton Housing Element. This Housing Element describes the City's updated plan for addressing the housing needs of its residents through October 15, 2029. As stated in the Department's letter dated December 17, 2021, the Draft Housing Element submitted on October 18, 2021 along with revisions received on December 3, 2021 addressed many statutory requirements; however, additional revisions were necessary to comply with State Housing Element Law (Article 10.6 of the Gov. Code). The City has made the necessary revisions and the City Council adopted the 2021-2029 Housing Element on February 8, 2022. Please find the adopted element (with modifications to the draft illustrated in track changes) and City Council Resolution No. 2022-05 attached. We are also including the HCD sites workbook.

The City is committed to working with the California Department of Housing and Community Development (HCD) to continue to implement the Housing Element, to ensure the legal adequacy of the General Plan, and to preserve local control of land use decisions.

We have greatly appreciated the Department's assistance throughout.

Sincerely,

CITY OF STANTON


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Attached:

City of Stanton Adopted 2021-2029 Housing Element  
HCD Sites Workbook  
City Council Resolution No. 2022-05  
City Response Summary Matrix



# 2021—2029 HOUSING ELEMENT

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January 2022

City of Stanton

7800 Katella Ave

Stanton, CA 90680

<https://letstalkstanton.com/housingelement>





# 2021—2029 HOUSING ELEMENT

**PREPARED FOR: CITY OF STANTON**

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## **2021-2029 HOUSING ELEMENT ORGANIZATION**

### **Part 1: Housing Plan**

Part 1 of the 2021-2029 Housing Element is the City's "Housing Plan", which includes the goals, policies, and programs the City will implement to address constraints and needs. The City's overarching objective is to ensure that decent, safe housing is available to all current and future residents at a cost that is within the reach of the different economic segments which comprise Stanton.

### **Part 2: Background Report**

Part 2 of the 2021-2029 Housing Element is the "Background Report" which identifies the nature and extent of Stanton's housing needs, including those of special populations, potential housing resources (land and funds), potential constraints to housing production, and energy conservation opportunities. By examining the City's housings, resources, and constraints, the City can then determine a plan of action for providing adequate housing, as presented in Part 1: Housing Plan. In addition to identifying housing needs, the Background Report also presents information regarding the setting in which these needs occur. This information is instrumental in providing a better understanding of the community, which in turn is essential for the planning of future housing needs.

### **Appendix A: Housing Sites Inventory**

The Housing Element must include an inventory of land suitable and available for residential development to meet the City's regional housing need by income level. The California Department of Housing and Community Development (HCD) requires that the Housing Sites Inventory be prepared using a State-approved format, included here as Appendix A.

### **Appendix B: Public Engagement Summary**

As part of the Housing Element Update the process, the City hosted numerous opportunities for the community and key stakeholders to provide feedback on existing housing conditions, housing priorities, priority areas for new residential growth, and topics related to fair housing. Materials were provided in both English and Spanish to further engage the Stanton community. Public participation played an important role in the refinement of the City's housing goals and policies and in the development of new housing programs, as included in Part 1: Housing Plan. The public's input also helped to validate and expand upon the contextual information included in Part 2: Background Report. The City's efforts to engage the community in a meaningful and comprehensive way are summarized in Appendix B.





# PART 1 HOUSING PLAN

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# 1 Introduction

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This section presents the City of Stanton's Housing Plan, including goals, policies, and programs the City will implement to address housing needs and constraints. The City's overarching objective is to ensure that decent, safe housing is available to all current and future residents at a cost that is within the reach of the diverse economic segments that comprise Stanton. To this end, the Housing Plan focuses on:

- 1) Encouraging housing diversity and opportunities;
- 2) Providing housing affordable to lower and moderate-income households;
- 3) Preserving the quality of existing housing and residential neighborhoods;
- 4) Minimizing governmental constraints; and
- 5) Promoting equal opportunity for all residents to reside in the housing of their choice.

## 2 Goals and Policies

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The Housing Element Background Report evaluates the City's housing needs, opportunities, and constraints, and presents a review of the previous Housing Element. This Housing Plan reflects the City's experience during the 2014-2021 planning period and sets forth the City's goals, policies, and programs to address the identified housing needs and issues for the 2021-2029 planning period. Quantified objectives for new construction, rehabilitation, and conservation are also identified. The goals and policies that guide the City's housing programs and activities are as follows:

# HOUSING DIVERSITY AND OPPORTUNITIES

## GOAL 1

**Provide a broad range of housing opportunities to meet the existing and future needs of all Stanton residents.**

- Policy 1.1:** Allow for the development of a variety of housing opportunities (ownership and rental) in Stanton including low-density single-family homes, moderate-density townhomes, higher-density apartments and multifamily projects, mixed-use development, accessory dwelling units, and mobile homes to fulfill regional housing needs.
- Policy 1.2:** Maintain adequate capacity to accommodate the City's unmet Regional Housing Needs Allocation (RHNA) for all income categories throughout the planning period.
- Policy 1.3:** Promote the development of new housing units in the City's mixed-use districts, which are located along the City's major transportation corridors and near community activity centers.
- Policy 1.4:** Encourage both the private and public sectors to produce or assist in the production of housing with particular emphasis on housing affordable to seniors, persons with disabilities, large families, female-headed households with children, and the homeless.
- Policy 1.5:** Coordinate efforts with the Public Works Department and the City's sewer and water providers with regard to ongoing infrastructure maintenance and upgrades to ensure that sewer and water capacity are sufficient to accommodate projected growth.
- Policy 1.6:** Continue to work with the County of Orange and surrounding jurisdictions to address the needs of the homeless on a regional basis.

## AFFORDABLE HOUSING

## GOAL 2

**Protect, encourage, and provide housing opportunities for persons of lower and moderate incomes.**

- Policy 2.1:** Preserve and expand the City's supply of affordable rental and ownership housing for lower and moderate-income households.



- Policy 2.2:** Utilize the City’s regulatory powers including density bonuses and financial incentives to promote and facilitate the development of affordable housing.
- Policy 2.3:** Seek out partnerships with affordable housing developers, nonprofits, and other agencies to maximize resources available for the provision of housing affordable to lower and moderate-income households.
- Policy 2.4:** Actively pursue state and federal housing program funds to provide housing assistance and to support the development of housing affordable to lower and moderate-income households.
- Policy 2.5:** Allow by-right approval of housing developments proposed on non-vacant sites included in the previous Housing Element inventory and on vacant sites included in the two previous Housing Element inventories, provided that the proposed housing development includes at least 20 percent lower income affordable housing units.

## PRESERVATION AND MAINTENANCE OF HOUSING

### GOAL 3

**Preserve and maintain the existing housing stock so that all residents live in neighborhoods free from blight and deterioration.**

- Policy 3.1:** Promote programs that improve the overall quality and conditions of existing housing in Stanton with an emphasis on housing that is affordable to lower income households.
- Policy 3.2:** Promote and facilitate the conservation and rehabilitation of substandard residential properties by homeowners and landlords.
- Policy 3.3:** Subject to the availability of funding, continue to offer rehabilitation and home improvement loans to qualified households.
- Policy 3.4:** Promote resources and programs available to homeowners and landlords for residential maintenance and rehabilitation.
- Policy 3.5:** Use the code enforcement program to bring substandard units into compliance with City codes and to improve housing quality and conditions.
- Policy 3.6:** Promote a balance of rental and affordable ownership housing.
- Policy 3.7:** Monitor “at-risk” affordable housing and proactively address potential conversion of affordable units to market-rate units prior to their transition.

**Policy 3.8:** Support County efforts to preserve and expand rental assistance programs for very low-income households, including the Housing Choice Voucher Program.

## REMOVAL OF HOUSING CONSTRAINTS

### GOAL 4

**Reduce or remove governmental and nongovernmental constraints to the development, improvement, and maintenance of housing where feasible and legally permissible.**

**Policy 4.1:** Review residential development standards, regulations, ordinances, departmental processing procedures, and permit fees related to construction and rehabilitation to determine any constraints on housing development and modify accordingly.

**Policy 4.2:** Inform applicants on how to navigate the development review process and efficiently facilitate building permit and development plan processing for residential construction.

**Policy 4.3:** Monitor state and federal housing-related legislation, and update City plans, ordinances, and processes pursuant to such legislation to remove or reduce governmental constraints.

**Policy 4.4:** Provide incentives and regulatory concessions for residential projects constructed specifically for lower and moderate-income households.

**Policy 4.5:** Adopt plans and programs that support the provision of adequate infrastructure and public facilities required to serve new housing.

## EQUAL HOUSING OPPORTUNITY

### GOAL 5

**Affirmatively further fair housing practices, promoting equal opportunity for all residents to reside in housing of their choice.**

**Policy 5.1:** Prohibit discrimination in the sale, rental, or financing of housing based on race, color, ancestry, religion, national origin, sex, sexual orientation, gender identity, age, disability/medical condition, familial status, marital status, source of income, or other protected characteristics.

**Policy 5.2:** Assist in the enforcement of fair housing laws by providing support to organizations that conduct outreach and education regarding fair housing rights, receive and



investigate fair housing allegations, monitor compliance with fair housing laws, and refer possible violations to enforcing agencies.

**Policy 5.3:** Encourage housing development in an equitable and fair manner that prevents discrimination, overcomes patterns of segregation, avoids concentrations of lower income households, addresses pollution burdens, and fosters inclusive communities.

**Policy 5.4:** Accommodate persons with disabilities who seek reasonable waiver or modification of land use controls and/or development standards pursuant to procedures and criteria set forth in the Zoning Code.

**Policy 5.5:** Broaden the availability and accessibility of housing to special needs residents such as seniors, disabled persons, developmentally disabled, large households, families with children, female-headed households, and persons experiencing homelessness.

**Policy 5.6:** Provide information to the public on available housing, housing affordable to lower income households, and special needs housing through the City's public information channels and social media accounts.

# 3 Housing Element Programs

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Stanton offers a variety of housing opportunities to meet the needs of the community and comply with State housing law. This section of the Housing Plan addresses the issues identified in the Background Report of the Housing Element and provides a strategy to achieve the City's housing goals. The housing programs designed to implement the City's strategy are discussed in detail below.

## Adequate Housing Sites

### (GOAL 1: HOUSING DIVERSITY AND OPPORTUNITIES)

A key element in satisfying the housing needs of all segments of the community is the provision of adequate sites for housing. This is an important function of both the General Plan and zoning.

#### **Program 1: Residential Sites Inventory**

Planning and regulatory actions to achieve adequate housing sites are implemented through the Community Development Element, Zoning Code, and in some instances, development agreements. These regulatory documents provide for a variety of residential development types, ranging from lower-density single-family homes to higher-density apartments, condominiums, and mixed-use projects.

The City of Stanton received a RHNA of 1,231 units for the 2021-2029 planning period. After credits for constructed units (572) and approved/entitled units (353) are taken into consideration, the City has a remaining 2021-2029 RHNA of 306 units, including 33 extremely/very low-income, 145 low-income, 4 moderate-income, and 124 above moderate-income units.

The residential sites inventory consists of approximately 34.39 acres of land designated in mixed-use areas which allow for residential development at densities beyond 30 du/ac, with the potential to yield at least 1,288 new units. The City has also identified 3.55 acres of

underdeveloped residential uses (five sites) that could yield an additional 37 units affordable to moderate and above moderate income households. Construction of new accessory dwelling units (ADUs) will also add to the City's housing stock (117 units). Together, these resources have the capacity to accommodate at least 1,442 new units affordable to all income levels. These sites can accommodate the City's remaining RHNA allocation for all income levels through year 2029. The City will maintain an inventory of sites with residential development potential and provide it to prospective residential developers upon request.

**Responsible Agencies:** Community and Economic Development Department

**Funding Sources:** General Fund

**2021-2029 Objectives:** Maintain and monitor the residential sites inventory to ensure sufficient sites remain to accommodate the RHNA allocation throughout the planning period. Receive and process development applications for residential projects.

**Timeframe:** Annual monitoring and reporting throughout the planning period.

## **Program 2: Monitor Residential Capacity (No Net Loss)**

The City will monitor the consumption of residential acreage (i.e. land identified with residential development potential), and review proposed General Plan amendments, Zoning Code amendments, and development projects to ensure an adequate inventory is available to meet the City's 2021-2029 RHNA obligations. This program modifies the City's 5<sup>th</sup> Cycle Residential Development Monitoring Program.

To make certain sufficient residential development capacity is maintained, the City will develop and implement a formal ongoing (project-by-project) evaluation procedure pursuant to Government Code Section 65863 and will make the findings required by that code section if a site is proposed for development with fewer units or at a different income level(s) than shown in the residential sites inventory. Should an approval of development result in a reduction of capacity below that needed to accommodate the remaining RHNA for lower income, moderate-income, or above moderate-income households, the City, and potentially the applicant (in accordance with State law), will identify and, if necessary, rezone sufficient sites within 180 days to accommodate the shortfall and ensure "no net loss" in capacity to accommodate the RHNA allocation, consistent with State law. Any rezoned site(s) will satisfy the adequate sites requirements of Government Code Section 65583.2 and will be consistent with the City's obligation to affirmatively further fair housing.

<b>Responsible Agencies:</b>	Community and Economic Development Department
<b>Funding Sources:</b>	General Fund
<b>2021-2029 Objectives:</b>	Maintain adequate capacity to accommodate the City's RHNA obligations at all income levels throughout the planning period. Report as required through the HCD annual report process.
<b>Timeframe:</b>	Ongoing implementation, at time of approval of a project on a site listed in the Housing Element, and annual reporting throughout the planning period.

### Program 3: Public Property Conversion to Housing

The City will maintain a list of surplus city-owned lands, including identification of address, APN, General Plan land use designation, zoning, current use, parcel size, and status (surplus land or exempt surplus land). The City will work with nonprofits and public agencies to evaluate the feasibility of transferring surplus city-owned lands not committed to other City purposes for development of affordable housing by the private sector. The inventory will be updated annually in conjunction with the Annual Progress Report (Program 1). Any disposition of surplus lands will be conducted consistent with the requirements of Government Code Section 54220 et. seq.

<b>Responsible Agencies:</b>	Community and Economic Development Department; City Manager's Office
<b>Funding Sources:</b>	General Fund and federal and state technical assistance grants
<b>2021-2029 Objectives:</b>	Collaborate with the development community on an annual basis, including affordable housing developers, to evaluate the viability of developing city-owned land as affordable housing.
<b>Timeframe:</b>	Annually

### Program 4: Replacement of Affordable Units

Consistent with the requirements of Government Code Section 65583.2(g)(3), development projects on sites in the residential sites inventory (Appendix A) that have, or have had within the five years preceding the application, residential uses restricted with rents affordable to low or very low-income households or residential uses occupied by low or very low-income households, shall be conditioned to replace all such units at the same or lower income level as a condition of any development on the site, and such replacement requirements shall be consistent with Government Code Section 65915(c)(3).



<b>Responsible Agencies:</b>	Community and Economic Development Department
<b>Funding Sources:</b>	General Fund; replacement costs to be borne by developer of any such site
<b>2021-2029 Objectives:</b>	For all project applications, identify need for replacement of affordable housing units and ensure replacement, if required, occurs.
<b>Timeframe:</b>	Ongoing

## **Program 5: Facilitate Affordable and Special Needs Housing Construction**

The City will encourage and facilitate affordable housing construction and housing that addresses populations with special housing needs through financial assistance (when funding is available), removal of regulatory constraints, and administrative support. With limited funding, the City will rely on the following actions to encourage affordable housing production during the planning period:

- **Collaborate with Affordable Housing and Special Needs Housing Developers:** Affordable housing developers work to develop, conserve, and promote rental and ownership affordable housing, including for extremely low-income households. Special needs housing developers work to ensure housing opportunities are available that are accessible to and supportive of persons and households with special needs, such as persons with developmental disabilities. These developers can help meet the goals for additional housing by implementing or assisting with the implementation of programs described in this Housing Element. The City will collaborate with affordable housing developers and special needs housing developers to identify potential sites, write letters of support to help secure governmental and private sector funding, and offer technical assistance related to the application of City incentive programs (e.g., density bonus). The City will proactively provide affordable housing developers with maps illustrating higher resource areas and areas with high levels of people-based and place-based opportunities in the City in order to highlight opportunities for new development to affirmatively further fair housing. In addition, developers will proactively be provided the list of housing sites identified in the residential sites inventory (Appendix A).
- **Regulatory Concessions and Incentives:** The City will work with developers on a case-by-case basis to provide regulatory concessions and incentives to assist them with the development of affordable and special needs housing. In a relatively small city like Stanton, this is the most effective method of assisting developers, as each individual project can be analyzed to determine which concessions and incentives would be the most beneficial to the project's feasibility. Regulatory concessions and incentives could include, but are not

limited to, density bonuses, reductions in required parking, fee reductions or deferral, expedited permit processing, and modified or waived development standards pursuant to Chapter 20.330 (Affordable Housing – Density Bonuses) of the Municipal Code.

- **Low Income Housing Tax Credits (LIHTC):** The City will assist developers in gaining funding for the development of affordable housing through the LIHTC program. Investors receive a credit against federal tax owed in return for providing funds to developers to build or renovate housing for low-income households. In turn, the capital subsidy allows rents to be set at below market rates.
- **Collaborate with Housing Developers to Support Large Families:** Developers of affordable and market rate housing can help address the special needs of the community's large families by providing a mix of unit types and sizes, including units with more than three bedrooms. The City will advise developers regarding the presence of larger families in Stanton and encourage them to evaluate the feasibility of including a higher proportion of units which are more than three bedrooms.

**Responsible Agencies:** Community and Economic Development Department

**Funding Sources:** General Fund

**2021-2029 Objectives:** Monitor the City's existing affordable housing stock and support affordable housing developers in their efforts to develop new affordable units in Stanton. Monitor the City's options for special needs housing and likewise support special needs housing developers.

**Timeframe:** Annual outreach to the development community; provide ongoing assistance to interested affordable housing and special needs housing developers.

## **Program 6: Mixed-Use Development**

The City previously adopted a comprehensive revision to its General Plan and Zoning Code to maximize the potential for mixed-use and other creative residential development types. Mixed-use development will add residential units along major corridors such as Beach Boulevard and can provide significant opportunities for affordable housing development. In addition to providing for expanded residential development in higher-density settings, mixed-use developments will help the City achieve greenhouse gas reductions through reduced vehicle trips. Furthermore, mixed-use developments such as Stanton's new 22 & Beach can be transformative projects that

become the catalyst for the revitalization of a larger area. The City will undertake the following actions to encourage mixed-use development during the planning period:

- Facilitate the development of residential units in mixed-use districts by providing technical support for lot consolidation, streamlined permit processing, regulatory concessions or incentives, fee waivers and fee deferrals, assistance with on and off-site improvements, and financial assistance (when feasible). The City will establish specific and objective criteria for mixed-use site plan reviews and will target development densities as estimated in the Housing Element.
- Play a proactive role in development of mixed-use areas by pursuing strategic partnerships with developers, lenders, and property owners to ensure the development of housing at appropriate densities and the inclusion of affordable housing units.
- Monitor development interest, inquiries, and progress towards mixed-use development and affordable housing creation. Periodically re-evaluate approach and progress. Should monitoring reveal a shortfall in residential and affordable residential uses in mixed-use developments, the City will develop additional incentives and approaches (including examination of development standards) to ensure the City satisfies its identified housing need (RHNA).

**Responsible Agencies:** Community and Economic Development Department

**Funding Sources:** General Fund and other sources

**2021-2029 Objectives:** Support the development of mixed-use projects along transit corridors and near activity centers.

**Timeframe:** Ongoing implementation with annual monitoring; prepare objective design standards for mixed-use development by December 2023.

## **Program 7: Accessory Dwelling Units (ADUs)**

Accessory dwelling units (ADUs) and junior accessory dwelling units (JADUs) help meet the City's housing needs for all income levels and also provide a housing resource for seniors, students, and low and moderate-income households throughout the entire Stanton community, not just in any single geographic area. The City will continue to apply Zoning Code regulations that allow ADUs and JADUs (also known as second units or granny flats) by right in all residential zones, in accordance with State law. The City will amend the ADU ordinance as necessary based on future changes to State law and work with HCD to ensure continued compliance with the law. The City will also continue to monitor trends pertaining to the extent of ADU production to ensure that the Housing Element goals can be met.

While the City will promote the opportunity for residents to develop ADUs throughout Stanton, the City is especially focused on promoting the development of ADUs that are affordable to lower income and moderate-income households, and the development of ADUs in areas of opportunity as described in the Affirmatively Furthering Fair Housing section of the Housing Element Background Report. To the extent feasible, the City will survey ADU owners/builders to determine if they will be affordable to lower or moderate-income households. The City will ask ADU applicants to voluntarily share the unit's intended rental rate (if applicable) to track the supply of affordable ADUs in the City. Additionally, by the end of 2023, the City will identify and evaluate potential incentives (if any) to encourage production of affordable ADUs, particularly in higher resource areas (as described in the Affirmatively Furthering Fair Housing section of the Housing Element Background Report ), and present potential strategies to implement those incentives to the Planning Commission and/or City Council during the planning period. To further strengthen the potential for ADU development in higher opportunity areas, the City will conduct targeted outreach in these areas such as meeting with HOAs in higher opportunity areas and posting educational social media advertisements on location-based platforms like Nextdoor.

The City will continue to work with the Orange County Council of Governments (OCCOG) and neighboring jurisdictions to leverage resources and create a streamlined, standard set of ADU plans for use by applicants. Moreover, the City will provide information regarding typical plans for ADU development as a housing resource, including providing website information where ADU plans can be found along with the standard set of plans developed by the City.

<b>Responsible Agencies:</b>	Community and Economic Development Department
<b>Funding Sources:</b>	General Fund
<b>2021-2029 Objectives:</b>	Maintain an ADU ordinance consistent with State law. Support the development of accessory dwelling units in neighborhoods throughout the City.
<b>Timeframe:</b>	Update the City's current ADU ordinance by October 15, 2022 to comply with current State law. Survey ADU owners/builders to determine affordability and update ADU application to inquire about affordability level (2022); identify and evaluate potential incentives to encourage production of affordable ADUs (2022-2023); present findings to the City's Planning Commission and/or City Council (2023); prepare and distribute ADU factsheet (2022); prepare standard set of ADU plans (2022-2023); implementation and annual monitoring and reporting throughout the planning period via the Housing Element Annual Progress Report

(continuous).

## Housing and Supportive Services for Special Needs Populations

### (GOAL 1: HOUSING OPPORTUNITIES)

#### Program 8: Density Bonus Implementation

The City will provide for density bonuses consistent with State law for all projects proposing to construct affordable housing. A density bonus functions on a sliding scale, where the level of density bonus and number of development incentives vary according to the number and type of affordable housing units to be provided. The City will annually monitor State law updates that impact density bonuses and will update local plans and programs as necessary. As part of the City's regular outreach to developers, the City will advertise the density bonus provisions and answer any questions on the program and its implementation.

**Responsible Agencies:** Community and Economic Development Department

**Funding Sources:** General Fund and planning grants

**2021-2029 Objectives:** Continue to implement density bonuses consistent with State law. Promote the use of density bonus incentives and provide technical assistance to developers in utilizing the density bonus to maximize feasibility and meet local housing needs.

**Timeframe:** Annual monitoring of relevant legislation; annual outreach to the development community; ongoing implementation

#### Program 9: Redevelop the Tina/Pacific Neighborhood

The former Stanton Redevelopment Agency initiated a project in the Tina/Pacific Neighborhood in 2009. The neighborhood consisted of 40 properties, each with a four-plex apartment complex. The Agency purchased 25 of the 40 properties, relocated tenants from 12 of the properties, and demolished the buildings prior to the State's elimination of Redevelopment Agencies. The properties were transferred to the Stanton Housing Authority for completion of the project.

The Housing Authority will continue the redevelopment of the neighborhood. Based on the available funding, the project may be a full redevelopment, including the purchase of the remaining 15 properties, and construction of a new affordable housing development; or a hybrid of new development on the vacant lots, and rehabilitation of the existing buildings on the remaining sites. The properties that were purchased prior to the elimination of Redevelopment were purchased utilizing the Low to Moderate Income Housing Funds. As such, the housing units

purchased with these funds will be replaced with affordable housing units in accordance with Redevelopment Law.

More recently the City has gone through the Surplus Land Act to initiate a competitive bid process for the acquisition, relocation, and redevelopment of this site. The new project is expected to develop a combination of market rate homes and affordable housing units and include community facilities, amenities, and wraparound services.

**Responsible Agencies:** Community and Economic Development Department; Housing Authority

**Funding Sources:** Housing Authority, Bonds, HUD

**2021-2029 Objectives:** Complete Tina/Pacific Redevelopment

**Timeframe:** Ongoing

## **Program 10: California Accessibility Standards Compliance Program**

The City will continue to ensure that all construction projects requiring building permits comply with the State of California accessibility standards. The City will provide technical assistance as part of the building permit review process to assist property owners and contractors in understanding this law and related requirements applied to new development and/or retrofit or rehabilitation projects for public, residential, or commercial structures. The City will also provide a link on the City website to the Division of the State Architect's web page that provides various access compliance reference materials, including an advisory manual and answers to frequently asked questions.

**Responsible Agencies:** Community and Economic Development Department

**Funding Sources:** General Fund

**2021-2029 Objectives:** Assure housing units accommodate residents with disabilities.

**Timeframe:** Ongoing implementation; updates to the City's website by February 15, 2022

## **Rental Assistance and Conversion**

### **(GOALS 1 AND 2: AFFORDABLE HOUSING OPPORTUNITIES)**

Market rents in Stanton are at a level which significantly limits the supply of housing affordable to very low-income households. Rental subsidies are necessary to prevent many of the City's very low-income residents from spending upwards of 30% of their incomes on housing costs, and over-extending themselves financially. In addition to rent subsidies, actions to preserve the low-



income housing projects in Stanton at-risk of converting to market rate will be necessary to maintain their affordability and not reduce affordable housing units available in the community.

### **Program 11: Rental Assistance**

The Federal Housing Choice Voucher rental assistance program provides rental subsidies to extremely low and very low-income families (i.e. those earning up to 50% AMI) and elderly who spend more than 30% of their income on rent. The subsidy represents the difference between the excess of 30% of a recipient's monthly income and the actual rent. Rent subsidies can be used to pay for mobile home park space rents.

The City will work with the Orange County Housing Authority to promote the program to all residents while placing an emphasis on the City's special needs populations, including seniors, persons with disabilities, large families, and female-headed households, with the goal of assisting an average of approximately 190 extremely low and very low-income households annually during the planning period. Through other programs included in the Housing Plan, the City will educate the community on the importance of integrating affordable housing throughout all geographic areas of the City to help create balanced and integrated neighborhoods.

<b>Responsible Agencies:</b>	Orange County Housing Authority (OCHA)
<b>Funding Sources:</b>	U.S. Department of Housing and Urban Development (HUD) Housing Choice Vouchers
<b>2021-2029 Objectives:</b>	An average of 190 Stanton households were assisted by this program annually during the prior planning period. The objective is to assist OCHA to promote the program, with a special emphasis on promoting the program to the City's special needs populations and maintain this level of assistance as allowed by the federal budget.
<b>Timeframe:</b>	Ongoing implementation and annual reporting throughout the planning period.

### **Program 12: Preservation of Existing Affordable Units**

In order to meet the housing needs of all economic groups in Stanton, the City must develop programs to minimize the loss of housing units available to lower income households. As of February 2021, the City's affordable housing inventory consisted of 743 deed-restricted units, of which 297 were at risk of converting to market rate rents during the planning period.

The City will work with property owners, interest groups, and the State and federal governments to conserve the City's affordable housing stock through implementation of the following

programs:

- **Monitor Units at Risk:** Maintain contact with providers and owners to monitor the status of existing and future affordable units.
- **Work with Owners:** Provide technical assistance to owners of properties with at-risk units by identifying funding sources and supporting grant or tax credit applications for the extension of affordability covenants.
- **Work with Potential Purchasers:** Where feasible, provide technical assistance to public and non-profit agencies interested in purchasing and/or managing properties that include units at risk.
- **Tenant Education:** The California Legislature extended the noticing requirement of at-risk units opting out of low-income use restrictions to one year. Should a property owner pursue conversion of the units to market rate, the City will strive to ensure that tenants are properly noticed and informed of their rights and that they are eligible to receive Housing Choice Vouchers that would enable them to stay in their units, should they receive one.

**Responsible Agencies:** Community and Economic Development Department; Orange County Housing Authority (OCHA)

**Funding Sources:** General Fund, CDBG, HOME, Housing Choice Voucher Program

**2021-2029 Objectives:** Work with property owners, interest groups, and the State and federal governments to preserve the City's affordable housing stock.

**Timeframe:** Ongoing implementation and annual monitoring and reporting throughout the planning period. Within 60 days of notice of intent to convert at-risk units to market rate rents, the City will work with potential purchasers using HCD's current list of Qualified Entities (<https://www.hcd.ca.gov/policy-research/preserving-existing-affordable-housing.shtml>), and educate tenants of their rights.

## Preservation and Maintenance

### (GOAL 3: PRESERVE EXISTING HOUSING STOCK)

The majority of the City's housing stock is in good condition; however, it is important for the City to provide programs that ensure the continued maintenance of the housing stock.

#### Program 13: Homeowner Rehabilitation Program

Subject to the availability of funding, the City may provide housing rehabilitation assistance to low and moderate-income homeowners to make exterior home improvements through a loan/grant program for owner-occupied single-family detached and attached homes and mobile home units. Eligible repairs include roofing, windows, exterior and interior painting, plumbing, electrical, energy/weatherization, garage doors, and other common home repairs, as well as accessibility improvements. The City no longer has an identified funding source to assist with the rehabilitation of the existing housing stock; however, City staff will research and identify new funding sources through federal assistance, grants, and collaborations to assist with financing rehabilitation of the existing housing stock.

**Responsible Agencies:** Community and Economic Development Department

**Funding Sources:** CDBG or other grant funding sources

**2021-2029 Objectives:** Identify and secure funding sources.

**Timeframe:** Ongoing

#### **Program 14: Proactive Code Enforcement**

The City's code enforcement program implements a comprehensive approach to property and neighborhood improvement to ensure building safety, property maintenance, and the integrity of residential neighborhoods. The City will identify and prioritize target areas where the rehabilitation of housing units is most needed. The City will provide financial incentives, identify funding options and apply for grant funds if any and when they become available, and services to property owners in identified target areas to provide opportunities for maintenance and rehabilitation.

**Responsible Agencies:** Community and Economic Development Department

**Funding Sources:** General Fund, CDBG

**2021-2029 Objectives:** Continue to enforce applicable sections of the Stanton Municipal Code, including property maintenance standards and the California Building Code. Identify and prioritize target areas.

**Timeframe:** Ongoing enforcement; identify and prioritize target areas (2021-2022).

#### **Program 15: Energy Conservation and Energy Efficiency Opportunities**

The City will continue to implement energy-efficient measures for new construction and rehabilitation projects, including the California Green Building Standards Code (CALGreen). Information regarding the City's energy-efficiency standards and available programs to assist

homeowners and property owners, including those identified in the Housing Element Background Report, will be made available on the City's website and at the permit counter. In addition to promoting the programs citywide, the City will target special advertisements and education to the City's lower income census tracts to explain available programs and potential long-term utility cost savings.

The City will review the General Plan to determine if updates are needed to support and encourage energy-efficiency in existing and new housing, especially in areas of the City with higher (worse) CalEnviroScreen scores, which may suffer from elevated levels of environmental burdens. If updates are necessary, amend the General Plan to support this program.

**Responsible Agencies:** Community and Economic Development Department

**Funding Sources:** General Fund

**2021-2029 Objectives:** Improve energy-efficiency in new and existing development and promote available programs and benefits to all City residents, especially lower income residents.

**Timeframe:** Ongoing implementation; review the General Plan to determine if updates are appropriate no later than December 2022 and complete updates, if needed, no later than December 2023.

## Removal of Housing Constraints

### (GOAL 4: MINIMIZE GOVERNMENTAL CONSTRAINTS)

State law requires the Housing Element to address, and where appropriate and legally possible, remove constraints affecting the maintenance, improvement, and development of housing. The following programs are designed to lessen governmental and nongovernmental constraints on housing development during the planning period.

#### **Program 16: Monitor Changes in Federal and State Housing, Planning, and Zoning Laws**

The City will continue to monitor federal and state legislation that could impact housing and comment on, support, or oppose proposed changes or additions to existing legislation, as well as support new legislation when appropriate. Furthermore, while Program 21 addresses specific constraints identified in this Housing Element, the City will continue to, at least annually, monitor its development processes and zoning regulations to identify and remove any housing constraints and endeavor to minimize governmental constraints to the development, improvement, and maintenance of housing.

<b>Responsible Agencies:</b>	Community and Economic Development Department; City Manager's Office
<b>Funding Sources:</b>	General Fund
<b>2021-2029 Objectives:</b>	Monitor state and federal legislation as well as City development processes and zoning regulations to identify and remove constraints to housing.
<b>Timeframe:</b>	Ongoing implementation and annual reporting throughout the planning period.

## Program 17: Zoning Code Amendments - Housing Constraints

The City shall update the Zoning Code to remove constraints to housing development and ensure the City's standards and permitting requirements are consistent with State law. The update shall address the following:

- A. Residential Care Facilities:** The Zoning Code will be updated to allow "large" residential care facilities (those serving seven or more clients) by right where they are currently allowed with a Conditional Use Permit, i.e. in the RM, RH, GLMX, NGMX, and SGMX zones, as well as by right in the RE and RL zones.
- B. Low Barrier Navigation Centers:** The Zoning Code will be updated to define and permit low barrier navigation centers consistent with the requirements of Government Code Sections 65660 through 65668, including treating low barrier navigation centers as a by-right use in areas zoned for mixed-use and nonresidential zones permitting multifamily uses (if applicable).
- C. Transitional and Supportive Housing:** The Zoning Code will be revised to ensure that transitional and supportive housing are allowed in residential and mixed-use zones subject to the same standards as a residence of the same type in the same zone consistent with Government Code Section 65583(c)(3), and to allow eligible supportive housing as a by-right use in zones where multifamily and mixed uses are permitted pursuant to Government Code Sections 65650 through 65656. Specifically, a Zoning Code Amendment will be undertaken to allow transitional and supportive housing in the RE and RL zones.
- D. Emergency Shelters:**
  - a. Emergency Shelter Bed Count Limitation:** The City will modify the maximum bed limitation from the current 20 bed count to 25 to allow shelters within Stanton to operate more effectively. This program is also a carryover from the 2014-2021 Housing Element.

- b. **Emergency Shelter Parking Requirements:** The City will amend the parking requirements for emergency shelters to be consistent with AB 139 such that parking is only required “to accommodate all staff working in the emergency shelter, provided that the standards do not require more parking for emergency shelters than other residential or commercial uses within the same zone.”
- E. **Reasonable Accommodation:** The City will modify the factors that must be considered when reviewing applications for reasonable accommodation to remove the factor that requires consideration of “alternatives to the requested waiver or exception that could provide similar benefits to the applicant with less potential detriment to surrounding owners and occupants or to the general public.”
- F. **Streamlined and Ministerial Review for Eligible Affordable Housing Projects:** The Zoning Code will be updated to ensure that eligible multifamily projects with an affordable component are provided streamlined review and are only subject to objective design standards consistent with relevant provisions of SB 35 and SB 330 as provided by applicable sections of the Government Code, including but not limited to Sections 65905.5, 65913.4, 65940, 65941.1, 65950, and 66300. State law defines objective design standards as those that “involve no personal or subjective judgement by a public official and are uniformly verifiable by reference to an external and uniform benchmark or criterion available and knowable by both the development applicant and public official prior to submittal.”

**Responsible Agencies:** Community and Economic Development Department

**Funding Sources:** General Fund

**2021-2029 Objectives:** Ensure that the City’s Zoning Code is consistent with State law and update the Zoning Code as needed to comply with future changes.

**Timeframe:** Zoning Code Amendments adopted by December 2022.

## **Program 18: Parking Standards Review**

The City will conduct a comprehensive review of the parking standards for residential development to ensure that the parking requirements do not unduly impact the cost and supply of housing, or the ability for developments to achieve maximum densities, as a result of excessive parking standards.



<b>Responsible Agencies:</b>	Community and Economic Development Department
<b>Funding Sources:</b>	General Fund
<b>2021-2029 Objectives:</b>	Ensure that the City's parking standards for residential uses are adequate while not unduly constraining housing development.
<b>Timeframe:</b>	Review completed by December 2023.

## Equal Housing Opportunity

### (GOAL 5: AFFIRMATIVELY FURTHER FAIR HOUSING)

#### Program 19: Fair Housing Services

Stanton currently contracts with the Fair Housing Council of Orange County (FHCOC) for the provision of fair housing services, and the City will continue to contract with a fair housing services provider to provide fair housing services for the duration of the planning period. Services offered include bilingual fair housing enforcement and education, landlord/tenant counseling, mediation, and homebuyer HUD counseling which includes first-time homebuyer education and mortgage default counseling.

The City monitors and attempts to minimize discriminatory housing practices with the assistance of the FHCOC. Funding to FHCOC is provided annually from the City's CDBG funding allocation. FHCOC actively counsels residents on landlord/tenant issues to help minimize discriminatory housing acquisition policies and practices. In addition to providing educational workshops to our residents, the organization advocates fair housing rights on behalf of residents. The City will continue to maintain the link on the City's website providing information about fair housing services. The City will also work with its fair housing services provider to identify any specific geographic areas in the City that have higher levels of discrimination claims and will target outreach and education to these areas.

To help address fair housing issues at local and regional levels, the City will continue efforts to mitigate impediments identified in the Regional Analysis of Impediments to Fair Housing Choice.

<b>Responsible Agencies:</b>	City of Stanton; fair housing services provider
<b>Funding Sources:</b>	CDBG
<b>2021-2029 Objectives:</b>	Support fair housing services provider and efforts to minimize discriminatory housing practices.
<b>Timeframe:</b>	Annual allocation of funds to fair housing services provider. Annual monitoring and reporting throughout the planning period through the Housing Element Annual Progress Report (APR) and the County of Orange Consolidated Annual Performance and Evaluation Report (CAPER).

## **Program 20: Affirmatively Furthering Fair Housing Outreach and Coordination Program**

Facilitate equal and fair housing opportunities by implementing actions to affirmatively further fair housing and opportunities for all persons regardless of race, religion, sex, age, marital or familial status, ancestry, national origin, color, disability, or other protected characteristics through provision of information, coordination, and education on fair housing law and practices to residents, landlords, and housing developers. This program addresses the fair housing issues of education and outreach, integration/segregation, and access to opportunity. Efforts will begin immediately and may include, but not be limited to:

### **Education and Outreach**

- Provide public information and brochures regarding fair housing/equal housing opportunity requirements including how to file a complaint and access the investigation and enforcement activities of the State Fair Employment and Housing Commission. This information will be made available on the City's website and at City Hall. This information will be reviewed annually to ensure that any materials, links, and information provided are up-to-date.
- City staff will serve as liaison between the public and appropriate agencies in matters concerning housing discrimination within the City. City staff will refer discrimination complaints to the City's fair housing services provider.
- Provide annual training to City staff, including through coordination with local advocacy groups or the fair housing services provider, on how to receive, log, refer, and follow-up on fair housing complaints. If resolution is not obtained for any complaints, refer complaint to HCD to ensure that affordable housing laws are actively enforced.
- Provide a biennial fair housing update to the City Council.
- Provide annual public service announcements, through coordination with the Orange

County Housing Authority and HCD, via different media (e.g., newspaper ads, public service announcements on local radio and television channels, the City's website, or the City's social media accounts).

- Provide fair housing literature to schools, libraries, and post offices. This information is available via the City's fair housing services provider and will be reviewed annually to ensure that the posters and literature being provided are up-to-date.

### Integration/Segregation

- Coordinate with local organizations, through Community Action Agency, Continuum of Care, and Housing Authority efforts, to encourage, expand, and publicize fair housing requirements as part of programs that provide rental assistance to lower income households.
- On an ongoing basis, and at least annually, review land use and planning proposals, including development proposals, general plan amendments, master planning efforts for parks, recreation, infrastructure, and other facilities and amenities, to ensure that the City is replacing segregated living patterns with integrated and balanced living patterns, where applicable and feasible, and work to transform racially and ethnically concentrated areas of poverty into areas of opportunity without displacement.

### Access to Opportunity

- Provide assistance to aid alleged victims of violence or discrimination in obtaining access to appropriate state or federal agency programs.
- On an ongoing basis, actively recruit residents from neighborhoods of concentrated poverty to serve or participate on boards, committees, and other local government bodies as positions are made available due to the regular appointment process or vacancies.
- On an annual basis, provide education to the community on the importance of participating in the planning and decision-making process and completing Census questionnaires.

<b>Responsible Agencies:</b>	Community and Economic Development Department
<b>Funding Sources:</b>	General Fund
<b>2021-2029 Objectives:</b>	Facilitate equal and fair housing opportunities by implementing actions to affirmatively further fair housing and opportunities for all persons regardless of race, religion, sex, age, marital or familial status, ancestry, national origin, color, disability, or other protected characteristics through provision of information, coordination, and education on fair housing law and practices to residents, landlords, and housing developers.
<b>Timeframe:</b>	Ongoing outreach and coordination, beginning immediately; annual review of fair housing educational information to ensure that the most recent information provided by the City's fair housing services provider is being disseminated; annual presentations and media outreach.

## Program 21: Economic Displacement Risk Analysis

Economic displacement can occur when new development, particularly residential development, changes the market conditions in an existing area so much that current residents can no longer afford to live there. The City of Stanton can reduce the impact of economic displacement when it occurs by preventing practices that increase or enable displacement. To determine if market-force economic displacement is occurring due to development of new housing, increased housing costs, or other factors, the City will conduct an analysis to determine if individuals and families may be displaced as a result of new residential development in the City's mixed-use areas. The analysis will consider gentrification locally and will assess how new development and community investments may potentially influence displacement. If this study shows that displacement is expected as a result of new development in the City's mixed-use areas, the City will develop an action program based on the identified causes of displacement, including specific actions to monitor and mitigate displacement. Annual review of the action program may result in modifications to further reduce displacement risk. This program addresses the fair housing issue of disproportionate housing needs, including displacement risk.

<b>Responsible Agencies:</b>	Community and Economic Development Department
<b>Funding Sources:</b>	General Fund, grant funding
<b>2021-2029 Objectives:</b>	Understand the potential for market-force economic displacement and consider programs to address the issue, if necessary.
<b>Timeframe:</b>	Conduct analysis by December 31, 2022 and establish resulting programs (if any) by December 31, 2023. Ongoing implementation and reporting throughout the planning period through the Housing Element Annual Progress Report (APR).

## 4 Quantified Objectives

State law requires the Housing Element to include quantified objectives for the maximum number of units that can be constructed, rehabilitated, or conserved. Policies and programs in the Housing Element establish the strategies to achieve these objectives. The City's quantified objectives are described under each program and represent the City's best effort in implementing each of the programs. Assumptions are based on past program performance and funding availability, construction trends, land availability, and future programs that will enhance program effectiveness and achieve full implementation of the City's housing goals.

The new construction objectives shown in Table 1 are based on the City's RHNA for the 2021-2029 planning period for lower income, moderate-income, and above moderate-income housing, historic trends, and expectations for new ADUs. Rehabilitation and conservation objectives are based on specific program targets, including such programs as use of the City's Housing Rehabilitation Program and Rental Assistance Program.

Table 1 below summarizes the City's quantified objectives for housing during the 2021-2029 planning period.



**TABLE 1: QUANTIFIED OBJECTIVES 2021-2029**

Income Category	New Construction Objectives	Rehabilitation Objectives	Conservation/Preservation Objectives
Extremely Low (0% - 30% AMI)	82	--	297
Very Low (31% - 50% AMI)	83	--	
Low (51% - 80% AMI)	145	12	
Moderate (81% - 120% AMI)	231	12	--
Above Moderate (>120% AMI)	690	--	--
<b>TOTAL</b>	<b>1,231</b>	<b>24</b>	<b>297</b>

# **PART 2 BACKGROUND REPORT**



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# 1 Introduction

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The City of Stanton is a forward-looking community located in northwestern Orange County. Stanton is bordered by the cities of Anaheim, Garden Grove, and Cypress and is within six miles of the Pacific Ocean (northeast). California State Route 22 and State Route 39 (Beach Boulevard) provide regional access. Stanton has a population of 39,077 (*Department of Finance, 2020*) and is approximately 3.1 square miles in size. The City reincorporated in 1956 (following an original incorporation in 1911 and disincorporation), and the community has a rich history dating back to its original land grant days.

Stanton is an urban suburb that is experiencing a redevelopment renaissance. Recent development activity, particularly along the main corridor Beach Boulevard, is widening the range of housing, employment, and lifestyle opportunities within the City, and re-creating a community where people can truly *live, work, and play*.

State Housing Law (Government Code Section 65583) requires that a “housing element shall consist of an identification and analysis of existing and projected housing needs and a statement of goals, policies, quantified objectives, financial resources, and scheduled programs for the preservation, improvement, and development of housing. The housing element shall identify adequate sites for housing, including rental housing, factory-built housing, and mobile homes, and shall make adequate provision for the existing and projected needs of all economic segments of the community.” This report is an update of the City’s 2014-2021 Housing Element (5<sup>th</sup> Cycle), adopted in October 2013.

The assessment and inventory must include all of the following:

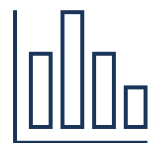
- Analysis of population and employment trends, documentation of projections, and a quantification of the locality’s existing and projected housing needs for all income levels. Such existing and projected needs shall include the locality’s share of the regional housing need in accordance with Section 65584 of the Government Code.
- Analysis and documentation of household characteristics, including level of payment compared to ability to pay, housing characteristics, including overcrowding, and housing stock condition.
- An inventory of land suitable for residential development, including vacant sites and sites having potential for redevelopment, and an analysis of the relationship between zoning, public facilities, and city services to these sites.
- 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, local processing and permit procedures, and any locally adopted ordinances that directly impact the cost and supply of residential development.
- Analysis of potential and actual non-governmental constraints upon the maintenance, improvement, or development of housing for all income levels, including the availability of financing, the price of land, the cost of construction, requests to develop housing at densities below the minimum densities in the inventory of sites, and the length of time

between receiving approval for a housing development and submittal of an application for building permits that hinder the construction of a locality's share of the regional housing need.

- Analysis of any special housing needs, such as those of the elderly, disabled, including developmentally disabled, large families, farmworkers, families with female heads of households, and families and persons in need of emergency shelter.
- Analysis of opportunities for energy conservation with respect to residential development.
- Analysis of existing assisted multifamily rental housing developments that are eligible to change from low-income housing to market-rate during the next ten years.

The Background Report of this Housing Element identifies the nature and extent of Stanton's housing needs, including those of special populations, potential housing resources (land and funds), potential constraints to housing production, and energy conservation opportunities. By examining the City's housing needs, resources, and constraints, the City can then determine a plan of action for providing adequate housing. This plan is presented in the Housing Plan, which is the policy component of the Housing Element. In addition to identifying housing needs, the Background Report also presents information regarding the setting in which these needs occur. This information is instrumental in providing a better understanding of the community, which in turn is essential for the planning of future housing needs.

Since the update of the City's last Housing Element in 2013, statutory changes have occurred that must be included in the 2021-2029 Stanton Housing Element (6<sup>th</sup> Cycle). These laws have been incorporated in the appropriate sections throughout this Background Report as well as in its accompanying Policy Document.



# 2 Accomplishments

The following section reviews and evaluates the City's progress in implementing the 2014-2021 (5<sup>th</sup> Cycle) Housing Element. It reviews the results and effectiveness of programs, policies, and objectives from the previous Housing Element planning period, which covered 2014 through 2021. This section also analyzes the difference between projected housing need and actual housing production.

## 2A. Review of 2014-2021 Housing Element

The 2014-2021 Housing Element program strategy focused on the implementation of policies and programs to ensure adequate housing sites, to encourage the production of new housing, including affordable and special needs housing, to encourage the maintenance and preservation of existing housing, to remove various constraints to housing, including housing for special needs populations, and to encourage fair housing and non-discrimination. The 2014-2021 Housing Element identified the following goals:

- Goal H-1.1** Provide for a housing stock of sufficient quantity composed of a variety and range of types and costs.
- Goal H-2.1** A housing stock that is conserved in a sound, safe and sanitary condition.
- Goal H-3.1** Retention of existing housing stock and housing opportunities for Stanton residents.
- Goal H-4.1** Access to decent and suitable housing opportunities for all Stanton residents.
- Goal H-5.1** Increase awareness of and participation in housing programs.
- Goal H-6.1** Promote energy conservation, and green building techniques for residential construction and rehabilitation projects.

## 2B. Housing Production During 5th Cycle RHNA Period

The City's 5<sup>th</sup> Cycle Housing Element specifically addressed housing needs for Stanton from October 15, 2013 through October 15, 2021. Note, however, that the 5<sup>th</sup> Cycle Regional Housing Needs Allocation (RHNA) projection period adopted by the Southern California Association of Governments (SCAG) began on January 1, 2014 and concluded on October 1, 2021. Hence, there was a slight offset between the 5<sup>th</sup> Cycle Housing Element planning period and the 5<sup>th</sup> Cycle RHNA projection period.

Table 2-1 shows the total number of housing units built in the City during the 5<sup>th</sup> Cycle RHNA period based on the City's 2020 General Plan Annual Progress Report and compares this number with the units required to be accommodated under the Regional Housing Needs Allocation. Housing development in Stanton during the 5<sup>th</sup> Cycle surpassed the City's RHNA allocation in terms of total units; however, there was no housing development in the lower income categories.

During the 2014-2021 RHNA period, 268 units were constructed in the City. This included 254

above moderate, market-rate dwelling units and 14 moderate-income units. It is also anticipated that some of the developments will provide additional rental units affordable to moderate-income households based on the market rates of multifamily rentals in the City. Furthermore, the City partnered with Orange County and Jamboree Housing Corporation for the conversion of two motels to temporary supportive housing during the planning period (Project Homekey). These 132 units are accounted for in the 6<sup>th</sup> Cycle, which is when the temporary supportive housing will be redeveloped into permanent supportive housing.

**TABLE 2-1: REGIONAL HOUSING NEEDS ALLOCATION - 5TH CYCLE PROGRESS**

Status	Extremely Low	Very Low	Low	Moderate	Above Moderate	TOTAL
RHNA Allocation	0	68	49	56	140	313
Built	0	0	0	14	254	268
<i>Remaining Allocation</i>	<i>0</i>	<i>68</i>	<i>49</i>	<i>42</i>	<i>0</i>	<i>159</i>

Sources: City of Stanton 2014-2021 Housing Element; 2020 General Plan Annual Progress Report

## 2C. Appropriateness and Effectiveness of 2014-2021 Housing Element

The overarching goals and policies of the 2014-2021 Housing Element continue to be appropriate to encourage the City's housing strategy. While the majority of goals, policies, and programs included in the 2014 Housing Element continue to be relevant to address the City's housing needs, the Housing Plan will be updated to provide clearer guidance and more specific direction to encourage affordable and special needs housing production. The Housing Plan will also be updated to streamline programs so they are easier for staff to implement and to include a matrix that makes it easier to identify the applicability and timing of programs. In order to facilitate implementation of the Housing Plan and tracking of programs, the housing programs are presented in a user-friendly table.

As discussed in Table 2-2, most housing programs have been effective and/or are necessary. The intent of these programs will be kept in the Housing Plan, with revisions to address specific housing needs, constraints, or other concerns identified as part of this update, and to affirmatively further fair housing. The City implemented many of the housing programs in the prior several years and anticipates that these changes will further encourage affordable and special needs housing production.

Since adoption of the Housing Element in 2013, the City has used various funding sources, including CDBG funds, for housing rehabilitation programs and to provide fair housing services as well as services to special needs and at-risk populations (homeless, persons at risk of homelessness). Due to the limited amount of funds available on an annual basis to substantially subsidize a rental or ownership housing development, it can require several years of accrued funds to assist a single project. Nonetheless, the City partnered with Orange County and Jamboree Housing Corporation through the Project Homekey program during the planning period for the conversion of two motels to permanent supportive housing as described in Table 2-2. The City will look to expand on the Project Homekey program during the upcoming planning period.

The Housing Plan included in this 2021-2029 Housing Element includes modifications to make programs more effective, clarify objectives, and ensure that the programs are implementable. See the Housing Plan for the goals, policies, and programs of this Housing Element.

While the City took several significant steps to promote housing during the prior planning period,

the experience of most communities throughout the state demonstrates that it is very difficult for local governments to meet their fair share housing goals for lower and moderate-income housing (i.e. the RHNA allocation) when working alone. All cities, including Stanton, have limited financial and staffing resources and require substantial state and/or federal assistance, which has not been available at the levels necessary to support the City's housing needs, as well as the technical assistance of area non-profit housing developers and agencies. As discussed below, the City has evaluated the success of existing programs to support the development of affordable housing, and has added new programs to the Housing Plan to address this objective.

**TABLE 2-2: EVALUATION OF THE 2014-2021 HOUSING PROGRAMS**

Program	Accomplishments
<b>Goal H-1.1: Provide for a housing stock of sufficient quantity composed of a variety and range of types and costs.</b>	
<b>Strategy H-1.1.1: Review and revise development standards, as appropriate, to facilitate construction of a range of housing types.</b>	
<b>Action H-1.1.1 (a): Expedited Project Review:</b> The City will continue to expedite project review, processing and building plan check of affordable residential projects to ensure project reviews are not constraints to development of affordable housing.	<p><b>Result/Evaluation:</b> Program considered successful. During the 2014-2021 planning period, the City processed applications for 14 moderate-income affordable units. Twelve of the units were ADUs; the other two involved an SFR with a second unit (application predated January 1, 2017). ADUs require an administrative approval typically processed within 2-3 months. A development with two or more units requires Planning Commission approval (3-6 months).</p> <p>The City also approved two projects, for which it partnered with Orange County and Jamboree Housing Corporation, for the conversion of two motels to temporary supportive housing – the Stanton Inn and Suites located at 7161 Katella Avenue and the Tahiti Motel located at 11850 Beach Blvd. During the upcoming planning period the sites will be converted to <i>permanent</i> supportive housing. As well, a third site is currently in negotiation.</p> <p>Additionally, the City (Housing Authority) created 12 units of transitional housing in the Tina-Pacific Neighborhood and approved transitional housing for at-risk and homeless mothers with children under the age of 5 for the property located at 10862 Oak Street.</p> <p><b>Status:</b> Program continues to be appropriate and will be kept for the 2021-2029 planning period.</p>
<b>Action H-1.1.1 (b): Review and Revise Development Fees:</b> The City will continue to review and revise required development fees including in-lieu fees, development impact fees and processing fees, with the aim of reducing constraints for the development of affordable residential projects.	<p><b>Result/Evaluation:</b> The City revised its development fee schedule as recently as July 12, 2018. Affordable housing developers may request a fee waiver through the density bonus program.</p> <p><b>Status:</b> Program continues to be appropriate and will be kept for the 2021-2029 planning period with modification of review cycle (i.e. biannual review).</p>
<b>Action H-1.1.1 (c): Standard Plans for Second Unit Development:</b> Provision of second dwelling units on existing single-family properties increases the supply of housing affordable to lower income households. In order to preserve the character of residential neighborhoods and provide opportunities for the development of second dwelling units, the City	<p><b>Result/Evaluation:</b> The pursuit of preparing standard plans was temporarily suspended due to cost and was not realized during the planning period; however, the City is working with the Orange County Council of Governments (OCCOG) and adjacent communities to leverage resources and complete the task of creating a streamlined, standard set of plans and process. Moreover, subsequent changes in ADU law in 2017 and 2020 have allowed greater flexibility in ADU design and development.</p>

Program	Accomplishments
<p>developed an informational packet to assist property owners through the permitting process. The informational packet includes development standards for second dwelling units, permit procedures for the planning and building divisions, and sample site plans for the different configurations for second dwelling units. To further assist with the development of second dwelling units, the City will evaluate the appropriateness of developing standard plans to facilitate the construction of these units. The standard plans will streamline the processing timeline and discourage the proliferation of poorly constructed second dwelling units. The City will provide information regarding standard plans for second unit development in their comprehensive housing resource (Action H-5.1.1(a)).</p>	<p>Going forward, the City will provide information regarding plans for ADU development in its comprehensive housing resource (Action H-5.1.1(a)), including website information where typical ADU plans can be found along with the standard plans.</p> <p><b>Status:</b> Program continues to be appropriate and will be kept for the 2021-2029 planning period. The City will pursue work on standard plans and provide amnesty for illegal/nonconforming ADUs to be brought into compliance.</p>
<p><b>Action H-1.1.1 (d): Encourage Mixed Use and Infill Development, and Create an Infill Development Overlay:</b> The City adopted a comprehensive revision to its General Plan and Zoning Code to maximize the potential for infill, mixed-use and other creative residential development types. The revised General Plan provides for new mixed-use land use designations. The revised Zoning Code established development standards and processing requirements appropriate for encouraging mixed-use development within the Mixed-Use zone.</p> <p>To further promote infill development, the City will develop an infill development overlay district. This overlay district will target areas that are prime for redevelopment and would be supportive of infill development. New development standards will be established that promote infill development, including reduced setbacks and separations between buildings, use of communal open space, and potentially modified parking requirements. The City will also provide information on possible financial assistance, regulatory concessions or incentives such as density bonuses, fee waivers, fee deferrals and assistance with on and off-site improvements to the development community as part of the comprehensive housing resource (Action H-5.1.1(a)).</p>	<p><b>Result/Evaluation:</b> The City determined that an infill development overlay district would not be the best solution since the parcels most suitable for infill development are scattered throughout the City. Instead, the City will consider a small lot subdivision ordinance program.</p> <p>The City continues to provide information to developers regarding mixed-use development standards, processing fees and timelines, funding/financing options available, incentives for affordable housing, and opportunity sites.</p> <p><b>Status:</b> Program continues to be appropriate and will be kept for the 2021-2029 planning period but requires modification, including replacement with a small lot subdivision program.</p>
<p><b>Action H-1.1.1 (e): Residential Development Monitoring Program:</b> The City will continue the residential monitoring program that evaluates the effectiveness of housing development consistent with the policies of this Housing Element. On an annual basis, the City will analyze constructed/approved</p>	<p><b>Result/Evaluation:</b> Program considered successful. City staff continue to maintain a record of housing production and report progress to the City Council. The adopted policies, programs, and procedures have resulted in a recent increase in redevelopment activity, particularly along Beach Blvd., including both higher intensity mixed use and residential-only development.</p>



Program	Accomplishments
<p>projects, remaining vacant and underutilized land capacity and market trends to evaluate the effectiveness of adopted policies, programs and procedures. Based on its annual monitoring, the City may revise policies as necessary to further encourage and facilitate residential development to meet the City's RHNA needs through the planning period.</p>	<p><b>Status:</b> Program continues to be appropriate and will be kept for the 2021-2029 planning period.</p>
<p><b>Action H-1.1.1 (f): Quality Multifamily Design:</b> The City shall promote quality design and appearance of all new multifamily and affordable housing projects so they blend in with the existing community fabric, enhance the visual character of the neighborhood, add value to the community's built environment, and strengthen acceptance by the local community.</p>	<p><b>Result/Evaluation:</b> Program considered successful; City continues to require a high design aesthetic per the Zoning Code, the design guidelines in the Stanton Plaza Specific Plan, and the Site Plan and Design Review process. Guidelines for high-quality multifamily design will also carry through in the new Town Center Specific Plan currently being prepared.</p> <p><b>Status:</b> Program continues to be appropriate and will be kept for the 2021-2029 planning period.</p>
<p><b>Strategy H-1.1.2: Maximize the development potential of vacant and underutilized land.</b></p>	
<p><b>Action H-1.1.2 (a): Vacant and Underutilized Sites Inventory:</b> The City shall provide regular identification of vacant and underutilized sites for potential development of residential units. The City will maintain and update an inventory of these sites on an on-going basis.</p>	<p><b>Result/Evaluation:</b> Program considered successful. In 2020, the City collaborated with housing developers to locate and consolidate underutilized land for residential developments. Two projects, a 40-unit condominium development and a 300-unit mixed-use/apartment complex have purchased multiple smaller lots, consolidated those parcels, and are in the process of developing new homes on vacant and underutilized land. Likewise, the City worked with a developer to assemble land for a mixed-use project with an assisted living component.</p> <p><b>Status:</b> Program continues to be appropriate and will be kept for the 2021-2029 planning period.</p>
<p><b>Action H-1.1.2 (b): Encourage Lot Consolidation:</b> The City will continue to encourage the consolidation of vacant and underutilized lots for residential development. This may be through available financial incentives such as fee deferrals, rebates and grants, and other pre-development costs associated with the assemblage of multiple parcels. Consolidation will provide the opportunity to develop vacant and underutilized lots to their fullest potential.</p>	<p><b>Result/Evaluation:</b> The City's mixed-use regulations provide incentives for lot consolidation including a reduction in required parking, increase in total sign area, increase in floor area ratio, and reduction in open space requirements in order to encourage the assembly of smaller existing lots into larger lots that can be more efficiently developed into mixed-use projects.</p> <p><b>Status:</b> Program continues to be appropriate and will be kept for the 2021-2029 planning period.</p>
<p><b>Action H-1.1.2 (c): Redevelop the Tina/Pacific Neighborhood:</b> The Stanton Redevelopment Agency initiated a project in the Tina/Pacific Neighborhood in 2009. The neighborhood consisted of 40 properties, each with a four-plex apartment complex. The Agency purchased 25 of the 40 properties, relocated tenants from 12 of the properties, and demolished the buildings prior to the State's elimination of Redevelopment Agencies. The properties were transferred to the Housing Authority for completion of the project.</p> <p>The Housing Authority will continue the</p>	<p><b>Result/Evaluation:</b> The Stanton Housing Authority partnered with a developer to complete the acquisition of the remaining 15 parcels (60 units total), relocate all remaining tenants, and develop a 161-unit affordable housing development. The development was to consist of 58 very low-income units, 101 low-income units, and 2 on-site property manager units. The Final EIR was prepared for the Tina-Pacific Neighborhood Development Plan Project in October 2019. However, this project did not move forward.</p> <p>The City has since gone through the Surplus Land Act to initiate a competitive bid process for the acquisition, relocation, and redevelopment of this site. The new project is expected to develop a combination of market rate homes and affordable housing units and include community</p>



Program	Accomplishments
<p>redevelopment of the neighborhood. Based on the available funding, the project may be a full redevelopment, including the purchase of the remaining 15 properties, and construction of a new affordable housing development; or a hybrid of new development on the vacant lots, and rehabilitation of the existing buildings on the remaining sites. The properties that were purchased prior to the elimination of Redevelopment were purchased utilizing the Low to Moderate Income Housing Funds. As such, the housing units purchased with these funds will be replaced with affordable housing units in accordance with Redevelopment Law.</p> <p>The Housing Authority will attempt to partner with a development firm to complete the redevelopment project. The Authority will also research other available funding sources.</p>	<p>facilities, amenities, and wraparound services.</p> <p><b>Status:</b> Program continues to be appropriate and will be kept for the 2021-2029 planning period (until redevelopment is complete).</p>
<p><b>Strategy H-1.1.3: Actively promote the development of affordable housing through provision of financial and technical assistance.</b></p>	
<p><b>Action H-1.1.3 (a): Pursue HOME Funds:</b> The City will continue to actively pursue HOME funds administered through the County of Orange for development of housing affordable to lower income households.</p>	<p><b>Result/Evaluation:</b> Stanton is a participating city in the “Urban County” of Orange, and as such, HOME funds provided by HUD are administered through the county. HOME funds are distributed to projects that meet priority needs, are timely, and meet other evaluation factors that indicate a strong probability the project will come to fruition.</p> <p>Construction of a year-round emergency shelter and multi-service center for homeless families and individuals in Orange County was completed in August 2018 using leveraged HOME funds. The emergency shelter is located at 1000 N. Kraemer Place in Anaheim.</p> <p><b>Status:</b> Program continues to be appropriate and will be kept for the 2021-2029 planning period.</p>
<p><b>Action H-1.1.3 (b): Identify Additional Funding Sources to Assist Affordable Housing Projects:</b> With the elimination of the Redevelopment Agencies, the City no longer has an identified funding source to assist with the development of affordable housing. The City will research and identify new funding sources through federal assistance, grants, and collaborations to assist with financing affordable housing projects.</p>	<p><b>Result/Evaluation:</b> The Stanton Housing Authority is the Housing Successor to the former Redevelopment Agency. As part of the dissolution of Redevelopment, housing assets were transferred to the Housing Authority, including 13 properties in the Tina-Pacific Neighborhood. This real property plus the existing fund balance in the Housing Authority’s Housing Fund are earmarked for the development of the Tina-Pacific project.</p> <p>The City was also awarded an SB 2 Planning Grant in the amount of \$160,000 to assist with streamlining housing approvals and accelerate housing production. This will entail implementation of an online permitting system and preparation of a specific plan to allow housing and mixed-use development by right, including the environmental analysis.</p> <p><b>Status:</b> Program continues to be appropriate and will be kept for the 2021-2029 planning period.</p>
<p><b>Action H-1.1.3 (c): Modify Affordable Housing Regulations and Identify Incentives:</b> The RH (High</p>	<p><b>Result/Evaluation:</b> The City continues to evaluate the affordable housing</p>

Program	Accomplishments
<p>Density Residential) zone affordable housing overlay allows affordable housing projects by right at a minimum density of 30 du/ac. The City will amend the zoning code to facilitate development of affordable housing and shall apply to the sites identified in Table 7C-2 by addressing the following:</p> <ul style="list-style-type: none"> <li>• The City will determine the eligibility requirement for the percent of affordable housing necessary to qualify for the higher density available.</li> <li>• Any density bonus will be calculated using the density of 30 du/ac or greater under the RH zone for affordable housing projects as defined in Chapter 20.210 of the Zoning Code, rather than any base density (11.1-18 du/ac) of the RH zone.</li> <li>• The City will continue to investigate and implement additional incentives available above those required under the density bonus law and currently available to affordable housing projects.</li> </ul>	<p>regulations as they apply to the RH (High Density Residential) zone.</p> <p><b>Status:</b> Program continues to be appropriate and will be kept for the 2021-2029 planning period. Furthermore, as part of the Housing Element Update project, amendments to the Zoning Code are anticipated for consistency with the Housing Element. The amendments identified in Action H-1.1.3 (c) will be included as part of this more comprehensive Zoning Code Update.</p>
<p><b>Action H-1.1.3 (d): Monitoring:</b> To ensure sufficient residential capacity for units affordable to lower income households is maintained within the RH zone to accommodate the identified regional need for lower income households, the City will develop and implement a formal ongoing monitoring procedure. The procedure shall provide that where an approval of a development (residential, commercial or mixed-use) on an identified site in Table 7C-2 results in a reduction of potential affordable units below the residential capacity assumed in Table 7C-2, the City will identify and designate additional RH sites to accommodate the shortfall of capacity remaining within the RH zone.</p> <p>The City will report on the Status and implementation of the RH zone for affordable housing projects including development occurring on identified sites to determine whether the incentives described above are providing the necessary catalyst to ensure that development is occurring consistent with the buildout projections. As necessary, the City will make changes to this program to ensure the RH zone for affordable housing projects remains a realistic and viable development strategy.</p>	<p><b>Result/Evaluation:</b> Program considered successful. Planning staff continued to track projects through the development review process during the planning period based on the level of affordability. Although projects built or approved during the 5<sup>th</sup> Cycle fell into the moderate and above moderate-income categories only, the capacity for affordable housing was not threatened during the planning period. (Note that the two Project Homekey projects created temporary supportive housing during the 2014-2021 planning period and will be captured as <i>permanent</i> supportive housing during the upcoming planning period.)</p> <p><b>Status:</b> Program continues to be appropriate and will be kept for the 2021-2029 planning period.</p>
<p><b>Goal H-2.1: A housing stock that is conserved in a sound, safe and sanitary condition.</b></p>	

Program	Accomplishments
<b>Strategy H-2.1.1: Pursue funding for maintenance and rehabilitation of existing housing stock.</b>	
<p><b>Action H-2.1.1 (a): Housing Rehabilitation:</b> With the elimination of the Redevelopment Agencies, the City no longer has an identified funding source to assist with the rehabilitation of the existing housing stock. The City will research and identify new funding sources through federal assistance, grants, and collaborations to assist with financing rehabilitation of the existing housing stock.</p>	<p><b>Result/Evaluation:</b> Program considered successful. After losing funding due to the dissolution of the Redevelopment Agency, the City utilized its CDBG funding allocation to bring back the Homeowner Rehabilitation Grant Program, which provides financial assistance to low to moderate-income homeowners to make exterior home improvements. The program is intended to assist making the necessary repairs, improve the aesthetics of the residence, and help beautify the neighborhood.</p> <p>The program was relaunched in 2019 and more aggressively advertised in 2020. In 2020, the City administered seven rehabilitation grants through the program – three for single-family homes, two for attached condominiums, and two for mobile homes.</p> <p><b>Status:</b> Program continues to be appropriate and will be kept for the 2021-2029 planning period.</p>
<p><b>Action H-2.1.1 (b): Maintain Public Infrastructure:</b> The City will combine various funding sources, such as CDBG and CIP funding, to maintain necessary public infrastructure improvements to support existing housing developments.</p>	<p><b>Result/Evaluation:</b> Program considered successful; City's Capital Improvement Program continues to maintain, repair, and replace street infrastructure, including pavement, sidewalks, ADA ramps, street lighting, etc. Furthermore, the FY 2019-20 CIP Budget allocated 84% of CIP funding to assist the Housing Authority with property acquisition for the Tina-Pacific affordable housing project.</p> <p><b>Status:</b> Program continues to be appropriate and will be kept for the 2021-2029 planning period.</p>
<b>Strategy H-2.1.2: Engage in code enforcement activities.</b>	
<p><b>Action H-2.1.2 (a): Enforcement of Building Code:</b> To ensure minimum health and safety standards are met in new construction and modification of existing buildings, the City will continue to enforce the provisions of the California Building Code through inspections and the plan check process.</p>	<p><b>Result/Evaluation:</b> Program considered successful; completed 1,425 inspections/year on average during the planning period and issued 338 building permits/year on average.</p> <p>As part of the awarded SB 2 Planning Grant, funds have been used for new permitting software to improve efficiency and streamline permit processing.</p> <p><b>Status:</b> Program continues to be appropriate and will be kept for the 2021-2029 planning period.</p>
<p><b>Action H-2.1.2 (b): Proactive Code Enforcement Program:</b> The City will continue a proactive code enforcement program to ensure building safety and integrity of residential neighborhoods. The City shall identify and prioritize target areas where the rehabilitation of housing units is most needed. The City will provide further financial incentives, identify funding options and apply for grant funds if any and when they become available, and services to property owners in identified target areas to provide opportunities for maintenance and rehabilitation.</p>	<p><b>Result/Evaluation:</b> Program considered successful. Completed approximately 1,200-1,500 inspections annually. Case processing was improved to dedicate one code enforcement officer, when possible, to a single property to oversee all various maintenance, safety, and/or building code violations. Target areas were identified and prioritized, including the Little Mansions and Clover Park neighborhood (north of Chapman Ave, west of Beach Blvd), the Tina/Pacific Neighborhood, and the residential neighborhood on the northwest corner of Katella Ave and Beach Blvd.</p> <p><b>Status:</b> Program continues to be appropriate and will be kept for the 2021-2029 planning period.</p>
<b>Strategy H-2.1.3: Identify partnerships to assist in acquisition and rehabilitation of existing housing units.</b>	
<p><b>Action H-2.1.3 (a): Acquisition and Rehabilitation of Units with Non-Profit Entities:</b> The City will seek</p>	<p><b>Result/Evaluation:</b> Program considered successful. In conjunction with non-profit entities, the City renovated 12 City-owned rental units for use</p>

Program	Accomplishments
opportunities for acquisition and rehabilitation of existing single-family or multi-family units, particularly in conjunction with a non-profit entity. The City will investigate the most effective means for outreach to the entities to maximize participation.	as transitional housing in the Tina-Pacific Neighborhood. The City also partnered with Jamboree Housing Corporation to acquire the Tahiti Motel and the Stanton Inn and Suites to rehabilitate the units into temporary supportive housing.  <b>Status:</b> Program continues to be appropriate and will be kept for the 2021-2029 planning period.
<b>Goal H-3.1: Retention of existing housing stock and housing opportunities for Stanton residents.</b>	
<b>Strategy H-3.1.1: Ensure long term affordability of housing units.</b>	
<b>Action H-3.1.1 (a): Long-Term Affordability of Agency-Assisted Units:</b> The City will continue to require long-term affordability covenants for housing projects receiving city-sponsored development assistance.	<b>Result/Evaluation:</b> Program considered successful; City will require deed restrictions/affordability covenants for the affordable housing development in the Tina-Pacific Neighborhood.  <b>Status:</b> Program continues to be appropriate and will be kept for the 2021-2029 planning period, albeit with all references changed from "Agency" (i.e. Redevelopment Agency) to the Housing Authority.
<b>Action H-3.1.1 (b): Monitoring of Units At-Risk of Converting to Market Rate:</b> The City shall continue to provide for regular monitoring of deed-restricted units that have the potential of converting to market rate. The City will maintain contact with and assist owners of these units on an ongoing basis to extend and/or renew the deed restrictions and/or covenants to maintain affordability. The City will identify funding sources at the federal, State and local levels to preserve at-risk units on a project-by-project basis. In the event a notice to convert is received, the City will work with owners, tenants and non-profit partners to pursue a preservation strategy to ensure long-term affordability of the development. The list of funding sources and interested organizations will be provided as part of the City's comprehensive housing resource (Action H-5.1.1(a)).	<b>Result/Evaluation:</b> The City has continued its monitoring of at-risk affordable housing units. The earliest conversion of any affordable housing units in the city is November 2022.  <b>Status:</b> Program continues to be appropriate and will be kept for the 2021-2029 planning period.
<b>Goal H-4.1: Access to decent and suitable housing opportunities for all Stanton residents.</b>	
<b>Strategy H-4.1.1: Promote homeownership opportunities.</b>	
<b>Action H-4.1.1 (a): Funding Sources to Assist in Homeownership:</b> The City will aggressively pursue potential sources of additional funding for homeownership assistance, including the availability of HOME funds administered through the County of Orange, California Housing Finance Agency, and LIHTC if developers/investors are interested. The City will improve public outreach activities through the compilation of resources for down-payment assistance, silent second mortgages and other means of acquiring a home.	<b>Result/Evaluation:</b> The City continues to regularly develop forms of comprehensive information resources regarding housing programs and available funding. The City continues to pursue potential sources of additional funding for homeownership assistance.  Furthermore, the Orange County Housing Authority administers homeownership assistance (and rehab assistance) programs that are available to members of the CDBG/HOME consortium, which includes the City of Stanton.  <b>Status:</b> Program continues to be appropriate and will be kept for the 2021-2029 planning period.
<b>Action H-4.1.1 (b): Mortgage Credit Certificate</b>	<b>Result/Evaluation:</b> The City continues to publicize this program, which is

Program	Accomplishments
<p><b>Program:</b> The City will participate in the County of Orange Mortgage Certificate Program for homeowner assistance.</p>	<p>currently funded, and is administered by National Homebuyers Fund, Inc. on behalf of Orange County.</p> <p><b>Status:</b> Program continues to be appropriate and will be kept for the 2021-2029 planning period.</p>
<p><b>Strategy H-4.1.2: Address the needs of the homeless population.</b></p>	
<p><b>Action H-4.1.2 (a): Participation in the Orange County Homeless Issues Task Force:</b> The City will continue to participate in the Orange County Homeless Issues Task Force to ensure the needs of Stanton's homeless are addressed at the County level.</p>	<p><b>Result/Evaluation:</b> The Homelessness Task Force is a committee of the Association of California Cities – Orange County working to end homelessness throughout the County. The Homelessness Task Force laid out an ambitious work plan in 2018, which includes the following:</p> <ul style="list-style-type: none"> <li>• The development of countywide business plans that identify the number of Permanent Supportive Housing units needed in Orange County and that will base Stanton's "share" of housing units upon its population and additional mitigating factors. The business plans will also identify monetary resources in the form of grants, vouchers, etc. to help control costs and increase feasibility of development.</li> <li>• Support for the County of Orange and the healthcare system working to develop crisis stabilization units in all regions of the County.</li> <li>• Working with homelessness service providers to ensure workforce development and training are occurring as part of the continuum of care, and working to connect workforce development non-profits with homelessness advocacy groups.</li> </ul> <p>The City of Stanton has been an active leader in the Homelessness Task Force. The City entered into a regional partnership through the North Orange County Service Planning Area to open two Navigation Centers – one in Buena Park with a total of 150 beds and the other in Placentia providing a total of 100 beds. In 2020, the City used \$147,026 of its SB 2 allocation to secure the construction and on-going operations of these facilities.</p> <p><b>Status:</b> Program continues to be appropriate and will be kept for the 2021-2029 planning period.</p>
<p><b>Action H-4.1.2 (b): Operation of the Neighborhood Enhancement Taskforce for the City of Stanton:</b> The City developed a Neighborhood Enhance Taskforce to address the unique homeless issue in the City. The Neighborhood Enhancement Taskforce includes participation from City representatives, the Sheriff's Department, and non-profit entities. Through the operation of this taskforce, the City has provided transitional housing in the Tina/Pacific neighborhood for much of the homeless population. The City and Housing Authority will assist with finding more permanent housing options prior to implementation of the Tina/Pacific project. The City will work to reduce its homeless and at-risk population by partnering with</p>	<p><b>Result/Evaluation:</b> The Neighborhood Enhancement Task Force was established to address issues of community safety that are essential to neighborhood revitalization. The Task Force is headed up by the Public Safety Services Department. Addressing homelessness as it relates to public safety is the primary purpose of the Task Force. As part of this effort, the City has provided 12 Housing Authority-owned units for transitional housing in the Tina-Pacific Neighborhood and approved transitional housing for at-risk and homeless mothers with children under the age of 5 for the property located at 10862 Oak St.</p> <p>Additionally, the City has hired a full-time community outreach professional to conduct daily outreach and engagement to help the homeless in Stanton and those at risk of homelessness find temporary shelter, connect to services, and reunite with family.</p>



Program	Accomplishments
non-profit organizations to place the homeless population in transitional or permanent housing.	<b>Status:</b> Program continues to be appropriate and will be kept for the 2021-2029 planning period.
<p><b>Action H-4.1.2 (c): Hotel and Motel Families:</b> The City will coordinate with the Orange County Housing Authority and non-profit organizations to determine the number of families who utilize hotels/motels as temporary residences. The City will contact public and non-profit organizations who may have an interest or experience in the conversion of hotel/motel units to permanent housing. The City has recognized that families who are living in hotels/motels may be provided an opportunity for permanent housing through the conversion of these facilities to residential units affordable to extremely low-, very low- and low-income families. The City will evaluate the feasibility of converting these units to permanent housing. Based on this analysis, the City will encourage the conversion of hotel/motels to permanent housing by the development community through a variety of activities such as in-kind technical assistance, density bonuses, reduced parking requirements and other modified development standards, fee waivers, fee deferrals, assistance with on and off-site improvements and other incentives and concessions.</p>	<p><b>Result/Evaluation:</b> The City took steps in 2020 to convert Stanton Inn and Suites and the Tahiti Motel into emergency and temporary housing for those at risk of COVID-19 and experiencing homelessness using state funds as well as federal Coronavirus Relief Funds (CRF).</p> <p>With the vision of maintaining these motels for at-risk individuals and families, the City partnered with the Orange County Health Care Agency and Jamboree Housing Corporation to secure \$28.1 million dollars in Project Homekey funding as well as contributing \$5 million of City funds to operate Stanton Inn and Suites and the Tahiti Motel as temporary housing with the ultimate goal of converting to permanent supportive housing. A third motel conversion through Project Homekey is in the pipeline for the 2014-2021 planning period.</p> <p>Furthermore, the City participates in the Orange County Housing Authority's Urban County program, and actively coordinates with the participating cities of the Urban County on an annual basis to identify housing needs and develop appropriate programs to address the highest needs/strongest priorities countywide.</p> <p><b>Status:</b> Program continues to be appropriate and will be kept for the 2021-2029 planning period.</p>
<p><b>Action H-4.1.2 (d): Single Room Occupancy Units:</b> The City will continue to monitor the requirement for a conditional use permit for SROs on an annual basis to ensure the requirement does not constrain the development of SROs.</p>	<p><b>Result/Evaluation:</b> There was no development demand for single-room occupancy (SRO) units during the 2014-2021 planning period, and therefore no measure of the adequacy of the SRO development standards.</p> <p><b>Status:</b> Program continues to be appropriate and will be kept for the 2021-2029 planning period.</p>
<p><b>Action H-4.1.2 (e): Modify Emergency Shelter Bed Count Limitation:</b> Through a Zoning Code Amendment, the City will modify the maximum bed limitation from the current 20 bed count to 25 to allow for the shelters to operate more effectively.</p>	<p><b>Result/Evaluation:</b> During the planning period, Stanton adopted a regional approach to providing emergency shelter beds. The North Service Planning Area, made up of 13 cities (Stanton, Anaheim, Brea, Buena Park, Cypress, Fullerton, La Habra, La Palma, Los Alamitos, Orange, Villa Park, and Yorba Linda), collectively agreed to share the cost and operations of two navigation centers in the cities of Placentia and Buena Park largely through grant funds under California's Homeless Emergency Aid Program and certain additional funds made available under Senate Bill 2. Through the Street Homeless Outreach program, the goal in the City of Stanton is for those individuals experiencing homelessness to enter into Orange County's Coordinated Entry System (CES). The CES connects individuals and families experiencing homelessness or at risk of homelessness to appropriate services and housing interventions to end homelessness.</p> <p><b>Status:</b> Program continues to be appropriate and will be implemented during the 2021-2029 planning period.</p>

**Strategy H-4.1.3: Provide opportunities for the development of housing for large families.**

Program	Accomplishments
<p><b>Action H-4.1.3 (a): Development of Housing for Large Families:</b> The City shall encourage and support the development of rental and for-sale housing for larger families within future affordable housing projects through various strategies and programs that may include: assistance with site identification and entitlement processing; fee waivers and deferrals; and modifying development standards and granting concessions and incentives for projects that provide housing for lower income families.</p>	<p><b>Result/Evaluation:</b> Program considered successful. The City incentivized development of large family housing through the adoption of an Amenity Options Incentives program that allows higher density for the provision of 3-bedroom+ units.</p> <p><b>Status:</b> Program continues to be appropriate and will be kept for the 2021-2029 planning period with modifications.</p>
<p><b>Strategy H-4.1.4: Provide opportunities for the development of housing for persons with disabilities.</b></p>	
<p><b>Action H-4.1.4 (a): Encourage Alternative Housing Models:</b> The City will encourage the provision of more innovative housing types that may be suitable for the community, including community care facilities, supportive housing, and assisted living for special needs groups such as seniors and disabled, including developmentally disabled persons. The City will promote the availability of these units through outreach efforts (Action H-5.1.1(a)).</p>	<p><b>Result/Evaluation:</b> Program considered successful. In 2020, the City approved the construction of a 66-bed senior assisted living facility above a commercial development. The facility is anticipated to open in late 2021.</p> <p>As well, through the Project Homekey program, the City partnered with Orange County and Jamboree Housing Corporation for the conversion of two motels to permanent supportive housing – the Stanton Inn and Suites located at 7161 Katella Avenue and the Tahiti Motel located at 11850 Beach Blvd. A third site is currently in negotiation. As part of the effort to make the project possible, the City amended the Zoning Code to allow the use on the sites.</p> <p><b>Status:</b> Program continues to be appropriate and will be kept for the 2021-2029 planning period.</p>
<p><b>Strategy H-4.1.5: Continue support for Section 8 Program.</b></p>	
<p><b>Action H-4.1.5 (a): Section 8 Referrals:</b> The City will continue to provide referral services and information to residents regarding the Section 8 Rental Housing Assistance Program administered by the Orange County Housing Authority.</p>	<p><b>Result/Evaluation:</b> Program considered successful; City continues to provide information on the Housing Choice Voucher Program and to refer potential applicants to the Orange County Housing Authority (OCHA), as needed.</p> <p><b>Status:</b> Program continues to be appropriate and will be kept for the 2021-2029 planning period.</p>
<p><b>Strategy H-4.1.6: Promote fair housing standards.</b></p>	
<p><b>Action H-4.1.6 (a): Fair Housing Counseling:</b> The City will continue to refer all inquiries regarding housing discrimination to the Fair Housing Council of Orange County. The Fair Housing Council of Orange County provides community education, individual counseling, mediation and low-cost advocacy with the expressed goal of eliminating housing discrimination and guaranteeing the rights of all people to freely choose the housing for which they qualify in the area they desire. The City will disseminate fair housing information through the comprehensive housing resource (Action H-5.1.1(a)) in English, Spanish and other languages as found appropriate.</p>	<p><b>Result/Evaluation:</b> Program considered successful; City continues to provide information on fair housing and to refer housing discrimination-related inquiries to the Fair Housing Council of Orange County, as needed.</p> <p><b>Status:</b> Program will continue for the 2021-2029 planning period and will be revised to reflect current state requirements to affirmatively further fair housing.</p>
<p><b>Strategy H-4.1.7: Provide opportunities for the development of housing for extremely low-income households.</b></p>	



Program	Accomplishments
<p><b>Action H-4.1.7 (a): Development of Housing for Extremely Low-Income Households:</b> The City shall encourage and support the development of housing for extremely low-income households within future affordable housing projects through various strategies and programs that may include: assistance with site identification and entitlement processing; fee waivers and deferrals; and modifying development standards such as parking and unit size requirements and granting concessions and incentives for projects that provide housing for lower income families. The Action will work in conjunction with other actions to encourage development of units suitable for extremely low-income households including transitional and supportive housing and single room occupancy units.</p>	<p><b>Result/Evaluation:</b> Program considered successful; City has created 12 units of transitional housing in the Tina-Pacific Neighborhood and approved transitional housing for at-risk and homeless mothers with children under the age of 5 for the property located at 10862 Oak Street.</p> <p>The City also approved two projects, for which it partnered with Orange County and Jamboree Housing Corporation, for the conversion of two motels to temporary supportive housing – the Stanton Inn and Suites located at 7161 Katella Avenue and the Tahiti Motel located at 11850 Beach Blvd. During the upcoming planning period the sites will be converted to <i>permanent</i> supportive housing. As well, a third site is currently in negotiation.</p> <p><b>Status:</b> Program continues to be appropriate and will be kept for the 2021-2029 planning period.</p>
<p><b>Action H-4.1.7 (b): Modify Zoning Code to Permit Transitional and Supportive Housing in all Residential Zones:</b> The California Health and Safety Code indicates that supportive and transitional housing shall be considered a residential use and only subject to those restrictions that apply to other residential uses of the same type in the same zone. Currently, the City's Zoning Code does not permit Supportive or Transitional housing in the Residential Estates, and Low Density Residential zones. As such, to comply with the State's regulations, the City will modify the Zoning Code to permit Supportive and Transitional Housing in all residential zones.</p>	<p><b>Result/Evaluation:</b> The Zoning Code permits transitional and supportive housing in the RM and RH zones, but does not permit these uses in the RE and RL residential zones. During the planning period the City processed a zone change from commercial to residential to allow temporary transitional housing (Project Homekey). Additionally, the City has created 12 units of transitional housing in the Tina-Pacific Neighborhood and approved transitional housing for at-risk and homeless mothers with children under the age of 5 for the property located at 10862 Oak Street.</p> <p><b>Status:</b> As SB 2 requires transitional and supportive housing in all zones that allow residential uses, a Zoning Code Amendment will be undertaken to allow transitional and supportive housing in the RE and RL zones, and to be consistent with Government Code Section 65651.</p>
<p><b>Goal H-5.1: Increase awareness of and participation in housing programs.</b></p>	
<p><b>Strategy H-5.1.1: Consolidate and disseminate information.</b></p>	
<p><b>Action H-5.1.1 (a): Community Access to Comprehensive Housing Information:</b> The City understands the importance of providing a single source of housing information to its residents. To provide ease of access to programs, policies and available funds, the City will develop a comprehensive information resource about the State, County and City housing projects, programs, policies, available funding, technical assistance, and other related items at locations accessible to the general public. The City will determine the best form of delivery of this information (e.g., online, print media, meetings, etc.) and provide the community with a comprehensive source of housing information including resources for special needs groups such as, but not limited to, seniors, disabled, developmentally disabled, and</p>	<p><b>Result/Evaluation:</b> Program considered successful. The City continues to regularly develop forms of comprehensive information resources regarding housing policies, programs, projects, available funding, technical assistance, and other related items with appropriate delivery means (e.g., information packets, City webpage, cable TV channel, reader board sign, workshop meetings).</p> <p><b>Status:</b> Program continues to be appropriate and will be kept for the 2021-2029 planning period with improvements to the City webpage that will provide residents with information regarding affordable housing resources (e.g., affordable housing complexes, loan/grant programs, etc.), fair housing information, and information for developers regarding incentives for affordable and special needs housing.</p>

Program	Accomplishments
homeless.	
<p><b>Action H-5.1.1 (b): Housing Information Outreach to Development Community:</b> The City will provide, as part of their comprehensive housing resources (Action H-5.1.1(a)), informational packets for developers that summarize development standards; processing fees and timelines; funding/financing options available at the federal, state and local level; and incentives, such as density bonuses and reduced parking requirements, related to residential projects. The City will also include information regarding properties identified in the Housing Element for the development of affordable housing in the RH (High Density Residential) zone and the requirement to develop the properties at a density of at least 30 dwelling units per acre. In addition, the City will provide a handout listing the available site inventory for housing development. The City will provide technical assistance to assist the development community in pursuing available funding and financing.</p>	<p><b>Result/Evaluation:</b> Program considered successful. The City continues to provide information to developers regarding development standards, processing fees and timelines, funding/financing options available, incentives for affordable housing, and opportunity sites. Presentations by City staff were made during the planning period to identify vacant and underutilized properties with the information then being made available on the City website.</p> <p><b>Status:</b> Program continues to be appropriate and will be kept for the 2021-2029 planning period.</p>
<b>Goal H-6.1: Promote energy conservation, and green building techniques for residential construction and rehabilitation projects.</b>	
<b>Strategy H-6.1.1: Encourage use of energy efficient design and appliances.</b>	
<p><b>Action H-6.1.1 (a): Review City regulations for energy-efficiency standards:</b> The City will review its zoning ordinance and recommend any changes where necessary to encourage energy-efficient housing design and practices that are consistent with State regulations.</p>	<p><b>Result/Evaluation:</b> Program considered successful. With adoption of CALGreen Code and sustainability principles incorporated into the Building Code, the program is preempted.</p> <p><b>Status:</b> Program no longer necessary and will not be kept for the 2021-2029 planning period.</p>
<p><b>Action H-6.1.1 (b): Encourage use of energy conservation devices:</b> The City will encourage the installation of energy conservation devices for all new and existing residential projects. The City will maintain and distribute literature on energy conservation, including solar power, additional insulation, and subsidies available from utility companies, the Federal, State, and local governments.</p>	<p><b>Result/Evaluation:</b> Program considered successful; Community and Economic Development Department provides brochures and information on energy conservation, including solar power/photovoltaic (PV) systems. The City also participates in the HERO Program, which is a Property Assessed Clean Energy (PACE) program providing financing for energy-efficient, water-efficient, and renewable energy products to home and business owners.</p> <p><b>Status:</b> Program continues to be appropriate and will be kept for the 2021-2029 planning period.</p>
<p><b>Action H-6.1.1 (c): Compliance with Green Building Standards:</b> The City will ensure green building concepts and processes in new residential construction and rehabilitation of existing housing is consistent with State building standards and local subdivision and zoning standards.</p>	<p><b>Result/Evaluation:</b> Program considered successful; sustainability principles incorporated into the Building Code. With adoption of CALGreen Code, it preempts program.</p> <p><b>Status:</b> Program continues to be appropriate and will be kept for the 2021-2029 planning period, but with a shift in focus.</p>

# 3 Housing Needs Assessment

## 3A. Introduction and Background

The purpose of the Housing Needs Assessment is to describe housing, economic, and demographic conditions in Stanton, assess the demand for housing for households at all income levels, and document the demand for housing to serve various special needs populations. The Housing Needs Assessment also addresses whether assisted housing projects are at risk of converting to market-rate projects. The Housing Needs Assessment is intended to assist Stanton in developing housing goals and formulating policies and programs that address local housing needs.

Several sources of data were used to describe existing demographic and housing conditions, including the following:

- Local Housing Data package for the City of Stanton developed by the Southern California Association of Governments (SCAG) and pre-certified by the California Department of Housing and Community Development (HCD) for use in 6th cycle housing elements.
- Data from the 2010 U.S. Census, 2014-2018 U.S. Census American Community Survey (ACS), California Department of Finance (DOF), California Employee Development Department (EDD), and U.S. Department of Housing and Urban Development (HUD) is included to provide information on population, household, housing, income, employment, and other demographic characteristics.
- Regional information from the Fair Housing Council of Orange County.
- Other sources of economic data such as information from the websites *Zillow.com* and *Apartments.com*, and other published data are used where current Census, ACS, DOF, HUD, and other standard data sources do not provide relevant data.
- Interviews with key agencies and organizations were conducted to obtain information on housing needs and, in particular, needs of populations with special housing needs.
- Research and data related to fair housing, including Census Scope, Social Science Data Analysis Network, the UC Davis Center for Regional Change and Rabobank, N.A., and the California Fair Housing Task Force.

*Due to the use of multiple data sources (with some varying dates), there are slight variations in some of the information, such as total population and total household numbers, presented in this document. However, these variations do not significantly affect the discussion of overall housing trends and changes.*

## 3B. Population Trends and Characteristics

### POPULATION GROWTH

Table 3-1 shows population growth for Stanton and other jurisdictions in the region from 2000 through 2020. According to data prepared by the California DOF, the population of Stanton in 2020 was 39,077 persons, an increase of approximately 2.3% since 2010. During the previous decade (2000 to 2010), the City's population increased 2.1% to total 38,186 in 2010. Stanton's growth has been lower than countywide growth, with Orange County experiencing population growth rates during both the 2000 to 2010 and 2010 to 2020 periods higher than that experienced in Stanton, as shown in Table 3-1. This is largely due to Stanton's built-out nature and the availability of developable land in the county versus in the City. The City's population is anticipated to increase to approximately 59,397 persons upon buildout of lands within the city limits (*City of Stanton General Plan, September 2008*). Anaheim had both the greatest numeric change in population (29,311 persons) and the largest percentage change in population (8.9%) of the neighboring jurisdictions.

**TABLE 3-1: POPULATION TRENDS - STANTON AND NEIGHBORING JURISDICTIONS**

Jurisdiction	2000	2010	2020	Change 2000-20	% Change 2000-20
Stanton	37,403	38,186	39,077	1,674	4.5%
Anaheim	328,014	336,265	357,325	29,311	8.9%
Garden Grove	165,196	170,794	174,801	9,605	5.8%
Cypress	46,229	47,802	49,272	3,043	6.6%
Westminster	88,207	89,701	92,421	4,214	4.8%
Orange County	2,846,289	3,010,232	3,194,332	348,043	12.2%

Sources: US Census, 2000; DOF, 2020



## AGE

Changes in the age groups can indicate future housing needs. Table 3-2 compares age group sizes in 2018 for Stanton and Orange County. In Stanton, children under 15 comprise 21.1% of the City's population, teens and young adults (15 – 24) represent 14.3%, and adults in family-forming age groups (25 – 44) comprise 29.2%. Adults aged 45 to 64 represent 19.1% of the population and seniors (65 and over) comprise 15.2%. In 2018, the median age in Stanton (34.5 years) was lower than that of Orange County (37.8 years) and 1.8 years lower than the statewide median age of 36.3 years. The median age of City residents has increased from the 2010 median age of 33.9 years. These figures indicate that the City of Stanton is a family-oriented community with a high proportion of families with children.

**TABLE 3-2: POPULATION BY AGE (2018)**

Age	Stanton		Orange County	
	Number	Percent	Number	Percent
Under 5 Years	2,755	7.2%	188,956	6.0%
5 to 9	2,677	7.0%	189,548	6.0%
10 to 14	2,670	6.9%	206,380	6.5%
15 to 19	2,853	7.4%	208,793	6.6%
20 to 24	2,643	6.9%	218,993	6.9%
25 to 34	5,981	15.5%	453,121	14.3%
35 to 44	5,287	13.7%	415,919	13.1%
45 to 54	5,317	13.8%	453,608	14.3%
55 to 64	2,057	5.3%	388,376	12.3%
65 to 74	1,903	4.9%	249,211	7.9%
75 to 84	2,823	7.3%	131,180	4.1%
85 and Over	1,155	3.0%	60,097	1.9%
<b>TOTAL</b>	<b>38,509</b>	<b>100%</b>	<b>3,164,182</b>	<b>100%</b>

Source: US Census, 2014-2018 ACS



## RACE AND ETHNICITY

Table 3-3 shows the ethnic composition of Stanton's population. Over half (53.2%) of the City's population identify as White. The next largest racial group is Asian (27.0%), followed by "other race" (12.5%), "two or more races" (3.7%), Black or African American (1.4%), American Indian or Alaska Native (1.3%), and Native Hawaiian and Pacific Islander (0.9%). Nearly half of the population (49.2%) is of Hispanic or Latino origin. Stanton is a more culturally diverse community than the county as a whole, which has the potential to influence special housing needs or buying preferences, such as a stronger cultural history of multigenerational housing.

**TABLE 3-3: RACE AND ETHNICITY (2018)**

Race/Ethnicity	Stanton		Orange County	
	Number	Percent	Number	Percent
White	20,477	53.2%	1,950,902	61.7%
Black or African American	555	1.4%	54,732	1.7%
American Indian or Alaska Native	494	1.3%	14,466	0.5%
Asian	10,389	27.0%	635,672	20.1%
Native Hawaiian and Pacific Islander	362	0.9%	9,442	0.3%
Some Other Race	4,817	12.5%	370,679	11.7%
Two or More Races	1,415	3.7%	128,289	4.1%
<b>TOTAL</b>	<b>38,509</b>	<b>100%</b>	<b>3,164,182</b>	<b>100%</b>
Hispanic or Latino (of any race)	18,939	49.2%	1,080,195	34.1%

Source: US Census, 2014-2018 ACS

## EMPLOYMENT

An assessment of the needs of the community must take into consideration the type of employment held by residents. Incomes associated with different jobs and the number of workers in a household determines the type and size of housing a household can afford. In some cases, the types of jobs themselves can affect housing needs and demand (such as in communities with military installations, college campuses, and seasonal agriculture). Employment growth typically leads to strong housing demand, while the reverse is true when employment contracts.

One of the factors that can contribute to an increase in demand for housing is expansion of the employment base. Table 3-4 shows the employment and unemployment rates for persons 16 years and older that were in the labor force in 2010 and 2018. The number of employed residents increased by 288 from 2010 to 2018. In 2018, ACS data indicates that the unemployment rate in Stanton was approximately 5.9%, a significant decrease from 9.9% in 2010 as the City (and country) emerged from the Great Recession. According to the labor report data compiled by the California EDD, the Anaheim-Santa Ana-Irvine Metropolitan Area's average annual unemployment rate in 2018 was estimated at 3.0%, Orange County's rate was also 3.0%, while California's was 4.1%.

**TABLE 3-4: JOB GROWTH AND EMPLOYMENT STATUS**

	2010		2018	
	Number	Percent	Number	Percent
<b>Total Persons in Labor Force</b>	<b>19,746</b>	<b>100%</b>	<b>19,213</b>	<b>100%</b>
Employed	17,783	90.1%	18,071	94.1%
Unemployed	1,963	9.9%	1,142	5.9%

Sources: US Census, 2010-2014 ACS and 2014-2018 ACS

## INDUSTRY AND OCCUPATION

The 2014-2018 ACS data identifies 18,071 employed persons in the Stanton labor force. Table 3-5 shows 2018 employment by industry for the City. Of Stanton's employed residents, the "Manufacturing" industry employed the most people at 18.2%. The second largest employment sector was the "Educational services, health care and social assistance" industry, which had 16.3% of the total employed persons in Stanton. The top two employment categories in Orange County were the "Educational services, health care and social assistance" industry at 19.3% and the "Professional, scientific, management, administrative, waste management" industry at 14.4%.

The City's workforce holds a variety of types of jobs as shown in Table 3-6, with the largest sector (23.9%) working in service occupations (which tend to be lower paying), followed by 23.8% in management, business, science, and arts occupations. Employment and occupation trends play an important role in defining housing needs. This relationship extends beyond the impact of employment growth on housing demand in the City and includes how wage levels and median earnings affect the type of housing affordable to workers and households in Stanton. There is a significant gap, for example, between the median earnings of a resident employed in management and a resident employed in a service occupation, and this translates into the type of housing that is needed in the City.

**TABLE 3-5: JOBS BY INDUSTRY (2018)**

Industry	Number	Percent
Agriculture, forestry, fishing and hunting, mining	127	0.7%
Construction	1,416	7.8%
Manufacturing	3,295	18.2%
Wholesale trade	573	3.2%
Retail trade	2,275	12.6%
Transportation, warehousing, utilities	771	4.3%
Information	224	1.2%
Finance and insurance, real estate and rental and leasing	909	5.0%
Professional, scientific, management, administrative, waste mgmt.	1,745	9.7%
Educational services, health care and social assistance	2,936	16.3%
Arts, entertainment, recreation, accommodation, food services	2,315	12.8%
Other services	1,015	5.6%
Public administration	463	2.6%
<b>TOTAL (Civilian Labor Force)</b>	<b>18,064</b>	<b>100%</b>
Armed Forces	7	100%

Source: US Census, 2014-2018 ACS



**TABLE 3-6: JOBS BY OCCUPATION (2018)**

Occupation	Number	Percent	Median Earnings*
Management, business, science, and arts occupations	4,291	23.8%	\$55,179
Service occupations	4,312	23.9%	\$17,786
Sales and office occupations	4,177	23.1%	\$31,261
Natural resources, construction, and maintenance occupations	1,683	9.4%	\$38,770
Production, transportation, and material moving	3,591	19.9%	\$26,043

\*Median earnings in previous 12 months prior to survey

Sources: SCAG 6th Cycle Data Package; US Census, 2014-2018 ACS

## TRAVEL TO WORK

Approximately 51.7% of Stanton workers 16 years and over travel less than 30 minutes to work. Comparatively, only 8.8% of workers drive more than 60 minutes to work. Most Stanton workers, 79.1%, drive alone to work and 13.9% carpool. Table 3-7 identifies travel time to work and Table 3-8 identifies commute methods for Stanton workers in 2018.

**TABLE 3-7: TRAVEL TIME TO WORK (2018)**

	Number	Percent
Less than 10 minutes	918	5.4%
10-19 minutes	3,658	21.4%
20-29 minutes	4,258	24.9%
30-44 minutes	5,360	31.3%
45-59 minutes	1,418	8.3%
60 + minutes	1,512	8.8%

Source: US Census, 2014-2018 ACS

**TABLE 3-8: COMMUTE METHOD (2018)**

	Number	Percent
Drive Alone	13,755	79.1%
Carpooled	2,414	13.9%
Public Transportation	398	2.3%
Walk	156	0.9%
Other	401	2.3%
Work at Home	263	1.5%

Source: US Census, 2014-2018 ACS

## 3C. Household Characteristics

According to the Census, a **household** is defined as all persons living in a housing unit. This definition includes families (related individuals living together), unrelated individuals living together, and individuals living alone.

A **housing unit** is defined by the Census as a house, an apartment, a mobile home, a group of rooms, or a single room that is occupied (or if vacant, is intended for occupancy) as separate living quarters. 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. The occupants may be a single family, one person living alone, two or more families living together, or any other group of related or unrelated persons who share living arrangements.

People living in retirement homes or other group living situations are not considered "households" for the purpose of the U.S. Census count. The household characteristics in a community, including household size, income, and the presence of special needs households, are important factors in determining the size and type of housing needed in the City.

Table 3-9 below identifies the ages of householders in Stanton and Orange County in 2018 based on ACS data from 2014-2018. Homeowner households are generally headed by residents early middle-aged to middle-aged, with 54.2% of homeowner households headed by a resident 35-59

years of age; however, 15.6% of homeowner households are headed by someone 65-74 years. Households who rent their homes trend slightly younger; approximately 67.8% of renter households are headed by a person aged 25-54.

**TABLE 3-9: HOUSEHOLDS BY TENURE AND AGE (2018)**

	Stanton		Orange County	
	Number	%	Number	%
<b>Owner Occupied:</b>	<b>5,191</b>	<b>100% (47.6% of total households)</b>	<b>592,269</b>	<b>100% (57.4% of total households)</b>
Householder 15 to 24 years	10	0.2%	2,053	0.3%
Householder 25 to 34 years	466	9.0%	36,065	6.1%
Householder 35 to 44 years	870	16.8%	86,899	14.7%
Householder 45 to 54 years	1,362	26.2%	137,678	23.2%
Householder 55 to 59 years	580	11.2%	75,371	12.7%
Householder 60 to 64 years	489	9.4%	67,259	11.4%
Householder 65 to 74 years	809	15.6%	104,985	17.7%
Householder 75 to 84 years	453	8.7%	58,068	9.8%
Householder 85 years and older	152	2.9%	23,891	4.0%
<b>Renter Occupied:</b>	<b>5,719</b>	<b>100% (52.4% of total households)</b>	<b>440,104</b>	<b>100% (42.6% of total households)</b>
Householder 15 to 24 years	200	3.5%	23,193	5.3%
Householder 25 to 34 years	1,093	19.1%	105,489	24.0%
Householder 35 to 44 years	1,655	28.9%	101,763	23.1%
Householder 45 to 54 years	1,131	19.8%	91,096	20.7%
Householder 55 to 59 years	394	6.9%	33,973	7.7%
Householder 60 to 64 years	441	7.7%	24,592	5.6%
Householder 65 to 74 years	479	8.4%	33,099	7.5%
Householder 75 to 84 years	208	3.6%	16,518	3.8%
Householder 85 years and older	118	2.1%	10,381	2.4%
<b>TOTAL</b>	<b>10,910</b>	<b>-</b>	<b>1,032,373</b>	<b>-</b>

Source: US Census, 2014-2018 ACS 5-Year Data Profile (Table B25007)

Table 3-10 identifies the household sizes by housing tenure. In 2018, the majority of households consisted of 2 to 4 persons, which is consistent with the county's profile. Large households of 5 or more persons made up 23.2% of the total households in Stanton – a sizable percentage of total households and a higher proportion when compared to the county. The average household size was 3.51 persons, which was higher than Orange County's (3.02 persons). Additionally, the average household size in 2018 for an owner-occupied unit was 3.29 persons per household and 3.71 persons per household for a renter-occupied unit.

**TABLE 3-10: HOUSEHOLD SIZE BY TENURE (2018)**

	Stanton		Orange County	
	Number	%	Number	%
<b>Owner Households</b>	<b>5,191</b>	<b>100%</b>	<b>592,269</b>	<b>100%</b>
Householder living alone	1,094	21.1%	110,780	18.7%
Households 2–4 persons	3,120	60.1%	404,680	68.3%
Large households 5+ persons	977	18.8%	76,809	13.0%
Average Household Size	3.29 persons		2.99 persons	
<b>Renter Households</b>	<b>5,719</b>	<b>100%</b>	<b>440,104</b>	<b>100%</b>
Householder living alone	983	17.2%	106,627	24.2%
Households 2–4 persons	3,183	55.7%	263,316	59.8%
Large households 5+ persons	1,553	27.2%	70,161	15.9%
Average Household Size	3.71 persons		3.06 persons	
<b>Total Households</b>	<b>10,910</b>	<b>100%</b>	<b>1,032,373</b>	<b>100%</b>
Householder living alone	2,077	19.0%	217,407	21.1%
Households 2–4 persons	6,303	57.8%	667,996	64.7%
Large households 5+ persons	2,530	23.2%	146,970	14.2%
Average Household Size	3.51 persons		3.02 persons	

Sources: SCAG 6th Cycle Data Package; U.S. Census Bureau, 2014-2018 ACS 5-Year Data Profile (Table B25009)

### 3D. Income

#### HOUSEHOLD INCOME

From 2000 to 2018, the median household income increased by 44.4% to \$56,506 and the per capita income increased by 51.1% to \$21,445. An increase in both per capita and median household incomes also occurred from 2010 to 2018. Table 3-11 identifies the per capita and median household incomes in 2000, 2010, and 2018.

**TABLE 3-11: MEDIAN HOUSEHOLD AND PER CAPITA INCOME**

	2000	2010	2018
Median Household Income	\$39,127	\$51,539	\$56,506
Per Capita Income	\$14,197	\$20,444	\$21,445

Sources: US Census, 2000; US Census, 2014-2018 ACS

In 2018, the majority (55.4%) of Stanton's households earned in excess of \$50,000 per year. The incidence of households earning less than \$35,000 per year was significantly higher among renter households (40.1%) than owner households (18.4%). Table 3-12 identifies household income by tenure. As shown in Table 3-12, the median income of owner households is approximately \$32,000 more than renter households. Compared to the county, median household incomes are lower for both owner and renter households – by 33.8% and 31.0%, respectively.

**TABLE 3-12: HOUSEHOLD INCOME FOR ALL HOUSEHOLDS AND BY TENURE (2018)**

Income	All Households		Owner Households		Renter Households	
	Number	Percent	Number	Percent	Number	Percent
Less than \$5,000	369	3.4%	48	0.9%	321	5.6%
\$5,000 to \$9,999	252	2.3%	74	1.4%	178	3.1%
\$10,000 to \$14,999	524	4.8%	100	1.9%	424	7.4%
\$15,000 to \$19,999	519	4.8%	141	2.7%	378	6.6%
\$20,000 to \$24,999	473	4.3%	210	4.0%	263	4.6%
\$25,000 to \$34,999	1,121	10.3%	388	7.5%	733	12.8%
\$35,000 to \$49,999	1,603	14.7%	595	11.5%	1,008	17.6%
\$50,000 to \$74,999	2,042	18.7%	1,084	20.9%	958	16.8%
\$75,000 to \$99,999	1,422	13.0%	826	15.9%	596	10.4%
\$100,000 to \$149,999	1,568	14.4%	996	19.2%	572	10.0%
\$150,000 or more	1,017	9.3%	729	14.0%	288	5.0%
Median Household Income – Stanton	\$56,506		\$73,920		\$41,881	
Median Household Income – Orange County	\$85,398		\$111,730		\$60,671	

Source: US Census, 2014-2018 ACS

## HOUSEHOLDS BY INCOME GROUP

A special aggregation of 2013-2017 ACS data performed by HUD – the Comprehensive Housing Affordability Strategy (CHAS) data – provides a breakdown of households by income group by tenure. The number of households in extremely low, very low, low, and moderate/above moderate-income groups is shown in Table 3-13. Nearly one-third (32.9%) of all households are at or above moderate income. The HUD CHAS data indicates the extremely low-income group represents 24.9% of households, and a higher proportion are renters (2,055) than owners (665). The very low-income group represents 22.8% of households and the low-income group represents 19.4% of households. The City's RHNA (see Table 3-29) identifies the City's share of regional housing needs for extremely low, very low, and low-income households, as well as for moderate and above moderate-income households.

As shown in Table 3-13, there is a larger proportion of renters in the extremely low and very low-income groups, while there is a larger proportion of low, moderate, and above moderate-income groups in owner households. The high incidence of lower income renter households is of particular significance as market rents in Stanton exceed the level of affordability for 75% of lower income households (see Table 3-26). Moreover, as indicated by Table 3-26, 68% of lower income households, including both renter and homeowner households, pay more than 30% of their income for housing.

**TABLE 3-13: HOUSEHOLDS BY INCOME GROUP (2017)**

Income Group	Total		Owner		Renter	
	Households	Percent	Households	Percent	Households	Percent
Extremely Low (<30% AMI)	2,720	24.9%	665	12.8%	2,055	36%
Very Low (31–50% AMI)	2,490	22.8%	905	17.4%	1,585	27.8%
Low (51–80% AMI)	2,115	19.4%	1,210	23.2%	905	15.9%
Moderate and Above Moderate (>80% AMI)	3,595	32.9%	2,430	46.6%	1,165	20.4%
<b>TOTAL</b>	<b>10,920</b>	<b>100%</b>	<b>5,210</b>	<b>100%</b>	<b>5,710</b>	<b>100%</b>

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

Available: <https://www.huduser.gov/portal/datasets/cp.html>

## POVERTY LEVELS

The 2014-2018 ACS data indicates that 1,208 (14.4%) of all Stanton families and 7,278 individuals (18.9%) had incomes at or below the poverty level. According to the ACS data, poverty rates are disparate between races and economic indicators are particularly severe for those identified as “White alone” and for those of Hispanic or Latino origin. In 2018, those identified as “White alone” had a poverty rate of 24.6% compared to 14.8% for “Some other race”, 12.9% for Asians, 9.3% for Black or African Americans, 7.6% for “Two or more races”, 6.1% for Native Hawaiian and Other Pacific Islanders, 1.5% for American Indian and Alaska Natives. The population of Hispanic or Latino origin had a poverty rate of 26.4%.

The level of poverty in a jurisdiction often influences the need for housing to accommodate those persons and families in the very low and low-income categories. The U.S. Census Bureau measures poverty by using a set of money income thresholds that vary by family size and composition of who is in poverty. If a family's total income is less than the family's threshold, then that family and every individual in it is considered in poverty. For example, the poverty threshold for a family of two with no children would be \$17,120, a household of two with a householder aged 65 or older and no children has a poverty threshold of \$15,453, and the poverty threshold of a family of four with two children under the age of 18 would be \$25,926. (*U.S. Census Bureau, 2019*).

## EXTREMELY LOW-INCOME HOUSEHOLDS

Extremely low-income (ELI) households are defined as those earning up to 30% of the area median household income. For Orange County, the median household income in 2020 was \$103,000. For ELI households in Stanton (and the rest of Orange County), this results in an income of \$38,450 or less for a four-person household or \$26,950 for a one-person household. ELI households have a variety of housing situations and needs. For example, most families and individuals receiving only public assistance, such as social security disability insurance or disability insurance, qualify as ELI households. Table 3-14 provides representative occupations with hourly wages that are within or close to the ELI income range. As shown in Table 3-13, ELI households make up 24.9% of all households in Stanton. And based on Table 3-26, 82.2% of ELI households in Stanton pay more than 30% of their incomes for housing.

**TABLE 3-14: OCCUPATIONS WITH WAGES FOR EXTREMELY LOW-INCOME HOUSEHOLDS (2020)**

Occupation Title	Median Hourly Wage
Laborers and Freight, Stock, and Material Movers	\$12.70
Telemarketers	\$12.43
Waiters and Waitresses	\$12.07
Retail Salespersons	\$12.03
Ambulance Drivers and Attendants, Except Emergency Medical Technicians	\$11.94
Cooks, Fast Food	\$11.63
Couriers and Messengers	\$11.61
Personal Care Aides	\$11.59
Hosts and Hostesses, Restaurant, Lounge, and Coffee Shop	\$11.52
Amusement and Recreation Attendants	\$11.42
Cashiers	\$11.42
Parking Lot Attendants	\$11.41

*Source: Employment Development Department, Long-Term Occupational Projections 2016-2026 (accessed January 2021)*

Pursuant to Government Code Section 65583(a)(1), 50% of Stanton's very low-income regional housing needs assigned by HCD are extremely low-income households. As a result, from the very low-income need of 165 units (see Table 3-29), the City has a projected need of 82 units for extremely low-income households (i.e. households earning 30% or less of the area median income). Based on current figures, extremely low-income households will most likely be facing overpayment, overcrowding, or substandard housing conditions. Some extremely low-income households could include individuals with mental or other disabilities and special needs. To address the range of needs of ELI households, the City will implement several programs including the following programs (refer to the Housing Element Policy Document for more detailed descriptions of these programs):

- Program 5: Facilitate Affordable and Special Needs Housing Construction
- Program 11: Rental Assistance
- Program 17: Zoning Code Amendments – Housing Constraints

## 3E. Housing Characteristics

### HOUSING TYPE

Table 3-15 identifies the types of housing units in Stanton in 2020 as reported in the Department of Finance, E-5 Report. The table summarizes total housing stock according to the type of structure. As shown in the table, multifamily, 5+ units is the largest housing type with 32.1% of the total units. The second largest type is single-family, detached units, comprising 27.9% of the total units. Single-family attached homes represent 15.8% of housing units and multifamily, 2-4 units (i.e. duplex, triplex, and fourplex structures) account for 11.5% of housing units. Of note, the percentage of mobile homes in Stanton (12.6%) is high relative to county (3%) and state percentages (3.9%).

**TABLE 3-15: HOUSING STOCK BY TYPE (2020)**

	Total	Single Family		Multifamily		Mobile Homes	Occupied	Vacant
		Detached	Attached	2 – 4	5+ Units			
Units	11,448	3,198	1,812	1,321	3,679	1,438	11,093	355
Percent	100%	27.9%	15.8%	11.5%	32.1%	12.6%	96.9%	3.1%

Sources: SCAG 6th Cycle Data Package; DOF E-5 Report 2020

### VACANCY RATE

Table 3-15 also shows the number and percentage of occupied units and the percentage of vacant units. It is important to note that these counts include all vacant units, including those units that are newly constructed but not yet occupied. In order for the housing market to function properly in a city there should always be some level of housing vacancy, otherwise rents or housing prices could skyrocket. The 3.1% vacancy in Stanton is considered low (the historical equilibrium in California is 5.5% for rental vacancy and 1.2% for homeownership vacancy).<sup>1</sup>

The 2014-2018 ACS data indicates that there were 349 vacant units in 2018. As shown in Table 3-16, of the total vacant units in 2018, 141 were for rent, 55 were for sale, 45 were rented or sold but not yet occupied, 28 were for seasonal, recreational, or occasional use, and 80 were classified as other vacant. There were no vacant units for migrant workers in Stanton. The overall vacancy rate in the City in 2018 was 3.1%, a rate which has steadily decreased since 2010.

**TABLE 3-16: VACANCY BY TYPE (2018)**

Vacancy Type	Number	Percent
For rent	141	40.4%
Rented, not occupied	19	5.4%
For sale only	55	15.8%
Sold, not occupied	26	7.4%
For seasonal, recreational, or occasional use	28	8.0%
For migrant workers	0	0%
Other vacant	80	22.9%
<b>TOTAL</b>	<b>349</b>	<b>100%</b>

Source: US Census, 2014-2018 ACS

<sup>1</sup> "California's low residential vacancy rates signal more construction," *first tuesday Journal* (February 15, 2021).



## HOUSING CONDITIONS

The U.S. Census provides only limited data that can be used to infer the condition of Stanton's housing stock. In most cases, the age of a community's housing stock is a good indicator of the condition of the housing stock. Moreover, many federal and state programs also use the age of housing as one factor in determining housing rehabilitation needs. Typically, housing over 30 years of age is more likely to have rehabilitation needs that may include plumbing, roof repairs, electrical repairs, foundation rehabilitation, or other significant improvements.

The 2014-2018 ACS data indicates that almost half (48.8%) of the housing in the City is greater than 50 years old (i.e. built before 1970). Another 22.6% of units were built between 1970 and 1979. The age of the housing stock indicates that the need for maintenance and rehabilitation assistance may grow during the planning period. Units built prior to 1970 may require aesthetic and maintenance repairs including roof, window, and paint improvements and some units in this age range may also require significant upgrades to structural, foundation, electrical, plumbing, and other systems.

When examining a housing stock to determine what condition it is in, there are certain factors that the Census considers. For example, older units may not have plumbing that is fully functional or the plumbing might be substandard. Table 3-17, however, indicates that no occupied dwelling units in the City lacked complete plumbing facilities in 2018.

**TABLE 3-17: HOUSING STOCK CONDITIONS (2018)**

Year Structure Built	Owner-Occupied		Renter-Occupied		Total	
	Number	Percent	Number	Percent	Number	Percent
2014 or later	34	0.7%	0	0.0%	34	0.3%
2010 to 2013	58	1.1%	33	0.6%	91	0.8%
2000 to 2009	574	11.1%	127	2.2%	721	6.4%
1990 to 1999	400	7.7%	305	5.3%	705	6.3%
1980 to 1989	809	15.6%	797	13.9%	1,663	14.8%
1970 to 1979	1,163	22.4%	1,286	22.5%	2,549	22.6%
1960 to 1969	760	14.6%	1,390	24.3%	2,247	20.0%
1950 to 1959	1,240	23.9%	1,419	24.8%	2,705	24.0%
1940 to 1949	100	1.9%	263	4.6%	382	3.4%
1939 or earlier	53	1.0%	99	1.7%	162	1.4%
<b>TOTAL</b>	<b>5,191</b>	<b>100%</b>	<b>5,719</b>	<b>100%</b>	<b>11,259</b>	<b>100%</b>
<b>Plumbing Facilities (Occupied Units)</b>						
Units with Complete Plumbing Facilities	5,191	100%	5,719	100%	10,910	100%
Units Lacking Complete Plumbing Facilities	0	0.0%	0	0.0%	0	0.0%

Source: US Census, 2014-2018 ACS (Table B25036)

As noted, the City's housing stock is aging with 71.4% of dwelling units in Stanton (8,045) having been constructed prior to 1980, and as such, structural deterioration and maintenance problems may be prevalent. The City's Building Official has identified areas in the City with concentrations of housing in need of substantial rehabilitation or replacement, including the Santa Barbara neighborhood, the Tina/Pacific Neighborhood, and the residential neighborhood on the northwest corner of Katella Avenue and Beach Boulevard. Moreover, the goal of the City's Proactive Code Enforcement Program is to address housing concerns before they become serious problems.

To supplement the Census information regarding housing conditions, the City of Stanton

included specific questions pertaining to the quality of the City's housing stock in its Housing Element Update community survey, which was posted on the City's website from November 2020 through January 2021 (this is further detailed in Appendix B). When asked to rate the physical condition of the residence they lived in, the majority (45.3%) responded that their home shows signs of minor deferred maintenance such as peeling paint or chipped stucco while 29.9% indicated that their home was in excellent condition. Another 18.0% of respondents indicated that their home was in need of a modest repair (like a new roof or new siding) and 17.1% reported that their home needed a major repair (such as new foundation, complete new plumbing, or complete new electrical). Homeowners were more likely than renters to respond that their residence was in excellent condition (36.7% vs. 14.3%). When considering the age of the respondent, younger respondents (24-39 years) were more likely to state that their residence was in excellent condition. This may point to the high quality of newer housing in the community, both single-family and multifamily, likely purchased by younger homeowners.

Community members were also asked to report the type of home improvements they have considered making to their homes. Although "does not apply" received the most responses (37.1%), other popular answers included improvements for painting, solar, and new roofing. The most common home improvement for each age group, young adult through older resident, was painting (interior and/or exterior).

Additionally, the City's Planning Division has identified particular areas of the City which appear to have a significant amount of housing that is in need of major repair. These areas include the Tina/Pacific Neighborhood, Crow Village, and various motel sites on Beach Boulevard (which may be used for SRO housing). The City will continue to implement its Homeowner Rehabilitation Grant Program using CDBG funds to help qualified homeowners to rehabilitate substandard housing.

## OVERCROWDING

Typically, a housing unit is considered overcrowded if there is more than one person per room and severely overcrowded if there are more than 1.5 persons per room. Table 3-18 summarizes overcrowding data for Stanton. It should be noted that kitchenettes, strip or Pullman kitchens, bathrooms, porches, balconies, foyers, halls, half-rooms, utility rooms, unfinished attics, basements, or other space for storage are not defined as rooms for Census purposes.

Overcrowded households are usually a reflection of the lack of affordable housing available. Households that cannot afford housing units suitably sized for their families are often forced to live in housing that is too small for their needs, which may result in poor physical condition of the dwelling unit. In 2018, 1,827 housing units (16.7% of the total occupied units) were overcrowded, which represented 9.5% of owner units and 23.3% of renter units.

**TABLE 3-18: OVERCROWDING BY TENURE (2018)**

Persons per Room	Owner		Renter		Total	
	Number	Percent	Number	Percent	Number	Percent
1.00 or less	4,699	90.5%	4,384	76.7%	9,083	83.3%
1.01 to 1.50	364	7.0%	971	17.0%	1,335	12.2%
1.51 or more	128	2.5%	364	6.4%	492	4.5%
<b>TOTAL</b>	<b>5,191</b>	<b>100%</b>	<b>5,719</b>	<b>100%</b>	<b>10,910</b>	<b>100%</b>
Overcrowded	492	9.5%	1,335	23.3%	1,827	16.7%

Source: SCAG 6th Cycle Data Package; US Census, 2014-2018 ACS (Table B25014)

As shown in Table 3-19, the average household size in Stanton was 3.51 persons in 2018, which was an increase in the average household size of 3.27 persons in 2010. Table 3-19 shows Stanton's household sizes for owner, renter, and all households. The average household size was lower for owners (3.29 persons). Renter households had an average size of 3.71 persons. The most commonly occurring household size is of two people (20.7%) and the second-most commonly occurring household size is of three people (19.6%). Table 3-20 identifies bedrooms by tenure. Although larger renter households (5 or more persons) are proportionally higher than larger owner households, the proportion of larger homes (4 or more bedrooms) is significantly higher for owner households.

**TABLE 3-19: HOUSEHOLD SIZE BY TENURE (2018)**

Household Size	Owner		Renter		Total	
	Number	Percent	Number	Percent	Number	Percent
1-person	1,094	21.1%	983	17.2%	2,077	19.0%
2-person	1,271	24.5%	983	17.2%	2,254	20.7%
3-person	927	17.9%	1,213	21.2%	2,140	19.6%
4-person	922	17.8%	987	17.3%	1,909	17.5%
5-person	492	9.5%	765	13.4%	1,257	11.5%
6-person	282	5.4%	390	6.8%	672	6.2%
7-or-more-person	203	3.9%	398	7.0%	601	5.5%
<b>TOTAL</b>	<b>5,191</b>	<b>100% (47.6% of total)</b>	<b>5,719</b>	<b>100% (52.4% of total)</b>	<b>10,910</b>	<b>100%</b>
Average Household Size	3.29		3.71		3.51	

Source: SCAG 6th Cycle Data Package

**TABLE 3-20: NUMBER OF BEDROOMS BY TENURE (2018)**

Bedroom Type	Owner		Renter		Total	
	Number	Percent	Number	Percent	Number	Percent
No bedroom	34	0.7%	200	3.5%	234	2.1%
1-bedroom	152	2.9%	1,340	23.4%	1,492	13.7%
2-bedroom	1,522	29.3%	2,547	44.5%	4,069	37.3%
3-bedroom	2,668	51.4%	1,177	20.6%	3,845	35.2%
4-bedroom	766	14.8%	446	7.8%	1,212	11.1%
5 or more bedroom	49	0.9%	9	0.2%	58	0.5%
<b>TOTAL</b>	<b>5,191</b>	<b>100%</b>	<b>5,719</b>	<b>100%</b>	<b>10,910</b>	<b>100%</b>

Source: US Census, 2014-2018 ACS

### 3F. Housing Costs

#### FOR SALE HOUSING

As shown in Figure 3-1, between 2000 and 2018, median home sales prices in Stanton increased 189% while prices in the SCAG region increased 151%. The 2018 median home sales price in Stanton was \$432,000 (lower than the current highs as described below). Prices in the City have ranged from a low of 66.8% of the SCAG region median in 2000 to a high of 86.5% in 2009.

In May 2021, there were 27 homes listed for sale on *Zillow.com* with prices ranging from \$79,900 (manufactured home) to \$949,000 (single-family detached). Four multifamily properties were also listed. Of these homes, there were four detached single-family homes with sales prices beginning at \$719,000. As shown in Table 3-21, the majority of homes for sale are in the \$700,000+ price range (29.6%), with 22.2% of homes in the \$500,000 to \$599,999 range and another 22.2% of homes in the \$100,000 to \$199,999 range. *Zillow* identified the May 2021 median sales price as \$502,000. While the median sales price is not affordable to lower and most moderate-income households (see Table 3-25), the City's home sales prices are lower compared to Orange County (*Zillow* reported a median home sales price of \$890,000 for the county in May 2021), which could result in demand for the City's higher priced housing units since they may offer more amenities and are more affordable than comparable homes in the county.

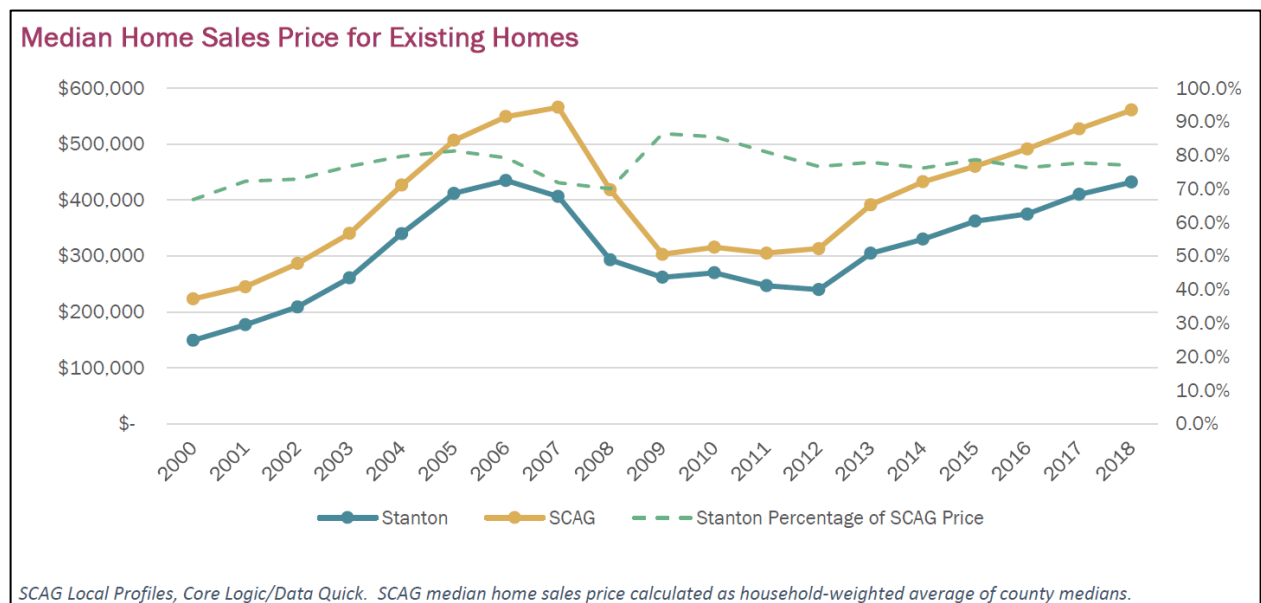
**TABLE 3-21: HOMES FOR SALE (MAY 2021)**

Price	Homes	% of Homes for Sale
\$700,000 and more	8*	29.6%
\$600,000 - \$699,999	0	0%
\$500,000 - \$599,999	6	22.2%
\$400,000 - \$499,999	5	18.5%
\$300,000 - \$399,999	0	0%
\$200,000 - \$299,999	0	0%
\$100,000 - \$199,999	6	22.2%
\$0 - \$99,999	2	7.4%

Source: *Zillow.com*, May 2021

\* Includes four multifamily properties.

**FIGURE 3-1: MEDIAN HOME SALES PRICE**



Source: SCAG 6th Cycle Data Package

## RENTAL HOUSING

Table 3-22 summarizes rents paid in Stanton in 2018 by rental range. The range with the highest percentage of units rented was between \$1,000 and \$1,499 at 45.1% (2,534 units). Only 10.9% of rentals were under \$1,000 per month. Less than half (43.9%) of all rentals were over \$1,500 per month.

Based on a review of rental ads on *Zillow.com* and *Apartments.com*, the average rent in Stanton is \$1,870 per month. There were 19 rentals available in May 2021. Rents ranged from \$1,675 to \$2,375 for 2 bed/2 bath homes to \$2,900 for a four-bedroom home.

**TABLE 3-22: RENTAL COSTS (2018)**

Rent Range	Number	% of Units Paying Rent
Less than \$500	334	5.9%
\$500 to \$999	283	5.0%
\$1,000 to \$1,499	2,534	45.1%
\$1,500 to \$1,999	1,681	29.9%
\$2,000 to \$2,499	578	10.3%
\$2,500 to \$2,999	116	2.1%
\$3,000 or more	91	1.6%
Median (dollars)	\$ 1,441	

Source: US Census, 2014-2018 ACS

**TABLE 3-23: RENTAL RATES BY NUMBER OF BEDROOMS**

Bedroom Type	Rental Survey		
	Units Available	Range	Average Rent
Studio	1	\$1,201	\$1,201
1 bed	7	\$1,375 - \$1,800	\$1,570
2 bed	8	\$1,675 - \$2,375	\$1,997
3 bed	2	\$1,998 - \$2,300	\$2,149
4 bed or more	1	\$2,900	\$2,900

Sources: Zillow.com and Apartments.com, May 2021

## INCOME GROUPS

The California Department of Housing and Community Development (HCD) publishes household income data annually for areas in California. Table 3-24 shows the maximum annual income level for each income group adjusted for household size for Orange County. The maximum annual income data is then utilized to calculate the maximum affordable housing payments for different households (varying by income level) and their eligibility for housing assistance programs.

- *Extremely Low-Income Households* have a combined income at or lower than 30% of area median income (AMI), as established by the Department of Housing and Community Development (HCD).
- *Very Low-Income Households* have a combined income between 30 and 50% of AMI, as established by HCD.

- *Low-Income Households* have a combined income between 50 and 80% of AMI, as established by HCD.
- *Moderate-Income Households* have a combined income between 80 and 120% of AMI, as established by HCD.
- *Above Moderate-Income Households* have a combined income greater than 120% of AMI, as established by HCD.

**TABLE 3-24: STATE INCOME LIMITS – ORANGE COUNTY (2020)**

Income Group	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
Extremely Low	\$26,950	\$30,800	\$34,650	\$38,450	\$41,550	\$44,650	\$47,700	\$50,800
Very Low	\$44,850	\$51,250	\$57,650	\$64,050	\$69,200	\$74,300	\$79,450	\$84,550
Low	\$71,750	\$82,000	\$92,250	\$102,450	\$110,650	\$118,850	\$127,050	\$135,250
Moderate	\$86,500	\$98,900	\$111,250	\$123,600	\$133,500	\$143,400	\$153,250	\$163,150
Above Moderate	\$86,500+	\$98,900+	\$111,250+	\$123,600+	\$133,500+	\$143,400+	\$153,250+	\$163,150+

Source: HCD 2020 Orange County Income Limits

## HOUSING AFFORDABILITY

Table 3-25 shows the estimated maximum rents and sales prices, respectively, that are affordable to very low, low, moderate, and above moderate-income households. Affordability is based on a household spending 30% or less of their total household income for shelter. Affordability is based on the maximum household income levels established by HCD (Table 3-24). The annual income limits established by HCD are similar to those used by the U.S. Department of Housing and Urban Development (HUD) for administering various affordable housing programs. Maximum affordable sales price is based generally on the following assumptions: 4% interest rate, 30-year fixed loan, and down payments that vary with income level, as described in Table 3-25.

Comparing the maximum affordable housing costs in Table 3-25 to the rental rates in Tables 3-22 and 3-23, rental rates in Stanton are generally affordable to moderate-income households and to above moderate-income households. While there are some units affordable to low-income households, there are no appropriately sized units affordable to extremely low and very low-income households. The majority of available rentals were 1 and 2-bedroom units. Moderate and above moderate-income households can afford a broad range of available housing.

Although there are homes for sale in Stanton available to all income groups based on a comparison of Tables 3-21 and 3-25, the majority of homes (i.e. in the \$500,000+ range) are affordable to only moderate and above moderate-income households.

**TABLE 3-25: HOUSING AFFORDABILITY BY INCOME GROUP**

Income Group	One Person		Two Person		Four Person		Six Person	
	Home Sale Price*	Monthly Rent or Housing Cost	Home Sale Price*	Monthly Rent or Housing Cost	Home Sale Price*	Monthly Rent or Housing Cost	Home Sale Price*	Monthly Rent or Housing Cost
Extremely Low	\$95,732	\$674	\$110,336	\$770	\$139,354	\$961	\$162,871	\$1,116
Very Low	\$172,037	\$1,121	\$191,528	\$1,281	\$240,080	\$1,601	\$278,960	\$1,858
Low	\$272,909	\$1,794	\$311,789	\$2,050	\$389,359	\$2,561	\$451,567	\$2,971
Moderate	\$345,719	\$2,163	\$394,100	\$2,473	\$476,828	\$3,090	\$551,932	\$3,585
Above Moderate	\$345,719+	\$2,163+	\$394,100+	\$2,473+	\$476,828+	\$3,090+	\$551,932+	\$3,585+

\*Maximum affordable sales price is based on the following assumptions: 4.0% interest rate, 30-year fixed loan; down payment: \$5,000 – extremely low, \$10,000 – very low; \$15,000 – low, \$25,000 – moderate; property tax, utilities, and homeowners insurance as 30% of monthly housing cost.

Sources: HCD 2020 Orange County Income Limits; De Novo Planning Group, 2021

### ***Extremely Low-income Households***

As previously described, extremely low-income households earn less than 30% of the County Area Median Income (AMI). Depending on the household size, these households can afford rents between \$674 and \$1,116 per month and homes priced at \$95,732 to \$162,871. As of May 2021, there were no rental homes listed on *Zillow.com* or *Apartments.com* that would be affordable to extremely low-income households. However, based on US Census data, approximately 11% of renters pay monthly rents affordable to extremely low-income households. Extremely low-income households are able to afford to purchase a manufactured home in Stanton; however, real estate listings for these homes indicate that homes affordable at this price point are in very limited supply.

### ***Very Low-income Households***

Very low-income households earn between 31% and 50% of the County Area Median Income (AMI). Depending on the household size, these households can afford rents between \$1,121 to \$1,858 per month and homes priced at \$172,037 to \$278,960. As of May 2021, there were some studio, one-bedroom, and two-bedroom rental homes listed on *Zillow.com* or *Apartments.com* that could be affordable to very low-income households. Furthermore, based on US Census data, approximately one-third of renters pay monthly rents affordable to very low-income households (inclusive of units also affordable to extremely low-income). Very low-income households may be able afford to purchase a manufactured home in Stanton; however, real estate listings for these homes indicate that homes affordable at this price point are in very limited supply.

### ***Low-income Households***

Low-income households earn between 51% and 80% of the County Area Median Income (AMI). Depending on the household size, these households can afford rents between \$1,794 to \$2,971 per month and homes priced at \$272,909 to \$451,567. As of May 2021, all studio through four-bedroom+ options listed on *Zillow.com* or *Apartments.com* would be affordable to low-income households. Based on US Census data, approximately 98% of renters pay monthly rents affordable to low-income households. Low-income households can afford better-maintained manufactured homes and multifamily homes, excluding new construction.



### Moderate-income Households

Moderate-income households earn between 80% and 120% of the County Area Median Income (AMI). Depending on the household size, these households can afford rents between \$2,163 and \$3,585 per month and homes priced at \$345,719 to \$551,932. As of May 2021, all studio through four-bedroom+ options were affordable to moderate-income households; these units included multifamily homes as well as single-family homes listed for rent by the homeowner. Moderate-income households can also afford a broader array of homes listed for sale as of May 2021. These unit types include manufactured homes, multifamily homes, and some single-family homes, excluding new construction.

## OVERPAYMENT

As in most communities, the location of the home is one of the biggest factors with regard to price. Compared to the county, housing in Stanton is relatively more affordable (\$890,000 versus \$502,000 according to Zillow median sales prices in May 2021). However, housing is not affordable for all income levels, particularly the extremely low, very low, and low-income households.

As shown in Table 3-26, 60.9% of renters in Stanton and 35.0% of homeowners overpay for housing. The majority of renters that overpay are in the lower income groups, with 73.5% in the extremely low-income group and 19.2% in the very low-income group severely overpaying for housing (over 50% of their monthly income). Comparatively, 61.8% of extremely low-income owners and 32.0% of very low-income owners are severely overpaying. Therefore, while overpayment is more predominate among lower income renter households, overpayment is an issue for both renter and owner households. Close to half (48.5%) of all households in Stanton overpay for housing.

**TABLE 3-26: HOUSEHOLDS BY INCOME LEVEL AND OVERPAYMENT (2017)**

Household Overpayment	Renters	Owners	Total	% of Income Category
<b>Extremely Low-Income Households</b>	<b>2,055</b>	<b>665</b>	<b>2,720</b>	<b>100%</b>
With Cost Burden >30%	1,730 / 84.2%	505 / 77.1%	2,235	82.2%
With Cost Burden >50%	1,510 / 73.5%	405 / 61.8%	1,915	70.4%
<b>Very Low-Income Households</b>	<b>1,585</b>	<b>905</b>	<b>2,490</b>	<b>100%</b>
With Cost Burden >30%	1,340 / 84.5%	550 / 60.8%	1,890	75.9%
With Cost Burden >50%	305 / 19.2%	290 / 32.0%	595	23.9%
<b>Low-Income Households</b>	<b>905</b>	<b>1,210</b>	<b>2,115</b>	<b>100%</b>
With Cost Burden >30%	350 / 38.7%	495 / 40.9%	845	40.0%
With Cost Burden >50%	25 / 2.8%	95 / 7.9%	120	5.7%
<b>Total Extremely Low, Very Low, and Low-Income Households Paying &gt;30%</b>	<b>3,420 / 75%</b>	<b>1,550 / 56%</b>	<b>4,970</b>	<b>68% of lower income households</b>
<b>Moderate and Above Moderate-Income Households</b>	<b>1,165</b>	<b>2,430</b>	<b>3,595</b>	<b>100%</b>
With Cost Burden >30%	60 / 5.2%	274 / 11.3%	334	9.3%
With Cost Burden >50%	10 / 0.9%	19 / 0.8%	29	0.8%
<b>Total Households</b>	<b>5,715</b>	<b>5,210</b>	<b>10,925</b>	<b>100%</b>
With Cost Burden >30%	3,480 / 60.9%	1,824 / 35.0%	5,304	48.5%
With Cost Burden >50%	1,850 / 32.4%	809 / 15.5%	2,659	24.3%

Note: Data is rounded to the nearest 5.

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

## AFFORDABLE HOUSING INVENTORY

The City uses various funding sources to preserve and increase the supply of affordable housing through new construction and the acquisition and/or rehabilitation of renter-occupied units. Affordability covenants in Stanton include developments that hold federal subsidy contracts, received tax credits or mortgage revenue bonds, and/or were financed by redevelopment funds or non-profit developers.

Table 3-27 shows assisted units with covenants that require rents to be maintained at affordable levels for various agreed upon periods of time. In 2021, Stanton had 743 total deed-restricted affordable units. A recorded deed restriction serves as an affordability covenant that restricts the income level of a person who occupies the property and ensures the property will remain available for low to moderate-income persons through the foreseeable future.

**TABLE 3-27: DEED RESTRICTED AFFORDABLE HOUSING UNITS**

Project Name/Address	No. & Type of Affordable Units	Duration of Affordability
Park Stanton Senior Apartments 7622 Katella Avenue	335 total units; 335 affordable units Seniors	30 years (2024)
Plaza Court 11380 Court Street	103 total units; 102 affordable units Family	30 years (2027)
Continental Gardens Apartments 8101 Cerritos Avenue	297 total units; 297 affordable units Family	30 years (2026)
Stanton Accessible Apartments 10572 Knott Avenue	10 total units; 9 affordable units Disabled	20 years / 38 years (2027 / 2045)

Sources: *California Housing Partnership, 2021; SCAG 6th Cycle Data Package*

## MOBILE HOMES

Mobile homes offer a more affordable option for those interested in homeownership. The median value of a mobile home in Orange County in 2018 was \$59,000 (*2018 ACS 5-Year Estimates Data Profile*). Overall, 1,438 mobile homes are located in Stanton (*DOF, Table 2: E-5, 1/1/2019*). As shown by Table 3-28, there are nine mobile home parks in the City with a total of 1,301 permitted spaces. The mobile home parks are located throughout the City, but are concentrated in the south part of Stanton.

In addition to the cost of a mobile home, owners must either purchase a residential site or rent a mobile home space. And although they present a more affordable alternative, mobile home rents have risen steadily in Orange County and throughout southern California since 2009.<sup>2</sup>

<sup>2</sup> Jeff Collins, "Soaring rents jolt senior tenants at mobile home park," *OC Registrar* (July 20, 2018).

**TABLE 3-28: MOBILE HOME PARKS IN STANTON**

Park Name/Address	Operator	MH Spaces
Villa Capri MH Estates (30-0114-Mp) 8111 Stanford Ave	Teemly, LLC	176
Garden Terrace Estates (30-0133-Mp) 7887 Lampson Ave	Garden Terrace MHC LLC	103
Magic Lamp MHP (30-0185-Mp) 7700 Lampson Ave	Busch Carr & McAdoo C/O Bessire & Casenhiser	132
Katella MH Estates (30-0186-Mp) 8681 Katella Ave	MJM Properties Inc	279
La Lampara MHP (30-0217-Mp) 7271 Katella Ave	Busch Carr & McAdoo C/O Bessire & Casenhiser	102
Beach West Mobile Home Estates (30-0228-Mp) 8051 Acacia Ave	Mitchell, D	90
Plaza Pines Estates (30-0251-Mp) 11250 Beach Blvd	Ronnenberg Inc.	144
Fernwood Mobile Home Park (30-0253-Mp) 10550 Western Ave	Fernwood One LLC	165
Parque Pacifico MHP (30-0449-Mp) 12101 Dale St	Busch Carr & McAdoo C/O Bessire & Casenhiser	110
<b>TOTAL</b>		<b>1,301</b>

Source: HCD 2019 Mobile Home Park Listings

### 3G. Future Housing Needs

A Regional Housing Needs Plan (RHNP) is mandated by the State of California (Government Code Section 65584) for regions to address housing issues and needs based on future growth projections for the area. The RHNP for Stanton is developed by the Southern California Association of Governments (SCAG), and allocates a “fair share” of regional housing needs to individual cities. The intent of the RHNP is to ensure that not only are local jurisdictions addressing the needs of their immediate areas, but also that the needs of the entire region are fairly distributed to all communities. A major goal of the RHNP is to ensure that every community provides an opportunity for a mix of affordable housing to all economic segments of its population.

As the regional planning agency, SCAG determines the City’s fair share of housing through the Regional Housing Needs Allocation (RHNA) process. This Housing Element addresses SCAG’s RHNA schedule for the 6<sup>th</sup> Cycle, from 2021 through 2029. The City will need to plan to accommodate 1,231 new units, which includes 82 extremely low-income units, 83 very low, 145 low, 231 moderate, and 690 above moderate-income units. Pursuant to Government Code Section 65583(a)(1), 50% of Stanton’s very low-income regional housing needs assigned by SCAG are extremely low-income households, and hence the 82 ELI units. Table 3-29 summarizes Stanton’s fair share, progress to date, and remaining units.

**TABLE 3-29: REGIONAL HOUSING NEEDS ALLOCATION – 6TH CYCLE**

Status	Extremely and Very Low-income (0-50% AMI)	Low-income (51-80% AMI)	Moderate-income (81-120% AMI)	Above Moderate-income (121%+ AMI)	Total
RHNA Allocation	165	145	231	690	1,231
Constructed, Under Construction, Permits Issued (Since 6/30/2021)	79	12	114	335	540
Units Approved/Entitled	60	0	121	232	413
Remaining Allocation	26	133	0 (-4)	123	282

Sources: SCAG 6<sup>th</sup> Cycle Final RHNA Allocation Plan, 2021; City of Stanton, 2021

### 3H. Special Needs Groups

Government Code Section 65583(a)(7) requires a housing element to address special housing needs, such as those of the elderly; persons with disabilities, including a developmental disability, as defined in Section 4512 of the Welfare and Institutions Code; large families; farmworkers; families with female heads of households; and families and persons in need of emergency shelter. The needs of these groups often call for targeted program responses, such as temporary housing, preservation of residential hotels, housing with features to make it more accessible, and the development of four-bedroom apartments. Special needs groups have been identified and, to the degree possible, responsive programs are provided. A principal emphasis in addressing the needs of these groups is to continue to seek state technical assistance grants to identify the extent and location of those with special needs and identify ways and means to assist them. Local government budget limitations may act to limit effectiveness in implementing programs for these groups. Please refer to Section 5C of this Housing Element for a discussion of agencies and programs that serve special needs populations in Stanton.

#### SENIORS

Seniors are considered persons age 65 or older in this Housing Element. However, it must be noted that some funding programs have lower age limits for persons to be eligible for their senior housing projects. Seniors have special housing needs primarily resulting from physical disabilities and limitations, fixed or limited income, and health care costs. Additionally, senior households also have other needs to preserve their independence including supportive services to maintain their health and safety, in-home support services to perform activities of daily living, conservators to assist with personal care and financial affairs, public administration assistance to manage and resolve estate issues, and networks of care to provide a wide variety of services and daily assistance.

Various portions of the Housing Element describe characteristics of the senior population, the extent of their needs for affordable housing, housing designated for seniors, and City provisions to accommodate their need. Senior household growth in Stanton from 2010 to 2018 is shown in Table 3-30. The increase in elderly persons is likely due to aging in place of Stanton's residents. Senior households increased by approximately 4.6% from 2010 to 2018. While seniors represent approximately 11.3% of the City's population, senior households represent approximately 20.3% of total households, which is primarily due to the smaller senior household size.

**TABLE 3-30: SENIOR POPULATION AND HOUSEHOLDS (2010 & 2018)**

Population	2010	2018
Number	3,841	4,366
Percent Change	-	13.7%
Annual Percent Change	-	1.7%
Households	2010	2018
Number	2,122	2,219
Percent Change	-	4.6%
Annual Percent Change	-	0.6%

Source: US Census, 2010; US Census, 2014-2018 ACS

Table 3-31 summarizes senior households by age and tenure. The majority of senior households are owners, 1,414 or 64%, whereas 36% of senior households (805) are renters. Stanton has a lower percentage of owner-occupied elderly households than in Orange County (13.0% vs. 18.1%), and a higher percentage of renter-occupied elderly households (7.4% vs. 5.8%). Elderly renters tend to prefer affordable units in smaller single-story structures or multi-story structures with an elevator, close to health facilities, services, transportation, and entertainment.

During the planning period, senior households are anticipated to increase at a rate commensurate with overall population and household growth. It is anticipated that approximately 20% of the City's RHNA will be needed or used by senior households. Senior housing types can include market rate homes, senior single-family housing communities, senior apartments, and mobile homes.

**TABLE 3-31: HOUSEHOLDER AGE BY TENURE (2018)**

Age Group	Owners		Renters	
	Number	Percent	Number	Percent
65-74 years	809	57.2%	479	59.5%
75-84 years	453	32%	208	25.8%
85 plus years	152	10.8%	118	14.7%
<b>TOTAL</b>	<b>1,414</b>	<b>100%</b> <b>(64% of total)</b>	<b>805</b>	<b>100%</b> <b>(36% of total)</b>

Source: US Census, 2014-2018 ACS (Table B25007)

The 2014-2018 ACS survey indicates that 7.3% (162) of senior households in Stanton are below the poverty level. It is likely that a portion of these senior households overpay for housing due to their limited income. The median income of households with a head of household that is 65 years and over is \$33,598, significantly less (40.5% less) than the median household income of \$56,506.

### Senior Housing

There is increasing variety in the types of housing available to the senior population. This section focuses on three basic types.

**Independent Living** – Housing for healthy seniors who are self-sufficient and want the freedom and privacy of their own separate apartment or house. Many seniors remain in their original

homes, and others move to special residential communities which provide a greater level of security and social activities of a senior community.

**Group Living** – Shared living arrangements in which seniors live in close proximity to their peers and have access to activities and special services.

**Assisted Living** – Provides the greatest level of support, including meal preparation and assistance with other activities of daily living.

Stanton permits residential care facilities serving six or fewer persons by right in all residential zones, and those serving more than six persons by conditional use permit in the Medium Density Residential (RM) Zone and High Density Residential (RH) Zone. Senior housing is permitted with a conditional use permit in the High Density Residential (RH) Zone. There are two assisted living residential care facilities for the elderly in the City:

- New Horizon Senior Living, 8541 Cerritos Avenue – 120-bed elderly residential care facility
- Rowntree Gardens, 12151 Dale Street – Senior living community providing the complete continuum of care, including independent living, assisted living, and memory care

Additionally, a new 66-bed senior assisted living facility is under construction. It should be noted, however, that there are no assisted living facilities that serve low and very low-income seniors who cannot afford to pay the market rates for housing and services.

Several programs address the non-housing needs of seniors in Stanton. Additional support for senior residents is provided by the Parks & Recreation Department, which provides and coordinates senior services programs offered by the City and non-profits. Some of the programs and services offered by the City include nutrition/meal programs, tax counseling, legal assistance, and recreational activities. The City also partners with OCTA to provide senior transportation services throughout Stanton.

## DISABLED PERSONS

A “disability” includes, but is not limited to, any physical or mental disability as defined in California Government Code Section 12926. A “mental disability” involves having any mental or psychological disorder or condition that limits a major life activity. A “physical disability” involves having any physiological disease, disorder, condition, cosmetic disfigurement, or anatomical loss that affects body systems. In addition, a mental or physical disability limits a major life activity by making the achievement of major life activities difficult including physical, mental, and social activities and working.

Physical, mental, and/or developmental disabilities could prevent a person from working, restrict a person’s mobility, or make caring for oneself difficult. Therefore, disabled persons often require special housing needs related to potential limited earning capacity, the lack of accessible and affordable housing, and higher health costs associated with disabilities. Additionally, people with disabilities require a wide range of different housing, depending on the type and severity of their disability. Housing needs can range from institutional care facilities to facilities that support partial or full independence (i.e. group care homes). Supportive services such as daily living skills and employment assistance need to be integrated in the housing situation.

- Individuals with a mobility, visual, or hearing limitation may require housing that is physically accessible. Examples of accessibility in housing include widened doorways and hallways, ramps, bathroom modifications (e.g., lowered countertops, grab bars, adjustable shower heads, etc.) and special sensory devices including smoke alarms and flashing lights.

- Individuals with self-care limitations (which can include persons with mobility difficulties) may require residential environments that include in-home or on-site support services ranging from congregate to convalescent care. Support services can include medical therapy, daily living assistance, congregate dining, and related services.
- Individuals with developmental disabilities and other physical and mental conditions that prevent them from functioning independently may require assisted care or group home environments.
- Individuals with disabilities may require financial assistance to meet their housing needs because a higher percentage than the population at large are low-income and their special housing needs are often more costly than conventional housing.

According to the 2014-2018 ACS, there were 3,951 persons with one or more disabilities in Stanton. Of the disabled population, 61.5% were aged 5 to 64 and 38.1% were aged 65 and over. No disabilities were reported in the population aged 5 and under (except for a vision difficulty – 18 persons under 5 years). Table 3-32 identifies disabilities by type of disability.

**TABLE 3-32: DISABILITIES BY DISABILITY TYPE (2018)**

Type of Disability	Persons Ages 5-64		Persons Ages 65+		Total	
	Number	Percent	Number	Percent	Number	Percent
Hearing Difficulty	649	26.7%	507	33.7%	1,156	29.3%
Vision Difficulty	376	15.5%	170	11.3%	564	14.3%
Cognitive Difficulty	1,282	52.8%	552	36.7%	1,834	46.4%
Ambulatory Difficulty	769	31.7%	1,015	67.4%	1,784	45.2%
Self-Care Difficulty	411	16.9%	375	24.9%	786	19.9%
Independent Living Difficulty	624	25.7%	779	51.8%	1,403	35.5%
<b>Total Persons with One or More Disabilities<sup>1</sup></b>	<b>2,428</b>	<b>100% / 61.5% of disabled</b>	<b>1,505</b>	<b>100% / 38.1% of disabled</b>	<b>3,951</b>	<b>100%</b>

<sup>1</sup>A person may have more than one disability, so the total disabilities may exceed the total persons with a disability.

Source: US Census, 2014-2018 ACS

As shown in Table 3-33, the 2014-2018 ACS indicates that for individuals between the ages of 16 and 64, approximately 1,065 persons had some form or type of disability and were not in the labor force. This indicates that their disability may impede their ability to earn an adequate income, which in turn could affect their ability to afford suitable housing accommodations to meet their special needs. Therefore, many in this group may be in need of housing assistance.

**TABLE 3-33: DISABLED PERSONS BY EMPLOYMENT STATUS (2018)**

	Ages 16 to 64	Percent
Employed with Disability	793	41.3%
Unemployed with Disability	64	3.3%
Not in Labor Force with Disability	1,065	55.4%
<b>TOTAL</b>	<b>1,922</b>	<b>100%</b>

Source: US Census, 2014-2018 ACS

While recent Census data does not provide income levels or overpayment data for persons with a disability, the 2014-2018 ACS survey does report on indicators that relate to a disabled person's or household's income. The 2014-2018 ACS data indicates that 861 persons with a disability are



below the poverty level. It is likely that a portion of these disabled persons are in households that overpay for housing due to their limited income. The 2014-2018 ACS data indicates that 26.6% of households receiving food stamps or similar assistance have a disabled member. Of the 2,903 households with a disabled member, 541 households receive food stamps or similar assistance. The 2014-2018 ACS data indicates that the median earnings for males 16 years and over with a disability were \$30,718 compared with \$31,329 for males with no disability. Median earnings for females 16 years and over with a disability were \$11,983 compared to \$23,610 for females with no disability.

The persons in the “with a disability” category in Tables 3-32 and 3-33 include persons with developmental disabilities. “Developmental disability” means “a disability that originates before an individual attains age 18 years, continues, or can be expected to continue, indefinitely, and constitutes a substantial disability for that individual.” This term includes an intellectual disability, cerebral palsy, epilepsy, autism, and disabling conditions found to be closely related to intellectual disabilities or to require treatment similar to that required for individuals with an intellectual disability, but does not include other handicapping conditions that are solely physical in nature.

While the U.S. Census reports on a broad range of disabilities, the Census does not identify the subpopulation that has a developmental disability. The California Department of Developmental Services (DDS) maintains data regarding people with developmental disabilities, defined as those with severe, life-long disabilities attributable to mental and/or physical impairments. The DDS data is reported by zip code, so the data reflects a larger area than the City of Stanton; however, the data was joined at the jurisdiction level by SCAG to approximate the counts for Stanton. The DDS/SCAG data indicates that 265 developmentally disabled persons reside in zip codes 90680, 92804, and 92841. Table 3-34 breaks down the developmentally disabled population by residence type. Of these persons, the majority (224) live at home with a parent or guardian and only 15 live independently.

**TABLE 3-34: DEVELOPMENTALLY DISABLED PERSONS BY RESIDENCE TYPE (2018)**

	Home of Parent/ Guardian	Independent/ Supported Living	Community Care Facility	Intermediate Care Facility	Foster/ Family Home	Other	TOTAL
Stanton*	224	15	16	5	5	0	265

\*Data is for the Stanton portion of zip codes 90680, 92804, and 92841

Sources: CA DDS, 2019; SCAG 6th Cycle Data Package

### *Housing for Disabled Persons*

Households with a disabled member will require a mixture of housing units with accessibility features, in-home care, or group care housing facilities. Some of these households will have a member with a developmental disability and are expected to have special housing needs. Developmentally disabled persons may live with a family in a typical single-family or multifamily home, but some developmentally disabled persons with more severe disabilities may have special housing needs that may include extended family homes, group homes, small and large residential care facilities, intermediate care, and skilled nursing facilities and affordable housing such as extremely low/very low/low-income housing (both rental and ownership), Section 8/Housing Choice Vouchers, and single room occupancy-type units.

In Stanton, there is one residential facility serving adults with special needs, including physical, mental, and developmental disabilities:

- Casa de Esperanza, 10572 Knott Avenue – ten 1-2 bedroom accessible apartments

Furthermore, there are a number of resources available throughout the County to serve the disabled residents of Stanton. Table 3-35 identifies some of the organizations in or near Stanton that specialize in providing services for the disabled and developmentally disabled population.

**TABLE 3-35: FACILITIES AND SERVICES FOR DISABLED PERSONS**

Organization Name	Type of Service Provided	Disabled Population Served
The Arc Los Angeles and Orange Counties	Educational, vocational, and life skills training	Developmentally disabled adults
Blind Children's Learning Center – Santa Ana	Braille instruction, occupational and communication therapies, and vision services	Children from birth to 12 <sup>th</sup> grade
Dayle McIntosh Center – Anaheim	Skills training, adaptive life skills, referrals, etc.	Disabled persons
Goodwill Industries of Orange County	Vocational evaluation, training, and employment opportunities	Adults with physical, psychiatric, and developmental disabilities
John Henry Foundation – Santa Ana	Medically supervised residential facility	Mentally disabled persons
Mental Health Association of Orange County	Medication support, case management, vocational rehabilitation, etc.	Mentally disabled persons
Regional Center of Orange County	Educational and vocational skills training	Developmentally disabled adults
Providence Speech and Hearing Center – Fountain Valley	Complete diagnostic and treatment services	Children and adults with speech and hearing impairments
United Cerebral Palsy Association of Orange County	Support group, life skills training	Persons with cerebral palsy and similar disabilities
VNA Health Care	Home-based nursing, rehabilitation, etc.	Ill, injured, or physically disabled persons

The 2014-2018 ACS data indicates that for individuals between the ages of 5 and 64, approximately 4.6% of the total population of Stanton have an ambulatory difficulty, 1.5% have a vision difficulty, 3.0% have a hearing difficulty, and 3.6% have an independent living difficulty. These types of disabilities may impede their ability to find suitable housing accommodations to meet their special needs. Therefore, many in these groups may be in need of housing assistance. Households containing physically handicapped persons may also need housing with universal design measures or special features to allow better physical mobility for occupants.

The 2014-18 ACS data also indicates that 2,903 households (26.6%) in Stanton had one or more disabled persons, including developmentally disabled persons. It is anticipated that this rate will remain the same during the planning period. Housing needed for persons with a disability during the planning period is anticipated to include community care facilities or at-home supportive services for persons with an independent living difficulty or self-care difficulty (approximately 5.7% of the population), as well as housing that is equipped to serve persons with ambulatory and sensory disabilities. Approximately 26% of the RHNA, 327 units, may be needed to have universal design measures or be accessible to persons with a disability.

## LARGE FAMILY HOUSEHOLDS

Large family households are defined as households of five or more persons. Large family households are considered a special needs group because there is often a limited supply of

adequately sized housing to accommodate their needs. The more persons in a household, the more rooms are needed to accommodate that household. Specifically, a five-person household would require three or four bedrooms, a six-person household would require four bedrooms, and a seven-person household would require four to six bedrooms.

In Stanton, 2,530 households, 23.2% of all households, have five or more persons as described in Table 3-19. Of the large households, 38.6% own their home and 61.4% rent. Typically, there are more owner-occupied large households that are cost burdened when compared to renter households and the population as a whole. However, the 2014-2018 ACS survey does not provide data regarding overpayment for large households. Table 3-36 compares the median income for households with five or more persons to the citywide median income for 2018. For five- and six-person households, the median household income was higher versus the citywide median of \$56,506, but was lower for seven or more person households.

**TABLE 3-36: MEDIAN INCOME BY HOUSEHOLD SIZE (2018)**

Size	Median Income
5-Person Households	\$63,893
6-Person Households	\$67,679
7 or More Person Households	\$55,417
<i>Median Household Income (All Households)</i>	<i>\$56,506</i>

Source: US Census, 2014-2018 ACS

Large families can have a difficult time finding housing units large enough to meet their needs. In Stanton, there appears to be a sufficient amount of ownership housing available to provide units with enough bedrooms for larger households, but there is a shortage of adequately sized units for renter households with six or more persons. Table 3-37 identifies the number of large households by household size versus the number of large owner and rental units. Furthermore, while there may be adequate units in Stanton to accommodate large owner and five-person renter households, it does not mean that there is a match between housing units that exist and large families. As described in Table 3-18, 9.5% of owner-occupied homes and 23.3% of renter-occupied homes are overcrowded.

**TABLE 3-37: HOUSEHOLD SIZE VERSUS BEDROOM SIZE BY TENURE (2018)**

Tenure	3 BR Units	5-Person Households		4+ BR Units	6-Person and Larger Households	
		House-holds	Shortfall/ Excess		House-holds	Shortfall/ Excess
Owner	2,668	492	2,176	815	485	330
Renter	1,177	765	412	455	788	(333)

Source: US Census, 2014-2018 ACS

Large households require housing units with more bedrooms than housing units needed by smaller households. In general, housing for these households should provide safe outdoor play areas for children and should be located to provide convenient access to schools and child care facilities. These types of needs can pose problems particularly for large families that cannot afford to buy or rent single-family houses. It is anticipated that approximately 24% of the regional housing needs allocation units will be needed to accommodate large households and an emphasis should be placed on ensuring rental units are available to large households.

## SINGLE PARENT AND FEMALE-HEADED HOUSEHOLDS

Single parent households are households with children under the age of 18 at home and include both male- and female-headed households. These households generally have a higher ratio between their income and their living expenses (that is, living expenses take up a larger share of income than is generally the case in two-parent households). Therefore, finding affordable, decent, and safe housing is often more difficult for single parent and female-headed households. Additionally, single parent and female-headed households have special needs involving access to daycare or childcare, health care, and other supportive services.

While the majority of households in Stanton are either two-spouse couples or single person households, 34.6% of family households are headed by a single male or single female. There are 868 male heads of household with no wife present and 297 of these households have children under 18. There is a larger number of female householders with no husband present – 2,038 households or 24.3% of family households – and 936 of these female-headed households have children under 18. Table 3-38 identifies single parent households by gender of the householder and presence of children.

The median income of female-headed households (no spouse present) is \$39,702, 17.9% less than the median income of a male-headed, no spouse present family (\$48,333) and 29.7% less than the median income of all households in the City (\$56,506). Approximately 11.1% of all households are under the poverty level; 34.9% of female-headed households with related children under 18 are under the poverty level.

**TABLE 3-38: FAMILIES AND FEMALE HOUSEHOLDER WITH CHILDREN UNDER 18 (2018)**

Category	Number	Percent
Total Families	8,389	100%
Male householder, no spouse present	868	10.3%
With children under 18	297	3.5%
Female householder, no spouse present	2,038	24.3%
With children under 18	936	11.2%

Source: US Census, 2014-2018 ACS

As Stanton's population and households grow, there will be a continued need for supportive services for single parent households with children present. To address both the housing and supportive services needs of single parent households, additional multifamily housing should be developed that includes childcare facilities (allowing single parents to actively seek employment).

In addition, the creation of innovative housing for female-headed households could include co-housing developments where childcare and meal preparation responsibilities can be shared. The economies of scale available in this type of housing would be advantageous to this special needs group as well as all other low-income household groups. Limited equity cooperatives sponsored by non-profit housing developers are another financing structure that could be considered for the benefit of all special needs groups.

## FARMWORKERS

Farmworkers are traditionally defined as persons whose primary incomes are earned through permanent or seasonal agricultural labor. Following changes in the area's economy, Orange County today is a mostly developed urban/suburban region with a strong local economy that is not tied to an agricultural base. While there are still active farming areas on the Irvine Ranch and

in some other cities, shifts in the county's economy to manufacturing, technology, and service-oriented sectors have significantly curtailed agricultural production.

The 2014-2018 ACS data estimates that only 127 (less than 1.0% of the working population) of Stanton's residents were employed in agriculture (or related industries – forestry, fishing and hunting, mining) in 2018. Given the limited active agriculture operations in and around the City, the number of residents employed in agriculture as opposed to those employed in forestry, fishing and hunting, or mining is likely to be smaller than 127. In addition, it is possible (although statistics are not available) that a number of active farmworkers are not full-time residents of Stanton, and migrate into the area depending on seasonal crop harvest. The United States Department of Agriculture (USDA) estimates that there were just 340 migrant farmworkers in Orange County in 2017. USDA estimates that 666 farmworkers worked seasonally (hired for a period of less than 150 days) in Orange County in 2017, while 1,106 farmworkers in Orange County were permanent (hired for a period of greater than or equal to 150 days). Such farmworkers may find temporary housing in Stanton by living with relatives, or short-term rental of a single unit for several families, resulting in overcrowded conditions.

### HOMELESS PERSONS

Government Code Section 65583(a)(7) requires that the Housing Element include an analysis of the needs of homeless persons and families. Homeless persons are defined as those who lack a fixed and adequate residence. People who are homeless may be chronically homeless (perhaps due to substance abuse or mental health issues) or situationally homeless (perhaps resulting from job loss or family strife). Homeless people face critical housing challenges due to their very low incomes and lack of appropriate housing. Thus, state law requires jurisdictions to plan to help meet the needs of their homeless populations.

The law also requires that each jurisdiction address community needs and available resources for special housing opportunities known as transitional and supportive housing. These housing types provide the opportunity for families and individuals to “transition” from a homeless condition to permanent housing, often with the assistance of supportive services to assist individuals in gaining necessary life skills in support of independent living.

#### *Homeless Estimates*

Counting the homeless population is problematic due to their transient nature; however, through the efforts of the Orange County Continuum of Care (CoC) estimates have been developed. The Orange County CoC is a consortium of individuals and organizations with the common purpose of developing and implementing a strategy to address homelessness in Orange County. The Orange County CoC is responsible for managing U.S. Department of Housing and Urban Development (HUD) funds for homelessness, and is uniquely positioned to identify system needs and take steps to address them with the collaboration and partnership of community stakeholders.

As the primary coordinating body for homeless issues and assistance for the entire county, the Orange County CoC accomplishes a host of activities and programs vital to the county, including a biennial point-in-time “snapshot” survey to identify and assess the needs of both the sheltered and unsheltered homeless. Orange County's 2019 Sheltered Point-In-Time Count took place the night of Tuesday, January 22, 2019. Emergency shelters and transitional housing programs collected client-level demographic information from individuals and families staying the night in each program. The 2019 Unsheltered Count process took place over two days, Wednesday, January 23 and Thursday, January 24, to ensure the 800 square mile county jurisdiction was canvassed effectively.

The 2019 Point-In-Time Report identified 116 people in the City of Stanton experiencing homelessness, representing 1.7% of Orange County's total homeless count (6,860 individuals). An estimated 71 (61.2%) of the 116 homeless individuals in Stanton were unsheltered and an estimated 45 (38.8%) were sheltered.

### *Housing Accommodations*

In 2013, the City amended the Zoning Code to allow 1) emergency shelters by right in the Industrial General (IG) zone, subject to compliance with objective standards consistent with the requirements identified in Government Code Section 65583(a)(4), and 2) transitional and supportive housing by right in all residential zoning districts and subject only to the same requirements for residential uses of the same type (e.g., single-family or multifamily) in the same zone. The Housing Plan includes policies and programs directed to encourage the provision of housing and services for the homeless population as well as persons and households at risk of homelessness.

There are currently no emergency shelters operating in the City. Instead, Stanton supports a regional effort among the various local agencies making up the North Service Planning Area of Orange County, which includes 13 cities (Stanton, Anaheim, Brea, Buena Park, Cypress, Fullerton, La Habra, La Palma, Los Alamitos, Orange, Placentia, Villa Park, and Yorba Linda).

The most recent inventory of resources available within Orange County for emergency shelters, transitional housing, and permanent supportive housing units comes from the 2019 Housing Inventory reported to HUD by the Orange County CoC. Table 3-39 shows the total beds offered by homeless facilities in the Orange County CoC area.

**TABLE 3-39: HOMELESS FACILITIES (2019)\***

Facility Type	Orange County CoC Region			
	Family Units	Family Beds	Adult-Only Beds	Total Year-Round Beds
Emergency Shelter	170	574	1,401	1,989
Transitional Housing	272	816	289	1,105
Permanent Supportive Housing	213	518	1,725	2,243
Rapid Re-Housing	149	615	159	774
Other Permanent Housing	8	16	92	108
<b>TOTAL</b>	<b>812</b>	<b>2,539</b>	<b>3,666</b>	<b>6,219</b>

*\*Numbers are for the total Orange County Continuum of Care region for which Stanton is a participating member*

*Source: HUD 2019 Continuum of Care Homeless Assistance Programs, Housing Inventory Count Report*

- **Emergency Shelters** – An emergency shelter is intended to be a first stop to exit homeless from the street. Emergency shelter models have changed dramatically in recent years, moving from a very utilitarian, limited service environment, to a highly managed intake process with immediate case management and support services to stabilize individuals and families experiencing homelessness. Ideally, stays are under six months with the intent to move the individual or family into transitional housing. No individual or household may be denied emergency shelter because of an inability to pay. Shelters serving the North Service Planning Area include the Buena Park Navigation Center and the Placentia Navigation Center.
- **Transitional Housing** – Sometimes referred to as “bridge” housing, provides housing accommodations and support services for persons and families, but restricts occupancy to no more than 24 months. In the Orange County CoC region, a total of 1,105 transitional



housing beds are provided. The 2019 point-in-time survey found that the average occupancy for transitional housing beds was 78.2% at the time of the survey.

- **Permanent Supportive Housing** – Supportive housing has no limit on length of stay and is linked to onsite or offsite services that assist residents in retaining the housing, improving their health status, and maximizing their ability to live and, when possible, work in the community. A total of 2,243 permanent housing beds are provided in the Orange County CoC region. As part of the Project Homekey program in Stanton, the Stanton Inn and Suites and the Tahiti Motel are serving as temporary housing and will be converted to permanent supportive housing during the 2021-2029 planning period.
- **Rapid Re-Housing** – Rapid re-housing provides short-term rental assistance and services. The goals are to help people obtain housing quickly, increase self-sufficiency, and stay housed.
- **Other Permanent Housing** – Consists of permanent housing with services (no disability required for entry) and permanent housing with housing only.

A network of local and regional service providers operates a number of programs to serve the needs of varied homeless subpopulations. Table 3-40 provides a list of emergency and transitional shelters and available services for the homeless population in and around Stanton.



**TABLE 3-40: FACILITIES AND SERVICES FOR THE HOMELESS**

Organization Name	Type of Service Provided	Homeless Population Served	Number of Beds
American Family Housing – multiple locations	Permanent supportive housing	All	n/a
APAIT Health Center – Garden Grove	Emergency shelter, transitional housing	Individuals living with HIV/AIDS	n/a
Buena Park Navigation Center (Mercy House) – Buena Park	Emergency shelter, transitional housing	All	150
Colette's Children's Home – Huntington Beach	Emergency shelter, transitional housing	Women and children	n/a
Family Promise of Orange County – Anaheim	Emergency shelter, transitional housing	Families with children	n/a
Hannah's House (Casa Teresa) – Orange	Transitional housing, case management	Pregnant women	n/a
Hope Family Housing (Orange County Rescue Mission) – Tustin	Emergency shelter, transitional housing	Families	n/a
House of Hope (Orange County Rescue Mission) – Orange County	Transitional and supportive housing	Women/women with children	45
Huntington Beach Navigation Center (Mercy House) – Huntington Beach	Emergency shelter, transitional housing	Adults, couples without children	174
Illumination Foundation – Stanton	Case management	All	n/a
Mary's Path – Central Orange County	Transitional housing	Young mothers	n/a
Pathways of Hope – Orange County	Emergency shelter, case management	Families with children	n/a
Placentia Navigation Center (PATH) – Placentia	Emergency shelter, case management	All	100
Salvation Army Anaheim Emergency Shelter	Emergency shelter	All	224
Salvation Army Hospitality House – Santa Ana	Emergency shelter	All	75
The Sheepfold – Central Orange County	Domestic violence shelter, transitional housing	Women with children	n/a
Thomas House Family Shelter – Garden Grove	Transitional housing	Families with children	n/a
WISEPlace – Santa Ana	Transitional housing, case management	Women without children	52

### *Assessment of Need*

Based on the available information, there is a countywide homeless population of 6,860 persons but only 6,219 beds, indicating an unmet demand for 641 homeless persons. It is noted that the 2019 point-in-time survey identified 2,899 sheltered homeless persons and 3,961 unsheltered homeless persons (45 sheltered and 71 unsheltered for Stanton, respectively). The discrepancy between sheltered homeless persons and the county's total capacity to house homeless persons indicates a need for additional community services resources to assist and match the homeless population with the countywide shelter and housing resources. Overall, the average bed-utilization rate for emergency shelters is 79.2% and is 78.2% for transitional housing, according to the point-in-time survey information. Although there are seasonal fluctuations in bed counts, these figures demonstrate a demand for supportive housing.

## 3I. Units at Risk of Conversion

### ASSISTED HOUSING AT RISK OF CONVERSION

California housing element law requires jurisdictions to provide an analysis of low-income, assisted multifamily housing units that are eligible to change from low-income housing uses during the next ten years (2021-2031) due to termination of subsidy contracts, mortgage prepayment, or expiration of restrictions on use (Government Code 65583). These units risk the termination of various subsidy groups which could convert certain multifamily housing from affordable to market rate. State law requires housing elements to assess at-risk housing in order to project any potential loss of affordable housing.

The California Housing Partnership (CHP) provides data on assisted housing units, including those in Stanton. Table 3-41 indicates the extent of subsidized multifamily rental housing in the City, the subsidy programs that are in place for each project, and the likelihood of current housing assisted projects to convert to market-rate projects that would not provide assistance to lower income residents.

**TABLE 3-41: SUMMARY OF AT-RISK SUBSIDIZED HOUSING UNITS**

Project/Address	No. & Type of Units	Type of Subsidy	Current Owner	Earliest Date of Conversion	Risk
Park Stanton Senior Apts 7622 Katella Avenue	335 Senior (55+)	LIHTC	EMC Financial Corporation	2050	Low
Plaza Court 11380 Court Street	102 Family	LIHTC	Foundation for Affordable Housing III	2052	Low
Continental Gardens Apartments 8101 Cerritos Avenue	297 Family	LIHTC	Continental Gardens, LLC	2028	Moderate
Stanton Accessible Apts 10572 Knott Avenue	9 Disabled	HUD	Stanton Accessible Apartments	2043	Low

Sources: California Housing Partnership, February 2021; SCAG 6th Cycle Data Package

### PRESERVATION OPTIONS

Depending on the circumstances of the at-risk projects, different options may be used to preserve or replace the units. The following discussion highlights ways that the City's moderate risk units could be preserved as affordable housing. All of the presented alternatives are costly and beyond the ability of the City of Stanton to manage without large amounts of subsidy from federal and/or state resources.

#### *Replacement Through New Construction*

The construction of new lower income housing units is a means of replacing the at-risk units should they be converted to market-rate. The cost of developing new housing depends on a variety of factors such as density, size of units, location and related land costs, and type of construction. Assuming an average development cost of \$200,000 per unit for multifamily rental housing, replacement of the 297 units with a moderate risk of conversion would require approximately \$59.4M, excluding land costs, which vary depending upon location.

### *Purchase of Replacement Units*

One preservation option is for a non-profit organization to purchase similar units. By purchasing similar units, a non-profit organization can secure lower income restrictions and potentially enable the project to become eligible for a greater range of governmental assistance. The cost of purchasing similar units depends on a number of factors, including the market conditions at the time, occupancy rate, and physical condition of the units to be acquired.

Current market value for the at-risk units is estimated on the basis of the units' potential annual income, and operating and maintenance expenses. The estimated market value of Stanton's current stock of units with a moderate risk of conversion is \$74.3M (\$250,000 per unit). This estimate is provided for the purpose of comparison and understanding the magnitude of costs involved and does not represent the precise market value of the at-risk units or units that could be purchased to offset converted units. The actual market value at time of sale would depend on market and property conditions, lease-out/turnover rates, among other factors.

### *Purchase of Affordability Covenants*

Another option to preserve the affordability of at-risk projects is to provide an incentive package to the owners to maintain the projects as affordable housing. Incentives could include writing down the interest rate on the remaining loan balance, and/or supplementing the subsidy amount received to market levels.

To purchase the affordability covenant on these projects, an incentive package should include interest subsidies at or below what the property owners can obtain in the open market. To enhance the attractiveness of the incentive package, the interest subsidies may need to be combined with rent subsidies that supplement the HUD fair market rent levels.

### *Rental Assistance*

Tenant-based rent subsidies could be used to preserve the affordability of housing. Similar to Housing Choice Vouchers, the City, through a variety of potential funding sources, could provide rent subsidies to very low-income households. The level of the subsidy required to preserve the at-risk units is estimated to equal the Fair Market Rent (FMR) for a unit minus the housing cost affordable by a very low-income household. Approximately \$117,612 in rent subsidies would be required monthly (or \$1.4M annually). Assuming a 20-year affordability period, the total subsidy is about \$28.2M.

## **3J. Estimates of Housing Need**

Several factors influence the degree of demand, or "need," for housing in Stanton. The major needs categories considered in this element include:

- Housing needs resulting from the overcrowding of units.
- Housing needs that result when households pay more than they can afford for housing.
- Housing needs of "special needs groups" such as elderly, large families, female-headed households, households with a disabled person, and the homeless.

State law requires that cities quantify existing housing need in their Housing Element. Table 3-42 summarizes the findings.

**TABLE 3-42: SUMMARY OF NEEDS**

Summary of Households/Persons with Identified Housing Need	Percent of Total Population/Households
<b>Households Overpaying for Housing:</b>	
% of Renter Households Overpaying	60.9%
% of Owner Households Overpaying	35.0%
% of Extremely Low-income Households (0-30% AMI) Overpaying	82.2%
% of Very Low-income Households (0-30% AMI) Overpaying	75.9%
% of Low-income Households (0-30% AMI) Overpaying	40.0%
<b>Overcrowded Households:</b>	
Overcrowded Renter Households	23.3%
Overcrowded Owner Households	9.5%
All Overcrowded Households	16.7%
<b>Special Needs Groups:</b>	
Elderly Persons/Households	11.3% of pop. 20.3% of households
Disabled Persons	10.3% of pop.
Developmentally Disabled Persons	0.7% of pop.
Large Households	23.2% of households
Female-Headed Households	4.8% of households
Female-Headed Households with Children	3.7% of households
Farmworkers	0.7% of labor force
Homeless	116 persons (2019)
Affordable Housing Units At-Risk of Conversion to Market Rate Costs	297 units

Sources: US Census, 2014-2018 ACS; HUD Comprehensive Housing Affordability Strategy (CHAS), 2013-2017

# 4 Constraints

Constraints to housing development are defined as government measures or non-government conditions that limit the amount or timing of residential development.

Government regulations can potentially constrain the supply of housing available in a community if the regulations limit the opportunities to develop housing, impose requirements that unnecessarily increase the cost to develop housing, or make the development process so arduous as to discourage housing developers. State law requires housing elements to contain an analysis of the governmental constraints on housing maintenance, improvement, and development (Government Code Section 65583(a)(4)).

Non-governmental constraints (required to be analyzed under Government Code Section 65583(a)(5)) may include land prices, construction costs, and financing. While local governments cannot control prices or costs, identification of these constraints can be helpful to Stanton in formulating housing programs.

## 4A. Governmental Constraints

Housing affordability is affected by factors in both the private and public sectors. Actions by the City can have an impact on the price and availability of housing in Stanton. Land use controls, site improvement requirements, building codes, fees, and other local programs intended to improve the overall quality of housing may serve as a constraint to housing development. These governmental constraints can limit the operations of the public, private, and nonprofit sectors, making it difficult to meet the demand for affordable housing and limiting supply in a region. All City zoning regulations, development standards, specific plans, and fees are posted on the City's website and available to the public, consistent with the requirements of AB 1483.

### 4A.1 Land Use Controls

Local land use policies and regulations impact the price and availability of housing, including affordable housing. This section discusses the General Plan land use designations and provisions in the Zoning Code that specify the types of housing allowed within Stanton as a potential governmental constraint.

#### GENERAL PLAN

The General Plan Community Development Element sets forth land use designations that guide the location, type, and intensity or density of permitted uses of land in the City of Stanton. The Zoning Code (Title 20 of the Municipal Code) implements the General Plan by providing specific direction and development standards for each general land use category and zoning district. Table 4-1 shows residential land uses, the corresponding zoning designation, and permitted densities allowed for housing.

**TABLE 4-1: GENERAL PLAN RESIDENTIAL LAND USE DESIGNATIONS**

General Plan Designation	Description	Zone Symbol	Zoning Description
Low Density Residential	Intended for single-family residential development with detached units each on their own parcel. This designation allows a maximum density of 1.0–6.0 du/ac.	RE, RL	Residential Estates (1.0-2.0 du/ac); Single-Family Residential (2.1-6.0 du/ac)
Medium Density Residential	Single-family and multifamily residential neighborhoods, including attached or detached single-family homes, cluster housing, duplexes, triplexes, fourplexes, townhomes, condominiums, apartments, and mobile homes. This designation allows a maximum density of 6.1–11.0 du/ac.	RM	Medium Density Residential (6.1-11.0 du/ac)
High Density Residential	Intended for the development of multifamily residential neighborhoods that provide a variety of housing types, primarily along major transportation corridors. This designation allows a maximum density of 11.1–18.0 du/ac.	RH, PD	High Density Residential (11.1-18.0 du/ac); Planned Development (11.1-18.0 du/ac)
General Mixed-Use	The General Mixed-Use designation is generally located along Beach Boulevard and along the southeast portion of Katella Avenue. The district allows vertical and horizontal mixed-use up to three stories in height and an allowable density of 45 du/ac.	GLMX	General Mixed-Use Overlay (25.0-45.0 du/ac)
North Gateway Mixed-Use District	The North Gateway Mixed-Use District focuses on commercial and office uses, servicing northern Stanton and Anaheim areas. The district allows vertical and horizontal mixed-use up to three stories in height and an allowable density of 45 du/ac. Commercial uses are encouraged on the ground floor along Beach Boulevard with office and/or residential components on upper floors.	NGMX	North Gateway Mixed-Use Overlay (25.0-45.0 du/ac)
South Gateway Mixed-Use District	The South Gateway Mixed-Use District is the main entryway into the City of Stanton from the Garden Grove Freeway (22 Fwy) and communities to the south. Commercial, office, and residential uses are allowed up to five stories in height and a density of 60 du/ac. Uses may be vertically or horizontally integrated, with an emphasis on freeway-oriented commercial and office uses. Residential uses are encouraged to support commercial uses and to serve as a transition to adjacent single-family and multifamily residential development.	SGMX	South Gateway Mixed-Use Overlay (60.0-90.0 du/acre)
Town Center Mixed-Use District	The Town Center Mixed-Use District focuses on community-serving uses in a transit supportive environment, with emphasis on a balance of commercial, office, and residential uses. Located close to the civic center and potential transit routes, the Town Center Mixed-Use District is intended to be a pedestrian-friendly district with strong linkages between different uses and easy access to future transit. Commercial, office, and residential uses up to five stories in height and an allowable density of 60 du/ac. Retail uses are encouraged along the street frontage with office or residential on the rear of properties or upper floors of buildings.	n/a	<i>*The City is currently in the process of preparing a specific plan for the Town Center area.</i>

Source: City of Stanton General Plan, 2008

## SPECIFIC PLANS

A specific plan is a comprehensive planning document that guides the development of a defined geographic area in a mix of uses including residential, commercial, industrial, schools, and parks and open space. Specific plans typically include more detailed information than the General Plan about land use, traffic circulation, development standards, affordable housing programs, resource management strategies, and a comprehensive infrastructure plan. Specific plans are also used as a means of achieving superior design by providing flexibility in development standards beyond those contained in the Zoning Code.

The City Council has adopted the Stanton Plaza Specific Plan and the City is currently preparing the Town Center Specific Plan. Each contains or will contain detailed regulations, conditions, programs, and design criteria unique to a defined geographic area within Stanton and is intended to implement the General Plan. The adopted specific plans are or will be consistent with the General Plan. Future specific plans, specific plan amendments, and development projects must be consistent with policies contained in the General Plan, including the General Plan Community Development Element.

### *Stanton Plaza Specific Plan*

The purpose of the Stanton Plaza Specific Plan is to provide the momentum for the revitalization and upgrade of the Stanton Plaza site. The plan outlines a framework for growth and redevelopment of the 14.91-acre project site which is located immediately adjacent to, and east of, Beach Boulevard. All new construction within the plan boundaries is guided by the site development standards and design criteria outlined in the plan, which provides the guidance needed to implement the area's intended urban form and character. The Specific Plan identifies four Planning Areas, three of which that allow residential development:

- Sub-Area A – Commercial
- Sub-Area B – Mixed-Use
- Sub-Area C – Residential/Live-Work
- Sub-Area D – Mixed-Use

The following site development standards are established for residential units within the Specific Plan area, at densities that range from 12 to 48 dwelling units per acre. The Specific Plan allows for a mixture of commercial, medium density single-family detached residential, live/work units, and medium density single-family attached residential within the Specific Plan area.



**TABLE 4-2: RESIDENTIAL DEVELOPMENT STANDARDS – STANTON PLAZA SPECIFIC PLAN**

Development Standard		Medium Density	Medium High Density	High Density
Density (units per acre)		12.0-20.0	21.0-36.0	37.0-48.0
Minimum Project Size		1 ac	1 ac	1 ac
Minimum Unit Size		950 sf	875 sf	800 sf
Perimeter Setbacks	Beach Blvd	25 ft	25 ft	25 ft
	Orangewood Ave	15 ft	15 ft	15 ft
	Court St	10 ft	10 ft	10 ft
	Rear	10 ft	10 ft	10 ft
Interior Setbacks		None	None	None
Maximum Building Height		45 ft or 3 stories plus loft/attic space	55 ft or 4 stories plus loft/attic space	55 ft or 4 stories plus loft/attic space
Private Open Space		65 sf. (min 5 ft dimension)	65 sf. (min 5 ft dimension)	55 sf. (min 5 ft dimension)

Source: Stanton Plaza Specific Plan, 2016

On-site parking is provided per the requirements of the Stanton Municipal Code, with provisions allowing for shared parking between residential and commercial uses as well as tandem parking for residential uses only.

Following an amendment to the Specific Plan in 2005, 39 detached single-family homes, 111 townhomes, and 7 live/work units were constructed in the project area (later followed by the commercial piece in Sub-Area A).

### ***Town Center Specific Plan***

The City has initiated a long-range plan for transforming the Town Center area into a mixed-use, pedestrian-friendly district. The Town Center Specific Plan will serve as the guiding document to provide policy, regulatory, and design guidance for public and private land within the project area. The Specific Plan will set forth a plan to serve the needs of the community, including improving existing commercial and industrial areas, enhancing Beach Boulevard, redeveloping the City's Main Street, and allowing for development of new commercial/retail mixed-use and housing projects. Although the framework plan was only being developed at the writing of this report, residential uses considered included transit-oriented development and mixed-use residential and retail. It is anticipated that the Town Center Specific Plan will be adopted in Fall 2021.

## **ZONING CODE**

Land use policies in the General Plan are implemented primarily through the Zoning Code. The Zoning Code provides for a range of densities and residential uses and is designed to protect and promote the health, safety, and general welfare of residents, which includes preserving the character and integrity of established residential neighborhoods. To that end, the City has established specific development standards that apply to residential construction in various districts. These include density, lot coverage, building height, parking standards, and other applicable requirements.

### Provisions for a Variety of Housing Types

State housing element law requires that jurisdictions facilitate and encourage a range of housing types for all economic segments of the community. This includes the production of housing to meet the needs of different types of households with incomes ranging from low to above moderate. The Housing Element is the City's plan for achieving this objective.

As shown in Table 4-3, the City's Zoning Code accommodates a wide variety of conventional and special needs housing, including single-family dwellings, duplexes, multifamily, ADUs, manufactured housing, mobile home parks, residential care facilities (small and large), and transitional and supportive housing. Please note that the information contained in this table represents accurate information at the time of the Housing Element's preparation; future amendments and modifications to the Zoning Code may change the information in this table. All interested parties should refer directly to the Zoning Code to ensure that the most accurate information is considered.

**TABLE 4-3: PERMITTED RESIDENTIAL USES BY ZONE**

Housing Type	Residential Zones				Mixed-Use Overlays			Industrial Zone
	RE	RL	RM	RH	GLMX	NGMX	SGMX	IG
<b>Conventional Housing</b>								
Single-Family								
--Detached	P	P	P	P	CUP	CUP	CUP	--
--Attached	--	--	P	P	P	P	P	--
Duplex	--	--	P	P	--	--	--	--
Multifamily	--	--	P	P	P	P	P	--
Live/Work Unit	--	--	--	--	P	P	P	--
Accessory Dwelling Unit	A	A	A	A	A	A	A	--
Manufactured Housing	P	P	P	P	--	--	--	--
Mobile Home Park	CUP	CUP	CUP	CUP	--	--	--	--
Group Home	--	--	CUP	CUP	--	--	--	--
<b>Special Needs Housing</b>								
Senior Residential Project	--	--	--	CUP	P	P	P	--
Residential Care Facility								
--6 or fewer clients	P	P	P	P	P	P	P	--
--7 or more clients	--	--	CUP	CUP	CUP	CUP	CUP	--
Emergency Shelter	--	--	--	--	--	--	--	P
Transitional Housing	--	--	P	P	P	P	P	--
Supportive Housing	--	--	P	P	P	P	P	--
Single-Room Occupancy (SRO)	--	--	CUP	CUP	--	--	P	--

Source: City of Stanton Zoning Code, 2021

Notes: "P" = Permitted; "A" = Accessory to Permitted Use; "CUP" = Conditional Use Permit; and "--" = Not Permitted

**Single-Family:** Detached single-family dwellings and subdivisions are permitted within the RE, RL, RM, and RH zones. Detached single-family dwellings are also permitted in the mixed-use overlay zones with a CUP if the residential use is located in the rear of a property behind single-family attached dwellings, or a commercial use. Attached single-family dwellings, which are units that are attached side by side, are allowed within the RM and RH zones and the mixed-use overlay zones. Single-family projects are subject to administrative Site Plan and Design Review. Projects proposing two or more units are reviewed by the Planning Commission. Furthermore, City Council

approval is required for projects proposing a major subdivision (five or more parcels).

**Duplex:** Duplexes are allowed within the RM and RH zones, subject to administrative Site Plan and Design Review.

**Multifamily:** Multifamily developments are permitted in the RM, RH, and mixed-use overlay zones. Multifamily housing is accommodated in a range of densities, from RM developments at 6.1 units per acre up to 45.0 units per acre in the North Gateway Mixed-Use Overlay (NGMX) and South Gateway Mixed-Use Overlay (SGMX). Multifamily housing can be constructed as apartments, townhomes, condominiums, and as mixed-use housing above or in conjunction with commercial or office uses. Multifamily projects consisting of 2-4 units are subject to administrative Site Plan and Design Review. Multifamily projects proposing five or more units are reviewed by the Planning Commission.

In the General Mixed-Use Overlay (GLMX), residential uses are allowed above or behind commercial or office uses. However, stand-alone residential development may be permitted in some portions of the GLMX zone.

**Live/Work Unit:** Live/work units combine commercial or manufacturing activities with a residential space. Typically, the residential component is secondary or accessory to the primary use as a place of work. Live/work units are limited to the mixed-use overlay zones (GLMX, NGMX and SGMX). All development within the mixed-use overlay zones is subject to Site Plan and Design Review by the Planning Commission.

**Accessory Dwelling Unit (ADU):** Government Code Section 65852.2(a)(1) allows local agencies to designate areas within a city where accessory dwelling units (ADU) may be permitted and to impose development standards addressing issues such as unit size, height, setbacks, lot coverage, parking, landscaping, and architectural review. The City recently (2020) updated Chapter 20.400 of its Municipal Code to be consistent with California Government Code Sections 65852.150 and 65852.2, which establish regulations for accessory dwelling units.

Stanton Municipal Code (SMC) Section 20.400.330 was amended to define an accessory dwelling unit as:

An attached or a detached residential dwelling unit that provides complete independent living facilities for one or more persons and is located on a lot with a proposed or existing primary residence. An accessory dwelling unit also includes the following:

1. An efficiency unit, as defined by Section 17958.1 of the California Health and Safety Code; and
2. A manufactured home, as defined by Section 18007 of the California Health and Safety Code.

Construction of an ADU or JADU (junior accessory dwelling unit) is permitted on a lot in a residential or mixed-use zone that allows residential uses and includes a proposed or existing dwelling. A building permit is required for an ADU and JADU pursuant to compliance with the minimum requirements described below and in SMC Section 20.400.330. The approval process is ministerial in nature, and the City must approve or deny an application for a building permit to construct an ADU or JADU within 60 days after receiving a complete application. If a complete application for a building permit to construct an ADU or JADU is submitted in connection with an application to construct a new primary dwelling on a lot, the application may not be approved until the application is approved for the new dwelling. The application for the ADU or JADU must

be processed ministerially regardless of the approvals required for the primary dwelling. The following minimum parcel standards and requirements apply:

- a. **Converted on Single-Family Lot.** Only one ADU or JADU on a lot with a proposed or existing single-family dwelling on it, where the ADU or JADU:
  - i. Is either: within the space of a proposed single-family dwelling; within the existing space of an existing single-family dwelling; or within the existing space of an accessory structure, plus up to 150 additional square feet if the expansion is limited to accommodating ingress and egress.
  - ii. Has exterior access that is independent of that for the single-family dwelling.
  - iii. Has side and rear setbacks sufficient for fire and safety, as dictated by applicable building and fire codes.
- b. **Limited Detached on Single-Family Lot.** One detached, new-construction ADU on a lot with a proposed or existing single-family dwelling (in addition to any JADU that might otherwise be established on the lot under subsection (D)(1)(A) above), if the detached ADU satisfies the following limitations:
  - i. The side- and rear-yard setbacks are at least four feet.
  - ii. The total floor area is 800 square feet or smaller.
  - iii. The peak height above grade is 16 feet or less.
- c. **Converted on Multifamily Lot.** Multiple ADUs within portions of existing multifamily dwelling structures that are not used as livable space, including, but not limited to, storage rooms, boiler rooms, passageways, attics, basements, or garages, if each converted ADU complies with state building standards for dwellings. At least one converted ADU is allowed within an existing multifamily dwelling, and up to 25 percent of the existing multifamily dwelling units may each have a converted ADU under this paragraph.
- d. **Limited Detached on Multifamily Lot.** No more than two detached ADUs on a lot that has an existing multifamily dwelling if each detached ADU satisfies the following limitations:
  - i. The side- and rear-yard setbacks are at least four feet.
  - ii. The total floor area is 800 square feet or smaller.

***Manufactured Housing:*** State law requires that manufactured housing, when constructed as a single-family dwelling on a permanent foundation, be treated as a conventional single-family home subject to the same development standards as a single-family residential dwelling on the same lot would require, except for architectural requirements limited to its roof overhang, roofing material, and siding material.

Manufactured homes may be placed on individual lots that allow single-family residential uses provided that the homes are attached to a foundation system in compliance with all applicable building regulations and Section 18551 of the Health and Safety Code and occupied only as a residential use. Manufactured homes are subject to all Zoning Code provisions applicable to residential structures.

**Mobile Home Park:** Mobile home parks, including manufactured home parks, that conform to the State Mobile Home Parks Act (Division 13, Part 2.1 of the California Health and Safety Code, commencing with Section 18200) or the implementing State guidelines (Title 25, Division I, Chapter 2 of the California Code of Regulations) and Section 18300 of the Health and Safety Code, are allowed in all residential zones (RE, RL, RM, and RH) as a conditional use subject to Planning Commission approval.

**Group Home:** A group home means shared living quarters, occupied by two or more persons not living together as a single household unit. Includes boarding or rooming houses and dormitories, fraternities, and sororities. Group homes are allowed in the RM and RH zones subject to approval of a CUP by the Planning Commission.

**Senior Residential Project:** Senior residential projects are allowed in the RH zone subject to a conditional use permit and compliance with SMC Section 20.400.340, and are permitted in the GLMX, NGMX, and SGMX zones subject to compliance with SMC Section 20.400.340. The requirements and standards established for senior residential projects are intended to ensure quality living spaces and increase the ability of the elderly to live independently and close to services.

**Residential Care Facility:** “Small” residential care facilities (those serving six or fewer clients) are allowed by right in all zones that allow residential uses, including the mixed-use overlays, subject to the same development standards and permit processing requirements as other residential uses in those zones, pursuant to the California Lanterman Developmental Disabilities Services Act. “Large” residential care facilities require approval of a conditional use permit (CUP) by the Planning Commission and are allowed in the RM, RH, GLMX, NGMX, and SGMX zones. Large residential care facilities are subject to development standards contained in Section 20.400.310 of the Zoning Code. Under Program 17 in the Housing Plan, the City will amend the Zoning Code to allow large residential care facilities by right where they are currently allowed with a CUP, i.e. in the RM, RH, GLMX, NGMX, and SGMX zones, as well as by right in the RE and RL zones.

**Emergency Shelter:** Emergency shelters are allowed without discretionary review in the Industrial General (IG) zone. In addition to the same land use regulations and development standards that apply to all development within the IG zone (e.g., lot size, setbacks, building height, etc.), emergency shelters are subject to objective standards established in Section 20.400.150 of the Zoning Code, which are consistent with those standards allowed under State law, including hours of operation, maximum number of beds to be served nightly by the facility, off-street parking requirements, size and location of waiting and intake areas, proximity to other shelters (300 feet apart), on-site management, and patrol of the surrounding area.

The IG zone includes approximately 152 acres on 199 parcels. According to County Assessor data, 21 of these parcels have no reported improvement value and are vacant. Only one parcel is larger than one acre in size (1.76 ac); however, three other parcels range in size from 0.82 to 0.95 acres. These undeveloped IG-zoned parcels could accommodate a year-round emergency shelter, although one shelter alone may not sufficiently house the 116 unsheltered homeless individuals in the City (2019 Point-In-Time Report). These parcels are infill sites in developed areas and are suitable for emergency shelters. Water, sewer, and utilities are available in the roadways adjacent to these parcels.

The IG zone is suitable for emergency shelters because:

- Shelters are compatible with a range of uses that are common in suburban communities and allowed in the IG zone (e.g., government facilities, office buildings, assembly/meeting facilities, health/fitness facilities, etc.);

- The IG zoned parcels are concentrated near Katella Ave and Beach Boulevard, which are served by three different Orange County Transit Authority (OCTA) bus routes that connect to regional transit, including light rail service;
- There is a mixture of existing uses in the IG zone that include light industrial, manufacturing, warehousing, office uses, and non-industrial uses; and
- Although hazardous materials may be present and used on some of the properties within the IG zone, the majority of parcels are not known to be constrained by the presence of hazardous materials.

***Low Barrier Navigation Center:*** A low barrier navigation center is a housing first, low-barrier, service-enriched shelter focused on moving people into permanent housing that provides temporary living facilities while case managers connect individuals experiencing homelessness to income, public benefits, health services, shelter, and housing. AB 2162 requires jurisdictions to further streamline approval of eligible low barrier navigation center applications in areas zoned for mixed-use and residential zones permitting multifamily uses, subject to specific criteria. The City's Zoning Code does not conform to these recent requirements; however, Program 17 in the Housing Plan requires the Zoning Code to be updated to address AB 2162.

***Transitional and Supportive Housing:*** Transitional housing facilities meeting the Health and Safety Code Section 50675.2(h) definition are considered a residential use and allowed by right in all zones that allow residential uses, consistent with State law. These facilities are subject to the same development standards and permit processing criteria required for similar uses in the same zones.

Supportive housing meeting the Health and Safety Code definition in Section 50675.14(b), like transitional housing facilities, is considered a residential use and is allowed as a permitted use in all zones that allow residential uses, consistent with State law. Supportive housing is subject to the same development standards and permit processing criteria required for similar uses in the same zones.

***Single Room Occupancy (SRO):*** Single room occupancy (SRO) facilities are a housing type that is considered suitable to meet the needs of extremely low, very low, and low-income households. The Zoning Code defines an SRO as a facility providing dwelling units where each unit has a minimum floor area of 170 square feet and a maximum floor area of 400 square feet. These dwelling units are required to have both kitchen and bathroom facilities. Rental procedures allow for weekly and monthly tenancies only. SROs are allowed in the RM and RH zones subject to approval of a CUP by the Planning Commission.

***Housing for Disabled Persons:*** On January 1, 2002, SB 520 became effective and required local jurisdictions to analyze local government constraints on developing, maintaining, and improving housing for persons with disabilities. In accordance with SB 520 and Government Code 65583(a)(7), the City recognizes the importance of providing housing for persons with disabilities. Persons with disabilities have a number of specific housing needs, including those related to design and location. Design needs generally include the removal of architectural barriers that limit the accessibility of dwelling units and construction of wheelchair ramps, railings, etc. Location needs include accessibility to public transportation, commercial services, health care, and supportive services. Some persons with disabilities need group housing opportunities, especially those who are lower income or homeless. The following discussion addresses these issues and determines that no specific City policy or regulation serves to impede the access that persons with disabilities have to housing that suits their specific needs.

**Zoning and Land Use:** The General Plan and Zoning Code provide for the development of



multifamily housing in the RM, RH, and mixed-use overlay zones. Traditional multifamily housing for persons with special needs, such as apartments for the disabled, are considered regular residential uses permitted by right in these zones. The City's land use policies and zoning provisions do not constrain the development of such housing.

Under the Lanterman Developmental Disabilities Services Act (Lanterman Act), small State-licensed residential care facilities for six or fewer persons must be permitted in all zones that allow single or multifamily uses, subject to the same permit processing requirements and development standards. The City of Stanton is compliant with the Lanterman Act. Large residential care facilities serving seven or more clients require approval of a CUP in the RM, RH, GLMX, NGMX, and SGMX zones. Potential conditions of approval may include hours of operation, security, loading requirements, and management. Conditions would be similar to those for other similar uses in the same zones and would not serve to unduly constrain the development of residential care facilities for more than six persons. Occupancy standards for residential care facilities are the same as occupancy standards for all other residential uses. The Zoning Code also accommodates transitional and supportive housing in the RM, RH, GLMX, NGMX, and SGMX zones. These facilities may serve persons with disabilities.

**Building Code:** Building construction and procedures within Stanton are required to conform to the 2019 California Building Code, as adopted in Title 16 of the City's Municipal Code. Standards within the Building Code include provisions to ensure accessibility for persons with disabilities. These standards are consistent with the Americans with Disabilities Act (ADA). No local amendments that would constrain accessibility or increase the cost of housing for persons with disabilities have been adopted and City officials are not aware of any instances in which an applicant experienced delays or rejection of a retrofitting proposal for accessibility to persons with disabilities.

**Reasonable Accommodation:** Both the federal Fair Housing Act and the California Fair Employment and Housing Act direct local governments to make reasonable accommodation (i.e. modifications or exceptions) in their zoning laws and other land use regulations to allow disabled persons an equal opportunity to use and enjoy a dwelling. For example, it may be a reasonable accommodation to waive a setback requirement so that elevated ramping can be constructed to provide access to a dwelling unit for a resident who has mobility impairments. Whether a particular modification is reasonable depends on the circumstances and must be decided on a case-by-case basis.

Reasonable accommodation refers to flexibility in standards and policies to accommodate the needs of persons with disabilities. The City's zoning and building codes, as well as approach to code enforcement, allow for special provisions that meet the needs of persons with disabilities without the need for variances. The City's Reasonable Accommodation Ordinance is codified in Chapter 20.525 of the Zoning Code.

The City's Community Development Director has administrative/ministerial authority to hear and decide applications for reasonable accommodation to allow reasonable remedy from zoning and other land use regulations, policies, and procedures for individuals with physical or mental impairment, unless the application is tied to another entitlement that requires discretionary review, in which case the Planning Commission is the reviewing authority. A request for reasonable accommodation may include a modification or exception to the rules, standards, and practices for the siting, development, and use of housing or housing-related facilities that would eliminate regulatory barriers and provide a person with a disability equal opportunity to housing of their choice.

Reasonable accommodation applications are not charged a fee for review and the reviewing



authority must consider all of the following factors:

1. Whether the housing, which is the subject of the request, will be used by an individual defined as disabled under the Acts;
2. Whether the request for Reasonable Accommodation is necessary to make specific housing available to an individual with a disability under the Acts;
3. Whether the requested Reasonable Accommodation would impose an undue financial or administrative burden on the City;
4. Whether the requested Reasonable Accommodation would require a fundamental alteration in the nature of a City program or law, including but not limited to land use and zoning;
5. Whether there are alternatives to the requested waiver or exception that could provide similar benefits to the applicant with less potential detriment to surrounding owners and occupants or to the general public;
6. Physical attributes of the property and structures; and
7. Other Reasonable Accommodations that may provide an equivalent level of benefit.

ADA accessible features or structures required for accessibility are permitted to encroach into any required setback consistent with applicable building codes, pursuant to Section 20.305.070(C) of the Zoning Code. This provision obviates the need for homeowners and landlords to submit a separate and additional application for reasonable accommodation.

During the 5<sup>th</sup> Cycle Housing Element planning period, the City reviewed **XX** applications for reasonable accommodation.

**Conclusion:** Current planning policies and zoning regulations have mitigated potential constraints to the availability of housing for persons with disabilities. The City has analyzed its Zoning Code and procedures to ensure that it is providing flexibility in, and not constraining the development of, housing for persons with disabilities. In an effort to remove governmental constraints, under Program 17 in the Housing Plan, the City will amend the Zoning Code to remove the factor that requires consideration of “alternatives to the requested waiver or exception that could provide similar benefits to the applicant with less potential detriment to surrounding owners and occupants or to the general public.”

### ***Development Standards***

Development standards directly shape the form and intensity of residential development by providing controls over land use, heights and volumes of buildings, and open space on a site. Site development standards also ensure a quality living environment for all household groups in the City, including special groups such as lower and moderate-income households and senior citizens.

Table 4-4 summarizes development standards in the residential zones (RE, RL, RM, and RH), including density, minimum lot size, setbacks, lot coverage, and building height, by zoning district. Table 4-5 summarizes development standards for the City’s mixed-use overlay districts (GLMX, NGMX, and SGMX). Development standards for the specific plan areas were discussed above.

**TABLE 4-4: DEVELOPMENT STANDARDS WITHIN RESIDENTIAL ZONES**

Development Standard		RE	RL	RM	RH
Density (units per acre)		1.0-2.0	2.1-6.0	6.1-11.0	11.1-18.0
Minimum Lot Area		20,000 sf	6,500 sf	8,000 sf	8,000 sf
Minimum Lot Depth	Interior Lot	100 ft			
	Cul-de-Sac	80 ft			
Minimum Lot Width	Interior Lot	75 ft	65 ft	65 ft	65 ft
	Corner Lot	80 ft	65 ft	70 ft	70 ft
	Cul-de-Sac	80 ft	65 ft	45 ft	45 ft
Setbacks	Front	20 ft			
	Interior Side	5 ft	5 ft	10 ft	2-story – 10 ft; 3-story – 15 ft
	Street Side	10 ft	10 ft	10 ft; or 10% of lot width	10 ft; or 10% of lot width
	Rear – 1-story	15 ft			
	Rear – 2-story	20 ft			
	Rear – 3-story	n/a	n/a	n/a	25 ft
Structure Coverage	Interior Lot	30%	40%	50%	65%
	Corner Lot	35%	45%	50%	65%
Maximum Dwelling Height		2 stories; not to exceed 32 ft	2 stories; not to exceed 32 ft	2 stories; not to exceed 32 ft	3 stories; not to exceed 40 ft
Open Space		n/a	n/a	(1)	(1)

Source: Stanton Municipal Code, Title 20, 2021

1. *Required Common Open Space:*
  - a. *Multi-Family Development - Apartment: Multi-family development with 12 or more dwelling units shall provide 30 percent of the total site area for usable open space for passive and active recreational uses. Usable common open space areas shall have minimum dimensions of 15 feet in width.*
  - b. *Multi-Family Development - Single-Family Detached Dwelling and Single-Family Attached Condominium Projects: A minimum of 5 percent of the total site area shall be dedicated for usable open space for passive and active recreational uses. Usable common open space areas shall have minimum dimensions of 15 feet in width. Required front and streetside setback areas may not be utilized for usable common open space.*

**TABLE 4-5: DEVELOPMENT STANDARDS WITHIN MIXED-USE OVERLAY ZONES**

Development Standard		GLMX	NGMX	SGMX
Density (units per acre)		25-45	25-45	60-90
Minimum Lot Area		40,000 sf (1)	30,000 sf (1)	50,000 sf (1)
Minimum Lot Depth		100 ft	100 ft	200 ft
Minimum Lot Width		100 ft	100 ft	200 ft
Setbacks	Front (2)	0 ft (min); 15 ft (max)	0 ft (min); 15 ft (max)	0 ft (min); 10 ft (max)
	Front (3)	5 ft (min); 15 ft (max)	5 ft (min); 15 ft (max)	0 ft (min); 10 ft (max)
	Street Side	5 ft (min); 15 ft (max)	0 ft (min); 15 ft (max)	0 ft (min); 10 ft (max)
	Interior Side	10 ft min; No max	5 ft min; No max	5 ft min; No max
	Rear	10 ft min; No max	10 ft min; No max	10 ft min; No max
Maximum Dwelling Height		3 stories; not to exceed 45 ft	3 stories; not to exceed 45 ft	7 stories; not to exceed 85 ft
Open Space		(4)	(4)	(4)
Building Frontage Types (5)		Live-Work	Live-Work	Office
		Office	Office	Storefront
		Storefront	Storefront	Residential (upper)
Building Frontage Types (6)		Live-Work	Live-Work	Live-Work
		Office	Office	Office
		Residential	Residential	Residential
		Storefront	Storefront	Storefront

Source: Stanton Municipal Code, Title 20, 2021

1. New lots less than 30,000 square feet may be allowed provided that the lots are designed as part of a larger development project and are fully integrated into the larger development by means of access, circulation, parking, landscape theme, signage, and overall project design and that the overall development project complies with the minimum required density or intensity standards.
2. Along Beach, Chapman, and Katella.
3. Along all other streets.
4. Required Common Open Space:
  - a. Multi-Family Development - Apartment: Multi-family development with 12 or more dwelling units shall provide 30 percent of the total site area for usable open space for passive and active recreational uses. Usable common open space areas shall have minimum dimensions of 15 feet in width.
  - b. Multi-Family Development - Single-Family Detached Dwelling and Single-Family Attached Condominium Projects: A minimum of 5 percent of the total site area shall be dedicated for usable open space for passive and active recreational uses. Usable common open space areas shall have minimum dimensions of 15 feet in width. Required front and streetside setback areas may not be utilized for usable common open space.
5. Along Beach, Chapman, and Katella within 150 ft of intersections.
6. Elsewhere.

### **Residential Parking Requirements**

Parking standards are an important development regulation in communities. The City's parking requirements are intended to ensure that adequate off-street parking and loading facilities are provided in proportion to the need created by the type of use. Adequate parking for residential projects contributes to the value of a project, the safety of residents, and the quality of a project's appearance. However, excessive parking standards can pose a significant constraint to the

development of housing because they can reduce the buildable area on a site and impact the funding available for project amenities or additional units. The parking requirements for residential and mixed-use developments are shown in Table 4-6.

**TABLE 4-6: RESIDENTIAL PARKING REQUIREMENTS**

Use	Requirement	Additional Regulations
Single-Family Dwelling	<ul style="list-style-type: none"> <li>1 bdrm: 2 enclosed spaces</li> <li>2 bdrm: 3 spaces (at least 2 enclosed)</li> <li>3-4 bdrm: 4 spaces (at least 2 enclosed)</li> <li>5+ bdrm: 4 spaces (at least 2 enclosed) + 0.5 spaces per additional bedroom</li> </ul>	--
Single-Family Dwelling – Cluster, Subdivisions, and Condominiums	<ul style="list-style-type: none"> <li>1 bdrm: 2 enclosed spaces</li> <li>2 bdrm: 3 spaces (at least 2 enclosed)</li> <li>3-4 bdrm: 4 spaces (at least 2 enclosed)</li> <li>5+ bdrm: 4 spaces (at least 2 enclosed) + 0.5 spaces per additional bedroom</li> </ul>	Plus 1 parking space for every 3 dwelling units for guest parking purposes
Duplex	Same as Single-Family Dwelling	--
Multifamily Dwellings	<ul style="list-style-type: none"> <li>Studio: 1 space</li> <li>1-bedroom: 2 spaces</li> <li>2-bedroom: 2.75 spaces</li> <li>3-bedroom: 3.5 spaces</li> <li>4+ bedroom: 4 spaces + 0.5 per additional bedroom</li> </ul>	Plus 1 parking space for every 3 dwelling units for guest parking purposes
Mixed-Use Development (Residential Component)	2 covered spaces/unit	--
Live/Work Unit (Residential Component)	2 covered spaces/unit	--
Accessory Dwelling Unit	1 space/ADU (1)	No parking is required if ADU is: <ul style="list-style-type: none"> <li>Located within 0.5 mile walking distance of public transit</li> <li>Located within an architecturally and historically significant historic district</li> <li>Part of the proposed or existing primary residence or an accessory structure</li> <li>When on-street parking permits are required but not offered to the occupant of the ADU</li> <li>When there is an established car share vehicle stop located within one block of the ADU</li> </ul>
Manufactured Housing	2 spaces/site	1 guest space/5 sites
Mobile Home Park	2 spaces/trailer site	1 guest space/5 trailer sites
Group Home	1 covered space per rooming unit	--
Senior Housing	1 covered space/unit	1 uncovered space/5 units for guest parking
Residential Care Facility	<ul style="list-style-type: none"> <li>Small: Spaces required for dwelling unit</li> </ul>	--

Use	Requirement	Additional Regulations
--6 or fewer clients (Small)	only	
--7 or more clients (Large)	<ul style="list-style-type: none"> <li>Large: Spaces required for dwelling unit only</li> </ul>	
Emergency Shelter	<ul style="list-style-type: none"> <li>1 uncovered space/5 beds; and</li> <li>1 space/employee</li> </ul>	--
Transitional Housing	Same as for single-family housing if 6 or fewer persons; same as for multifamily housing if 7 or more persons	--
Supportive Housing	Same as for single-family housing if 6 or fewer persons; same as for multifamily housing if 7 or more persons	--
Single-Room Occupancy (SRO)	1 space/2 rooms	--
Affordable Housing Projects Using Density Bonus	<ul style="list-style-type: none"> <li>Studio: 1 space</li> <li>1-bedroom: 1 space</li> <li>2-bedroom: 2 spaces</li> <li>3-bedroom: 2 spaces</li> <li>4+ bedroom: 2.5 spaces</li> </ul>	May provide required parking through uncovered parking, but not through on-street parking

Source: Stanton Municipal Code, Title 20, 2021

1. When a garage, carport, or covered parking structure is demolished in conjunction with the construction of an ADU or converted to an ADU, those off-street parking spaces are not required to be replaced.

The City previously modified the residential parking standards through a comprehensive zoning code update to require parking spaces based on bedroom counts to ensure that larger dwelling units provide sufficient parking on-site. The increase in the number of parking spaces required may have resulted in a governmental constraint; however, to compensate for this, the City modified or eliminated other development standards to provide greater flexibility in site design to balance the parking constraints. In addition, the City provided opportunities to request a parking reduction of between 10-15% of the required parking, which helps to encourage affordable housing and provides flexibility for housing serving disabled persons. An administrative reduction may be provided for a 10% reduction for all projects, and up to 15% if the project site is over 10,000 square feet. A conditional adjustment through a Minor Use Permit may also be approved on all projects. For affordable housing projects, if a density bonus is requested, the parking may be reduced based on the allowed concessions as identified in Table 4-6 above. Recently approved single-family and multifamily housing projects have been able to develop within the permitted density ranges for the given zone, while also meeting the parking requirements.

Although the City has made recent efforts to ensure that the parking requirements do not unduly impact the cost and supply of housing, or the ability for developments to achieve maximum densities, the City remains committed to reducing constraints on housing development that may be resulting from excessive parking standards. Program 18 in the Housing Plan is included as an effort to comprehensively review the City's parking standards to achieve the most effective requirements for parking and to eliminate unnecessary constraints to housing.

Moreover, under AB 139, parking for emergency shelters is only required to "accommodate all staff working in the emergency shelter, provided that the standards do not require more parking for emergency shelters than other residential or commercial uses within the same zone." Program 17 addresses this inconsistency between the Zoning Code and State law.

## 4A.2 Development Review Process

The time and cost of permit processing and review can be a constraint to housing development if significant development review is required. Project review and permit processing are necessary steps to ensure that residential construction proceeds in an orderly manner. The time required for project approval is often not so much a factor of the approval body (Director versus Planning Commission), but the complexity of the project and associated environmental issues. However, small infill projects that can be approved administratively are generally less complex and take a shorter time to obtain appropriate approvals. Large mixed-use projects or residential subdivision maps, subject to the California Environmental Quality Act (CEQA), require a public hearing before the Planning Commission.

The City reviews all applications for development to ensure the construction of projects that contribute in a positive manner to the community and improve quality of life. Residential development projects typically undergo several types of approvals – ministerial, discretionary actions (either with or without a public hearing), and legislative actions. This section outlines the timeline for typical residential development review and describes the permitting requirements and procedures for Site Plan and Design Review, Conditional Use Permits (CUP), Subdivision Maps, etc. Given the recent development activity and housing growth experienced by Stanton over the past couple of years, the City's processing and permit procedures do not appear to unduly constrain the development of housing.

### TIMEFRAMES

Processing times for applications in Stanton vary based upon the scope and type of project. The amount of time involved in processing applications depends on the type of project, the applicant's compliance with the City's ordinances, and the completeness of the applications. Certain types of applications/permits are discretionary and require a public hearing, while others are processed administratively. Through administrative approval, the applicant bypasses the public hearing requirement and shortens the processing time.

Some projects may take an extended period for final approval. However, these projects generally have significant environmental impacts, involve General Plan or specific plan amendments, rezoning, or need additional community workshops. Developers may be responsible for delays by failing to provide information or requesting continuances. Permit approval under these circumstances requires more time for public notice, public hearings, and negotiation of design modifications to resolve problems.

On average, the typical processing time for a single-family home ranges from 30-60 days, which assumes Site Plan and Design Review and building permits with no additional entitlements required. These residential projects tend not to create substantial environmental impacts, thereby greatly reducing the time needed for review. The typical processing time for a multifamily unit is 3-6 months, which assumes that additional entitlements are required, a moderate level of environmental analysis is necessary, and public hearings with the Planning Commission and/or City Council will occur.

Table 4-7 outlines the typical permit processing times and associated reviewing body by the type of approval or permit. It should be noted that many projects require multiple entitlements, which are often processed concurrently, thereby shortening the overall processing time. The City has established a list of standard permits that apply to residential development projects ranging from building permits to use permits.

**TABLE 4-7: TYPICAL PERMIT PROCESSING TIMES AND REVIEWING BODY**

Type of Approval or Permit	Review Authority				Processing Times
	Director	PC	CC	Public Hearing	
Site Plan and Design Review (only)	D	A	A	Appeals Only	30-60 days
Site Plan and Design Review (with other discretionary action)	R	D	A	Yes	3-6 months
Conditional Use Permit	R	D	A	Yes	3-6 months
Variance	R	D	A	Yes	3-6 months
Planned Development Permit	R	D	A	Yes	6-8 months
Zoning Amendment or Zone Change	R	R	D	Yes	6-12 months
General Plan Amendment	R	R	D	Yes	6-12 months
Tentative Map/Parcel Map	R	D	A	Yes	3-6 months
Reasonable Accommodation	D	A	A	Appeals Only	30-45 days

Source: City of Stanton, 2021

D = Deciding body whose decision is final unless appealed

R = Advisory body required to make recommendations

A = Appeal authority

### *Site Plan and Design Review*

In accordance with Chapter 20.530 of the Zoning Code, a Site Plan and Design Review is required for all construction and development activities involving new or rehabilitated structures, with the exception of certain accessory structures, fences, and walls. If the project involves a Site Plan and Design Review only, as would be the case for one new single-family dwelling on a lot, Planning staff reviews and approves the application to ensure compatibility with the City's development standards, previously approved plans, and all criteria applicable to the proposed use. This is a ministerial action. Should the project be tied to a discretionary action as well, e.g., two or more units developed on a site, the Site Plan and Design Review is referred to the Planning Commission in which case the action is changed from ministerial to discretionary review.

Table 4-7 identifies the typical processing times for projects subject to Site Plan and Design Review. Permits subject to approval by the Director of Community Development usually require 30-60 days for processing. Discretionary permits subject to Planning Commission approval are processed in approximately 3-6 months. Multifamily projects requiring discretionary approval typically need one meeting before the Planning Commission depending on the level of complexity for the project. Projects that require a zone change as well for example, would also require a second hearing before the City Council.

Discretionary review adds to the cost of housing given that a developer's carrying costs (i.e. property taxes, insurance, and interest) that accumulate during development are passed on to the purchaser. Discretionary review also adds an element of uncertainty for a developer; however, Program 6 and Program 17 of the Housing Plan will establish objective design standards for mixed-use and multifamily projects, which will provide uniform standards knowable by the development applicant.

The length of time between project approval and request for a building permit is minimal. Specifically, there is a 10-day appeal period following approval of a discretionary permit. In certain circumstances, a "hold harmless" letter may be filed and an applicant may submit their building



plans with the understanding that fees may be lost if an appeal results in denial of the project filed.

### *Conditional Use Permit (CUP)*

Chapter 20.550 of the Zoning Code regulates the issuance of Conditional Use Permits (CUP) and Minor Use Permits. Land uses that require a CUP generally have a unique and distinct impact on the area in which they are located or are capable of impacts to adjacent properties unless given special review and conditions. The following residential uses require a CUP:

- Single-family detached homes in the mixed-use overlay zones (GLMX, NGMX and SGMX);
- Mobile home parks in the residential zones (RE, RL, RM and RH);
- Group homes in the RM and RH zones;
- Senior residential projects in the RH zone;
- Large residential care facilities in the RM, RH, and mixed-use overlay zones; and
- Single-room occupancy housing in the RM and RH zones.

The Planning Commission may approve, conditionally approve, or deny a CUP or Minor Use Permit application unless the application includes concurrent processing of a permit that requires City Council action, in which case the Planning Commission makes a recommendation to the City Council. The approving body must make the following findings prior to approval, pursuant to Section 20.550.060 of the Zoning Code:

1. The proposed use is consistent with the General Plan and any applicable specific plan;
2. The proposed use is allowed within the applicable zone and complies with all other applicable provisions of this Zoning Code and the Municipal Code;
3. The design, location, size, and operating characteristics of the proposed activity will be compatible with the existing and future land uses in the vicinity;
4. The site is physically suitable in terms of:
  - a. Its design, location, shape, size, and operating characteristics of the proposed use;
  - b. The provision of public and emergency vehicle (e.g., fire and medical) access;
  - c. Public protection services (e.g., fire protection, police protection, etc.);
  - d. The provision of utilities (e.g., potable water, schools, solid waste collection and disposal, storm drainage, wastewater collection, treatment, and disposal, etc.); and
  - e. Served by highways and streets adequate in width and improvement to carry the kind and quantity of traffic the proposed use would likely generate.
5. The site's suitability ensures that the type, density, and intensity of use being proposed will not adversely affect the public convenience, health, interest, safety, or general welfare, constitute a nuisance, or be materially detrimental to the improvements, persons, property, or uses in the vicinity and zone in which the property is located; and
6. The applicant agrees in writing to comply with any and all of the conditions imposed by the review authority in the approval of the Conditional Use Permit or Minor Use Permit.

These findings apply to all uses that require a CUP; no special or unique findings are required for residential uses.

### *Subdivisions*

This review process applies to all residential land divisions within the City. Title 19 of the Stanton Municipal Code includes the standards and processes for subdivisions. It is based primarily on the State Subdivision Map Act. As it relates to residential development, the regulations apply to all land divisions that create lots for single-family homes and lots, or condominiums, for multifamily development. As part of the review process for subdivisions, the City reviews applications for compliance with lot size and shape standards, the general layout of the subdivision, and infrastructure requirements. If the project complies with the subdivision standards and General Plan density, the project can proceed through the approval process.

### *Reasonable Accommodation*

The City's process for providing reasonable accommodation allows individuals, or their representatives, to make requests for reasonable accommodations for persons with disabilities as part of the permit process. No additional permits are required or additional fees charged by the City. Requests for reasonable accommodation to meet the needs of persons with disabilities are generally approved administratively, and a use permit is not required. An exception would be a use (in contrast to an accessory structure or appurtenance) that requires a discretionary use permit (i.e. CUP), such as a residential care facility of seven or more persons. City staff is available to provide assistance regarding the processing of requests for the construction of accessory structures intended to accommodate persons with disabilities. Information regarding the approval of these structures is included within all public notices and agendas, as applicable.

## **FACILITATED ENVIRONMENTAL REVIEW**

The City has adopted uniform procedures for complying with the requirements of the California Environmental Quality Act (CEQA) for assessing the potential environmental impacts of those development applications determined to be a "project" as defined by Public Resources Code 21000-21177. Environmental review is required for most discretionary actions including Site Plan and Design Review, Conditional Use Permits, Subdivision Maps, and legislative actions including General Plan amendments, zone changes, and code amendments. Environmental review occurs while the application is being processed. An environmental determination by City staff for a project is made in order to prepare the appropriate environmental document that can be considered by the decision-making authority with the legislative or discretionary application.

In addition to the requirements of CEQA, the City of Stanton Municipal Code contains additional environmental standards for the City's environmental review process in SMC Section 20.500.070.

## **STREAMLINING APPROVALS**

### *Lower Income Sites Included in Previous Elements*

While the Site Plan and Design Review process is not considered a constraint to housing, Policy 2.5 has been included to comply with Government Code 65583.2. This program will allow by-right approval of housing developments proposed on non-vacant sites included in the previous housing element inventory and on vacant sites included in the two previous housing element inventories, provided that the proposed housing development includes at least 20% lower-income affordable housing units. This will increase certainty for affordable and multifamily developers related to residential sites throughout the community, as identified in Appendix A.

### *Senate Bill (SB) 35*

SB 35 (Government Code Sections 65400 and 65582.1) includes provisions for streamlining projects based on a jurisdiction's progress towards its RHNA and timely submittal of the Housing

Element Annual Progress Report. Jurisdictions that have made insufficient progress toward their above moderate-income RHNA allocation and/or have not submitted the latest Housing Element Annual Progress Report are subject to the streamlined ministerial approval process for proposed developments with at least 10% affordability. As well, jurisdictions that have made insufficient progress toward their lower income RHNA (very low and low-income) are subject to the streamlined ministerial approval process for proposed developments with at least 50% affordability.

HCD reviews the annual progress report deadlines and RHNA progress on an annual basis. Stanton is currently subject to SB 35 streamlining provisions when proposed developments include at least 50% affordability. Program 17 in the Housing Plan has been provided to incorporate the mandatory streamlining provisions into the City's Zoning Code. These streamlining provisions will reduce approval requirements for projects that include a minimum of 50% of units affordable to lower income households and that meet the criteria specified by state law.

### **FLEXIBILITY IN DEVELOPMENT STANDARDS**

Development standards affect the financials of a residential project, both from the revenue side (through achievable density) and through the costs of complying with specific development standards. However, there is no specific threshold that determines whether a particular standard or set of standards constrains the affordability or supply of housing. Many factors determine project feasibility. While prior sections discussed how to reduce development costs, the following describes ways that the Zoning Code offers flexibility in development standards.

#### ***Density Bonus Ordinance***

In 2013, the City updated the Zoning Code to allow density bonuses for affordable and senior residential projects in accordance with state Density Bonus law. Chapter 20.330 of the Zoning Code requires density bonuses and other incentives for housing and/or child care facilities to be granted in accordance with the requirements of state law, including Government Code Title 7, Division 1, Chapter 4.3 (Density Bonuses and Other Incentives).

#### ***Planned Development Permit***

The Planned Development Permit (PDP) allows for the provision of flexible development standards designed to appropriately integrate a project into its physical setting and surrounding neighborhood context and can accommodate a range of uses including residential, commercial, and industrial uses that are mutually-supportive and compatible with existing development on surrounding properties. The PDP allows for creative development standards to encourage consolidation of lots and the efficient development of land while ensuring high design standards and the incorporation of enhanced amenities (e.g., additional open space, public art, improvements to public facilities such as parks or trails, etc.). The PDP may adjust or modify, where necessary and justifiable, all applicable development standards (e.g., building coverage, FAR, height, and setbacks, as well as fence and wall heights, landscaping, parking, open space, street layout, etc.) identified in the Zoning Code, with the exception of an increase in the applicable density or intensity above the allowable maximums.

#### ***Inclusionary Housing***

The City does not have any requirements that obligate developers to provide or fund housing at specific affordability levels.

#### ***Short-Term Rentals***

The City does not have an ordinance that addresses short-term rentals, but does restrict rentals to more than 30 days. Nonetheless, there were three rentals listed on *Airbnb.com* in May 2021;

however, none of the rentals were for an entire house. All three rentals were limited to a room or suite within a home and do not decrease the amount of housing stock available for permanent occupancy.

### BUILDING CODES AND ENFORCEMENT

New construction in Stanton, including additions and remodels, must comply with the 2019 California Building Code (CBC). The City adopted the 2019 California Building Code with all required updates. The Building Code establishes construction standards necessary to protect public health, safety, and welfare, and the local enforcement of this code does not unduly constrain development of housing. The 2019 California Building Code, Title 24, Part 2, Volumes 1 and 2, published by the International Code Council, was adopted by the City by reference as Chapter 16 of the City's Municipal Code and subject to the amendments contained in that chapter.

No local amendment to the Building Code has either been initiated or approved that directly impacts housing standards or processes. Code enforcement is conducted by the City and is based upon issues identified by the community and reported to City staff. The City maintains general records of neighborhoods where code complaints are most prevalent and works proactively with these neighborhoods to address potential issues before they become significant concerns. The City enforces its code requirements equitably throughout the community, as necessary. Program 13 in the Housing Plan has been included to help support homeowners with rehabilitating substandard housing. The Code Enforcement Division works with property owners and renters to assist in meeting state health and safety codes.

### 4A.3 Development Fees

The City of Stanton charges fees to process plans submitted for residential projects and to fund the provision of important services that are needed to accommodate housing and population growth. Fees and exactions are used to finance public facilities, roadways, water and sewer infrastructure, schools, and other community services. Nearly all these fees are assessed through a pro rata share system, based on the magnitude of the project's impact or the extent of the benefit that will be derived. Failure to adequately plan for residential development is a key reason why jurisdictions are so financially constrained today. Furthermore, the City's fees have not been found to act as a constraint to the development of housing in Stanton.

For new residential projects, developers in Stanton may be required to pay one or more of the following fees depending on the location, type, and size of the project:

**Planning, Building, and Environmental Fees:** The City of Stanton charges developers standard plan check fees, fees for processing applications, building permits, tentative tract maps, environmental initial study, variance, conditional use permit, or other permits to pay for the cost of processing applications and conducting inspections for specific projects. This does not include additional fees paid by the developer for project-specific environmental impact reports.

**City Impact Fees:** The City charges impact fees to finance new or expanded infrastructure and public facilities required to serve residents. The fee must have a reasonable relationship to the infrastructure costs and represent the marginal cost of improvements required to serve residents of the new residential projects. The City charges fees to offset impacts to public streets, drainage facilities, water quality, and parks. Other fees and assessments may apply depending on the location.

**Regional Impact Fees:** Regional impact fees include water and sewer fees collected by the water

district and sanitation district, and school impact fees collected by the school districts as allowed by state law to finance the construction and expansion of schools to accommodate student enrollment. The water, sanitation, and school districts have the authority to set the fee levels; the City does not have any ability to adjust these fees.

Planning and permitting fees are charged on an at-cost basis to cover staff services and administrative expenses for processing development applications. Development impact fees are required to provide essential services and infrastructure to serve new residents. Impact fees are governed by state law to demonstrate a nexus between development and potential impacts. State law also requires the proportionality test to ensure the pro rata share of costs to provide services and infrastructure by individual developments is reasonable. The City recognizes that planning/permitting and development fees add to the cost of residential development. To mitigate the impact of planning/permitting and impact fees on the cost of residential development, the City may use CDBG, HOME, as well as other funding sources to gap-finance affordable housing development.

Table 4-8 details the City's Planning Division processing fees for development project entitlements and Table 4-9 describes the fee schedule for residential building permits. One or more of the entitlements would be required to process a residential project depending on the scale and complexity of the project, and a building permit is required for each residential structure.

**TABLE 4-8: DEVELOPMENT PROJECT PROCESSING FEES (EFFECTIVE 01/01/2019)**

Entitlements	
<b>Planning and Application Fees</b>	
Site Plan and Design Review	\$3,070
Planned Development Permit	\$3,090
Conditional Use Permit	\$2,485
Variance	\$2,450
Zoning Code Amendment	\$3,595
Zone Change	\$2,645
Specific Plan Amendment	Consultant costs
General Plan Amendment	\$4,000
Development Agreement	\$7,440 Deposit
<b>Subdivisions</b>	
Lot Line Adjustment	\$1,535
Tentative Parcel Map	\$2,500
Tentative Tract Map	\$3,730
<b>Environmental Review</b>	
Categorical Exemption Notice	\$75
Negative Declaration	\$2,030
Mitigated Negative Declaration	Consultant costs
Environmental Impact Report (Review)	\$4,505

Source: City of Stanton, 2021

Note: This is only a partial list of typical Planning fees.

The residential building permit fees described in Table 4-9 are based on a hypothetical 2,500 square foot single-family detached dwelling unit with a 400 square foot garage valued at \$357,950 (\$143.18/sf).

**TABLE 4-9: RESIDENTIAL BUILDING PERMIT FEES**

Permits/Development Impact Fees	
Building	
Plan Check	\$1,524.60 (includes \$464.10 Energy and \$227.50 Mechanical PC Fee)
Building	\$2,380.00
Electrical	\$240.85
Mechanical	\$760.00
Plumbing	\$573.75
Grading	\$23.00
Energy	\$714
SMIP	\$46.53
Permit Issuance Fees	\$10.00
Residential Development Impact Fees	
Park-In-Lieu Fee (New Construction)	\$11,173
Street Fee	Low Density: \$650/unit
Traffic Fee	Low Density: \$795/unit
Community Center Fee	Low Density: \$295/unit
Police Facilities Fee	Low Density: \$267/unit
Water	n/a
Sewer	\$4,269
Sanitation District	n/a
School	\$4,200 - \$8,000 (depending on school district)

Sources: City of Stanton, 2021; Anaheim Union High School District, 2021; Magnolia School District, 2021; Garden Grove Unified School District, 2021

Table 4-10 illustrates the total typical development fees for single-family and multifamily applications. Table 4-11 compares residential fees between neighboring jurisdictions.

**TABLE 4-10: TYPICAL DEVELOPMENT FEES**

Fees	Single-Family Unit	Multifamily Project (per unit) <sup>1</sup>
Planning Fees		
Site Plan and Design Review	\$3,070.00	\$767.50
Conditional Use Permit	--	\$621.25
Environmental Review (CEQA)	--	\$507.50 (or consultant costs)
Tentative Subdivision Map	--	\$625.00
Building Permit Fees (building permit, plan check, electrical, etc.)	\$6,272.73	\$5,371.80
Development Impact Fees (water, sewer, etc.)	\$21,649.00	\$8,181.02
<b>TOTAL FEES PER UNIT</b>	<b>\$30,991.73</b>	<b>\$16,074.07</b>

Source: City of Stanton, 2021

Notes:

<sup>1</sup> Based on a hypothetical 4-unit project.

**TABLE 4-11: RESIDENTIAL FEE COMPARISON**

Jurisdiction	Single-Family	Multifamily
Stanton	\$30,991.73	\$16,074.07
Anaheim		
Garden Grove		
Cypress		
Westminster		
Orange County		

Source:

## 4B. Non-Governmental Constraints

Non-governmental constraints refer to market factors such as the demand for housing, the price of land, construction costs, availability of financing, and other factors that increase the cost of housing development.

### DEVELOPMENT COSTS

#### Land Prices

The cost to develop housing is influenced by the cost of the raw land, the cost of holding the land during the development process, and the cost of providing services to meet City standards for development. The cost of raw land is influenced by variables such as scarcity, location, availability of public utilities, zoning, and unique features like trees and adjoining uses. In Orange County, undeveloped land is limited and combined with a rapidly growing population land prices have generally increased. A review of lots for sale and recently sold, using *Zillow* and *LoopNet* listings, found only two vacant lots zoned for residential use in Stanton. The land price for the first was \$1,000,000 for 0.7 acres or \$32.80 per square foot of unentitled land. The price for the second was \$350,000 for 6,372 square feet or \$54.93 per square foot of unentitled land.



A small number of underdeveloped parcels with a single-family unit that could be redeveloped with larger, single-family homes (with ADUs) or duplexes have been sold for \$200,000 to \$375,000 or \$34.01 to \$54.47 per square foot, largely depending on the location within the community.

It is difficult to ascertain the cost of raw land for multifamily development since there has been a limited number of recent multifamily sales in Stanton. An 8-unit property (two adjacent fourplexes) at 10550 Bell Street sold in February 2021 for \$1,999,999 or \$253.97 per square foot (\$250,000 per unit).

### *Cost of Construction*

Construction cost is determined primarily by the cost of labor and materials. The relative importance of each is a function of the complexity of the construction job and the desired quality of the finished product. As a result, builders are under constant pressure to complete a project for as low a price as possible while still providing a quality product. This pressure has led (and is still leading) to an emphasis on labor-saving materials and construction techniques.

The International Code Council (ICC) provides estimates for the average cost of labor and materials for typical Type VA protected, wood-frame housing. Estimates are based on “good-quality” construction, providing for materials and fixtures well above the minimum required by state and local building codes. In the 2018 edition of the Building Safety Journal, the ICC estimated that the average per square foot cost for good-quality housing in the Anaheim/Stanton area was \$129-167 per square foot for Type I or II multifamily construction, \$113-147 per square foot for Type V (Wood Frame) multifamily construction, and \$122-141 per square foot for Type V (Wood Frame) one- and two-family dwelling construction. Although construction costs are a substantial portion of the overall development cost, they are consistent throughout the Orange County area, and therefore are not considered a major constraint to housing production. The 2020 COVID-19 pandemic social distancing guidelines may increase construction costs for an unknown period.

Construction cost increases, like land cost increases, affect the ability of consumers to pay for housing. Construction cost increases occur due to the cost of materials, labor, and higher government-imposed standards (e.g., energy conservation requirements). The development community is currently producing market rate for-sale housing that is affordable to moderate and above moderate-income households.

### *Cost and Availability of Financing*

Financing is critical to the housing market. Developers require construction financing and buyers require permanent financing. The two principal ways in which financing can serve as a constraint to new residential development are the availability and cost of construction financing and the availability and cost of permanent financing.

- If financing is not easily available, then more equity may be required for developing new projects and fewer homebuyers can purchase homes, since higher down payments are required.
- Higher construction period interest rates for developers result in higher development costs. For homebuyers, higher interest rates translate into higher mortgage payments (for the same loan amount), which therefore reduces the purchasing power of homebuyers.

On May 6, 2021, the reported average rate for a 30-year mortgage was 2.96% with 0.6 fees/points (Freddie Mac, 2021). From 2005 through 2021, average monthly mortgage rates have ranged from a high of 6.76% in July 2006 to today's record lows. For homebuyers, it is necessary to pay a higher down payment than in the recent past, and demonstrate credit worthiness and adequate incomes, so that loan applications meet standard underwriting criteria. While adherence to strict

underwriting criteria was not required during the early and mid-2000s, the return to stricter standards is consistent with loan standards prior to 2001.

### *Approved and Built Densities*

While the City's zoning regulations identify minimum and maximum densities that can be developed in Stanton, individual developers may opt to build at the lower, mid-range, or higher end of allowed densities. Recent projects in Stanton that are built or are under construction are consistent with the densities anticipated by the City's General Plan, Stanton Plaza Specific Plan, and Zoning Code and typically built within the maximum allowable density. The City has received feedback from the development community that the maximum density levels are realistic and achievable, and the City expects to continue to see projects built at or around the maximum allowable density.

Under the discussion of realistic capacity in Chapter 5, Housing Resources, the anticipated building densities are defined for the sites selected to accommodate the City's RHNA. Built density generally varies by lot size whereby the larger the property the more likely the development will meet or exceed the maximum density allowance. The realistic capacity assumptions take this into account and depending on the zone and site size, projects are conservatively anticipated to develop at 50%, 75%, or 80% of the maximum permitted density. These assumptions are based on recently approved projects and development trends. Therefore, it is acknowledged and factored in that developers may request project densities below the maximum allowed and this does not present a complicating constraint to housing development.

## **AFFORDABLE HOUSING DEVELOPMENT CONSTRAINTS**

In addition to the constraints to market rate housing development discussed above, affordable housing projects face other constraints. While there is a range of sites available for potential affordable housing projects, as well as projects that focus on special needs populations, financial assistance for the development of affordable housing is limited and highly competitive.

Multiple funding sources are typically needed to construct an affordable housing project since substantial subsidies are required to make the units affordable to extremely low, very low, and low-income households. It is not unusual to see five or more funding sources assembled to make a project financially feasible. Each of these sources may have different requirements and application deadlines, and some sources may require that the project has already successfully secured financing commitments. Since financing is so critical and is also generally competitive, organizations and agencies that provide funding can often effectively dictate the type and size of projects. Thus, in some years senior housing may be favored by financing programs, while in other years family housing may be preferred. Target income levels can also vary from year to year.

This situation has worsened in recent years. Federal and state funding has decreased and limited amounts of housing funds are available. Tax credits, often a fundamental source of financing for affordable housing, are no longer selling on a one for one basis. In other words, once a project has received authorization to sell a specified amount of tax credits to equity investors, the investors are no longer purchasing the credits at face value but are purchasing them at a discount.

Nonetheless, the City has had success in collaborating with other stakeholders for the development of affordable housing in Stanton. In partnership with Orange County and Jamboree Housing Corporation, state funding was recently reserved for the conversion of two local motels to permanent supportive housing that will create a total of 132 new affordable homes for people experiencing homelessness. As well, the City recently partnered with Habitat for Humanity on the construction of six new moderate-income units.

## 4C. Environmental Constraints

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

### *Geologic and Seismic Hazards*

Similar to other southern California cities, the City of Stanton is located in an area of high seismic activity. Although no active or potentially active faults traverse the City, Stanton is close to five major fault zones: Newport-Inglewood-Rose Canyon Fault Zone, Elsinore Fault Zone (Whittier section), Norwalk Fault, Elysian Park Fault, and the San Andreas Fault. Surface rupture in Stanton is unlikely since no faults have been identified within the city boundaries. However, the City is likely to experience ground shaking, the degree to which would be based on the fault from which the earthquake occurs, distance from the City, and the magnitude. Impacts of an earthquake include potential liquefaction, which occurs when the strength and stiffness of a soil is reduced by intense ground shaking. As shown in Exhibit 6-2 of the Community Health & Safety Element, the entire City of Stanton is located in a liquefaction hazard zone. Structures particularly susceptible to earthquake damage include tilt-up structures, unreinforced masonry buildings, older buildings, and mobile homes. After the 1971 San Fernando earthquake, building codes and design criteria were updated to address seismic occurrences, and therefore any new development on the identified housing sites would be subject to building code standards related to seismic activity. Note that there are no unreinforced masonry buildings within the City.

### *Flood Hazards*

Although Stanton contains no natural, permanent water features, the entire city is located within a flood zone according to the Federal Emergency Management Agency (FEMA). Flood Zone X is defined as an area within a 500-year flood; an area within a 100-year flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; or an area protected by levees from a 100-year flood. This flood hazard zone is shown on Exhibit 6-3 in the Community Health & Safety Element. Additional building and safety standards for construction in a flood zone may result in increased construction cost on identified housing sites; however, the standards would allow housing units to withstand flooding impacts.

The City is located within the dam inundation areas of the Prado Dam and Carbon Canyon Dam. Prado Dam is a flood control and water conservation project constructed and operated by the U.S. Army Corps of Engineers, Los Angeles District. The dam provides flood control and water conservation storage for Orange County. The dam is located approximately 23 miles northeast of Stanton, on the Santa Ana River, west of the City of Corona. According to the U.S. Army Corps of Engineers dam inundation maps, in the event of dam failure the flood wave would reach Stanton in approximately 6.5 hours and would be approximately four feet deep. Carbon Canyon Dam provides flood control in and around the drainage basin. In conjunction with Brea and Fullerton Dams, Carbon Canyon Dam is vital for the flood protection of portions of the coastal plains in Orange County, including the cities of Brea, Fullerton, Placentia, and Anaheim. The dam is located approximately 12.5 miles northeast of Stanton, approximately four miles east of the City of Brea. According to the U.S. Army Corps of Engineers dam inundation maps, in the event of dam failure the flood wave would reach Stanton in approximately 7.5 hours and would be approximately one foot deep. This issue is also addressed in the General Plan Community Health and Safety Element.

## 4D. Infrastructure Constraints

Another factor adding to the cost of new construction is the provision of adequate infrastructure:

major and local streets; curbs, gutters, and sidewalks; water and sewer lines; storm drains; and street lighting. All these improvements are required to be built or installed in conjunction with new development. In most cases, these improvements are dedicated to the City, which is then responsible for their maintenance. The cost of these facilities is borne by developers, added to the cost of new housing units, and eventually passed on to the homebuyer or property owner. As noted in the Resources chapter of this Housing Element, public infrastructure and services are available, or are programmed to be made available, for all the sites included in the sites inventory, including the capacity to accommodate Stanton's total share of the regional housing need (RHNA). Furthermore, General Plan Action ICS-2.1.1 (a) requires "all new development to pay its fair share of the cost of all essential linear infrastructure improvements, including improvements to the sewer, stormwater, and potable water city systems."

Senate Bill 1087 (enacted 2006) requires that water providers develop written policies that grant priority to proposed development that includes housing affordable to lower income households. The legislation also prohibits water providers from denying or conditioning the approval of development that includes housing affordable to lower income households, unless specific written findings are made. Senate Bill 1087 also mandates priority sewage collection and treatment service to housing developments providing units affordable to lower income households. The City will provide a copy of the Housing Element to its water and sewer providers in compliance with Government Code Section 65589.7 and SB 1087. As well, the Community Development Department will continue to coordinate with the water and sewer providers to ensure priority service provision to affordable housing developments.

### *Water Capacity*

Water supply and distribution in Stanton is provided by Golden State Water Company's West Orange County System (WOCS) in the Los Alamitos service area. Water delivered to customers in the WOCS is a blend of groundwater pumped from the Orange County Groundwater Basin and imported water from the Colorado River Aqueduct and State Water Project, imported and distributed by the Metropolitan Water District of Southern California (MWD). Wells have historically supplied 85% of water in the WOCS. Deficient, undersized water mains are present in the City and will need to be replaced as new development proceeds.

The RHNA falls within the buildout projections of the General Plan. The General Plan Final Environmental Impact Report (FEIR) determined that existing water supply for the City is sufficient to meet projected water demands associated with the General Plan buildout, assuming source and supply capacities remain consistent with current conditions. Golden State Water Company (GSWC) facilities currently serving the West Orange County System, including the City of Stanton, are adequate to meet anticipated service demands associated with buildout of the General Plan. In addition, the City has outlined a series of goals, strategies, and actions in the General Plan to ensure the continued protection of its water resources. These goals include the maintenance of the existing water linear infrastructure. A fair share cost-sharing program is designed to hold individual projects responsible for water supply and service impacts. These measures, along with the conservation and management efforts by Municipal Water District of Orange County and GSWC to protect future water supplies, will help ensure adequate water capacity to accommodate the RHNA..

### *Sewer Capacity*

The Public Works Department maintains and operates the City's sanitary sewer collection system. The system receives wastewater flows from 3,100 acres of tributary area. The City has three major trunk lines, with one lift station near the intersection of Court Street and Acacia Avenue. Wastewater flows from north to south delivering waste to the County District No. 3 facility.

The Orange County Sanitation District (OC San) provides wastewater collection, treatment, and

disposal services for the central and northwest portions of Orange County. OC San has two treatment plants serving the City of Stanton: Reclamation Plant No. 1 in Fountain Valley and Treatment Plant No. 2 in Huntington Beach. Approximately 189 million gallons per day (mgd) of wastewater from residential, commercial, and industrial sources are treated at the two plants. During FY 2019-20, OC San's Capital Improvement Program included improvement projects at both plant facilities and to the wastewater collection system.

According to the City of Stanton Public Works Department, the local sanitary sewer system has adequate capacity to accommodate development associated with General Plan buildout projections. Nonetheless, individual developments would be reviewed by the Public Works Department and OC San to determine if sufficient sewer capacity exists to serve the proposed development. Both districts charge fees for connecting to the sewerage system or increasing the existing strength and/or quantity of wastewater attributable to a particular parcel or operation already connected. The fees are required to construct new sewer infrastructure and/or incremental expansions to the existing sewerage system to accommodate individual development.

# 5 Resources

This section of the Housing Element describes the various resources available for the development, rehabilitation, and preservation of housing in Stanton. This includes the availability of land resources, administrative resources available to assist in implementing Stanton's housing programs, financial resources available to support housing in the community, and resources for energy conservation.

## 5A. Regional Housing Needs Allocation (RHNA)

California General Plan law requires each city and county to have land zoned to accommodate its fair share of the regional housing need. The Department of Housing and Community Development (HCD) allocates a numeric regional housing goal to the Southern California Association of Governments (SCAG). SCAG is then mandated to distribute the housing goal among the city and county jurisdictions in the region. This share for the SCAG region is known as the Regional Housing Needs Allocation, or RHNA. The major goal of the RHNA is to assure a fair distribution of housing among cities and counties within the SCAG region so that every community provides for a mix of housing for all economic segments. The housing allocation targets are not building requirements; rather, they are planning goals for each community to accommodate through appropriate planning policies and land use regulations. Allocation targets are intended to assure that adequate sites and zoning are made available to address anticipated housing demand during the planning period.

The final RHNA for the SCAG region was adopted on March 4, 2021. This RHNA covers an 8-year planning period (June 30, 2021 through October 15, 2029) and is divided into four income categories: very low, low, moderate, and above moderate.

As determined by SCAG, the City of Stanton's fair share allocation is 1,231 new housing units during this planning cycle, with the units divided among the four income categories as shown in Table 5-1. Pursuant to AB 2634, local jurisdictions are required to project the housing needs of extremely low-income households (0-30% Area Median Income or AMI). In estimating the number of extremely low-income households, a jurisdiction can use 50% of the very low-income allocation; therefore, the City's very low-income RHNA of 165 units can be split into 82 extremely low-income and 83 very low-income units. Housing for lower income households is not typically provided in the Orange County market without some level of subsidy or regulatory requirement, and thus the Housing Element must provide sites at sufficient densities, combined with programs to support affordability, to address the housing needs of lower income households.

**TABLE 5-1: RHNA 2021-2029**

Income Group	Total Housing Units Allocated	Percentage of Units
Extremely/Very Low	165	13%
Low	145	12%
Moderate	231	19%
Above Moderate	690	56%
<b>TOTAL</b>	<b>1,231</b>	<b>100%</b>

Source: Southern California Association of Governments, 2021



## PROGRESS TOWARDS THE RHNA

Since the RHNA uses June 30, 2021 as the baseline for growth projections for the 2021-2029 planning period, jurisdictions may count housing units that have been developed, are under construction, and/or have received their building permits after June 30, 2021 towards their RHNA. Since this date, 540 housing units have been developed, are under construction, or have received their building permits in Stanton (see Table 5-2).

Jurisdictions may also count projects that are approved/entitled but not yet built or under construction; 413 units across all income categories have been approved/entitled and are expected to be developed within the planning period. These credits towards meeting the City's RHNA are specified in Table 5-2, and the relative affordability of each unit type/project is described in the following sections.

**TABLE 5-2: CREDITS TOWARDS THE RHNA**

	Extremely and Very Low-income (0-50% AMI)	Low-income (51-80% AMI)	Moderate- income (81- 120% AMI)	Above Moderate- income (121%+ AMI)	Total
<b>Units Constructed/Under Construction/Building Permits Issued since June 30, 2021</b>					
VRV - 12736 Beach Blvd	--	--	100*	200	300
7161 Katella Ave	72**	--	--	--	72
The Lighthouse - 10871 Western Ave	--	--	--	40	40
7162 Kermore Ln	--	--	--	4	4
7181 Kermore Ln	--	--	--	4	4
7922 W Cerritos Ave	--	--	6***	--	6
Lantana@Beach - 12631-12811 Beach Blvd	--	--	--	84	84
8771 Katella Ave	--	--	--	2	2
Accessory Dwelling Units	7	12	8	1	28
Subtotal	79	12	114	335	540
<b>Approved/Entitled Units Not Yet Under Construction</b>					
11850 Beach Blvd	60**	--	--	--	60
10572 Lexington St	--	--	--	2	2
11752 Beach Blvd	--	--	--	17	17
Cloud House - 12331-12435 Beach Blvd	--	--	121*	200	321
7091 Kermore Ln	--	--	--	7	7
7320 Katella Ave	--	--	--	6	6
Subtotal	60	0	121	232	413
<b>TOTAL</b>	<b>139</b>	<b>12</b>	<b>235</b>	<b>567</b>	<b>953</b>

Source: City of Stanton, 2021

Notes:

\* These units do not have affordability restrictions. Market rate rents and sale prices for apartments and condominiums fall within levels affordable to households earning moderate incomes (81-120% AMI) and are allocated as such.

\*\* These units are all deed restricted to extremely low and very low-income households.

\*\*\* This project received a density bonus and is 100% affordable to moderate-income households.



## AFFORDABILITY OF UNITS CREDITED TOWARDS THE RHNA

Units credited towards the RHNA are distributed among the four affordability groups (extremely/very low, low, moderate, and above moderate) based on affordability restrictions (as is the case with affordable housing projects) or housing cost for those specific types of units based on real home rental/sale rates and established affordability levels. For example, the market rate rents and sale prices for apartments and condominiums in Stanton fall within levels affordable to households earning moderate incomes (81-120% AMI) and are allocated as such, as discussed in the above Housing Affordability by Income Group discussion on page 37. The projected affordability of ADUs is based on SCAG's Regional Accessory Dwelling Unit Affordability Analysis (December 2020). The City has included a program to monitor the extent of ADU production to ensure that the ADU regulations are successful and that the Housing Element goals and RHNA production can be met (see Program 7).

Based on a review of rental ads on *Zillow.com* and *Apartments.com* in May 2021, the average rents reported for Stanton were \$1,201 for studio apartment units, \$1,570 for 1-bedroom apartments, \$1,997 for 2-bedroom apartments, \$2,149 for 3-bedroom apartments, and \$2,900 for apartments with four or more bedrooms. The average rent across all units in Stanton is \$1,870 per month. Based on this data and the housing affordability thresholds shown in Table 3-25 of the Needs Assessment, these apartment unit sizes are affordable to low-income (50-80% AMI) households. However, because it cannot be guaranteed that approved/entitled projects will deliver these smaller unit sizes at rents affordable to low-income families, all multifamily rental units are credits toward meeting the City's moderate-income RHNA (even though some units may ultimately be affordable to lower income households).

Condominium units are considered entry-level homes and based on pricing are allocated as affordable to 4-person, moderate-income households. According to *Zillow.com*, in May 2021 the median price for condominiums sold in the City was \$472,988. This price is within the affordability level for a 4-person, moderate-income family and is allocated as such. However, as the maximum affordable price for a 4-person, moderate-income family to purchase a home (as shown in Table 3-25 of the Needs Assessment) is \$476,828, if the condominiums were priced even modestly higher they would not be considered affordable. The market rate cost of single-family units is considered affordable to above moderate-income households.

## UNITS CONSTRUCTED OR UNDER CONSTRUCTION

According to City building permit records, since June 30, 2021, 540 new units have been constructed, are under construction, or have building permits pulled in Stanton, of which 91 are affordable to lower income households, 108 units are affordable to moderate-income households based on market rate rents, 6 units are deed restricted for moderate-income households, and the remaining 335 units are affordable to above moderate-income households. Constructed/under construction/building permits issued units include the following projects:

- ***VRV | 12736 Beach Boulevard***

VRV is a mixed-use development currently under construction in the South Gateway Mixed-Use Overlay zone. The project is located at 12736 Beach Boulevard and consists of a five-story, 300-unit, market-rate apartment community with a ground floor commercial component. This development is assumed to be affordable to moderate-income households as market-rate rents in Stanton are typically affordable to moderate-income households.



Source: AO Architects, 2021

- ***7161 Katella Avenue (formerly Stanton Inn & Suites)***

As part of a coordinated effort between the City, Jamboree Housing, and the County of Orange, this redevelopment project is transforming the existing Stanton Inn & Suites motel into permanent supportive housing with services for vulnerable individuals, seniors, and veterans. The project is currently converting the motel to 72 studio units that will be affordable to extremely low and very low-income individuals. The housing and onsite services will help to ensure the health and stability necessary for formerly homeless residents to successfully live independently.

- ***The Lighthouse | 10871 Western Avenue***

The Lighthouse is a 40-unit detached condominium subdivision that is being developed on the site of the former Lighthouse Church. The project is a Planned Development on an underutilized site located at 10871 Western Avenue in the High Density Residential zone. This development is assumed to be affordable to above moderate-income households as new detached condominium construction in Stanton is typically affordable to above moderate-income households.



Source: KB Home, 2021

- ***7162 Kermore Lane***

The project is an infill development in the Medium Density Residential zone involving the construction of four single-family detached condominium units. This development is assumed to be affordable to above moderate-income households as new single-family home construction in Stanton is typically affordable to above moderate-income households.

- ***7181 Kermore Lane***

The project is an infill development in the Medium Density Residential zone involving the construction of four single-family detached condominium units. This development is assumed to be affordable to above moderate-income households as new single-family home construction in Stanton is typically affordable to above moderate-income households.

- ***7922 W Cerritos Avenue***

The applicant for this project (Habitat for Humanity) received a density bonus to increase the number of allowed units from four to six. The project is deed restricted for 100% moderate-income housing. Six single-family detached condominium units will be constructed within the Medium Density Residential zone just west of Beach Boulevard. This development is affordable to moderate-income households.

- ***Lantana@Beach/The Village Center | 12631-12811 Beach Boulevard***

Lantana@Beach is part of a joint mixed-use development between Brookfield Residential and Frontier Real Estate Investments. The developers have overhauled a 10-acre retail complex at the intersection of Beach and Garden Grove Boulevards into approximately 95,000 square feet of stores, restaurants, and other businesses. The housing component of the project is located on an adjacent 12-acre site and includes 208 condominium units. The project is being developed in phases, the last 84 units of which were under construction as of June 30, 2021. This development is assumed to be affordable to moderate-income households as new multifamily home construction in Stanton, including condominiums, is typically affordable to moderate-income households.

- ***8771 Katella Avenue***

The project involves a subdivision to create two condominium lots for the construction of two single-family detached condominium units in the General Mixed-Use Overlay zone. This development is assumed to be affordable to above moderate-income households as new single-family home construction in Stanton is typically affordable to above moderate-income households.

## **UNITS APPROVED/ENTITLED**

Based on City records, 413 units have been approved in Stanton. These units are not currently under construction but are expected to come online during the planning period. Of these 413 units, 60 are affordable to extremely low-income households/individuals, 121 units are affordable to moderate-income households (based on market rate rents that fall within affordable levels), and 232 are affordable to above moderate-income households. Projects that are approved but not yet constructed include the following:

- *11850 Beach Boulevard (formerly Tahiti Motel)*

In conjunction with the Stanton Inn & Suites project described above, Jamboree Housing is also currently converting a second motel – the Tahiti Motel – into 60 studio units for permanent supportive housing that will be affordable to extremely low and very low-income individuals, and which will provide onsite services that will assist residents in retaining the housing, improving their health status, and maximizing their ability to live and, when possible, work in the community.

- *10562 Lexington Street*

The project is an infill development in the Medium Density Residential zone involving the construction of two single-family detached dwelling units. This development is assumed to be affordable to above moderate-income households as new single-family home construction in Stanton is typically affordable to above moderate-income households.

- *11752 Beach Boulevard*

The project is for the construction of 17 three-story attached condominium units located at 11752 Beach Boulevard in the General Mixed-Use Overlay zone. The site is underutilized and currently developed with a stand-alone restaurant. This development is assumed to be affordable to above moderate-income households.

- *Cloud House | 12331-12435 Beach Boulevard*

Cloud House will be the second Bonanni Development project constructed in the City following the development of VRV, which is currently under construction (see above). The project entails a new 321-unit apartment complex on a 3.75-acre site at 12331-12435 Beach Boulevard in the South Gateway Mixed-Use Overlay zone. This development is assumed to be affordable to moderate-income households as market-rate rents in Stanton are typically affordable to moderate-income households.

- *7091 Kermore Lane*

The project is an infill development in the Medium Density Residential zone involving the construction of seven single-family detached condominium units. This development is assumed to be affordable to above moderate-income households as new single-family home construction in Stanton is typically affordable to above moderate-income households.

- *7320 Katella Avenue*

The project is an infill development in the High Density Residential zone involving the construction of six townhome units. This development is assumed to be affordable to above moderate-income households.

## REMAINING RHNA

The City has already achieved 77% of its overall RHNA with housing units constructed, under construction, or approved/entitled (953 units). With these units taken into account, the City has fulfilled its allocation of moderate-income units and has a remaining RHNA of 282 units (26 extremely low/very low-income units, 133 low-income units, and 123 above moderate-income units) as shown in Table 5-3.

**TABLE 5-3: REMAINING 6TH CYCLE RHNA**

Status	Extremely and Very Low-income (0-50% AMI)	Low-income (51-80% AMI)	Moderate-income (81-120% AMI)	Above Moderate-income (121%+ AMI)	Total
RHNA Allocation	165	145	231	690	1,231
Constructed, Under Construction, Permits Issued (Since 7/1/2021)	79	12	114	335	540
Units Approved/Entitled	60	0	121	232	413
Remaining Allocation	26	133	0 (-4)	123	282

Sources: City of Stanton, 2021; Southern California Association of Governments, 2021

## 5B. Residential Sites Inventory

Housing element law requires an inventory of land suitable and available for residential development (Government Code Section 65583(a)(3)). The key purpose of this inventory is to determine whether a jurisdiction has allocated sufficient land for the development of housing to meet the jurisdiction's share of the regional housing need, including housing to accommodate the needs of all household income levels.

This section provides an analysis of the land available within Stanton for residential development. In addition to assessing the quantity of land available to accommodate the City's total housing needs, this section also considers the availability of sites to accommodate a variety of housing types suitable for households with a range of income levels and housing needs. As indicated above, the City has met some of its identified regional need through projects that are currently in the pipeline. The City has a remaining RHNA of 282 units across all income categories and has available residential development opportunities with sufficient capacity to meet the identified housing need (see Figure 5-1, Housing Opportunity Sites). The opportunity sites shown here consist of proposed developments, vacant sites, and underutilized sites to accommodate the RHNA.

A citywide parcel database, aerial photos, and General Plan GIS data were used to locate parcels for this update. This update also considered the viability of sites identified in the prior planning period, many of which continue to be suitable sites for future development due to their proximity to transit, public services, goods, amenities, and activity centers. Parcel acreages by land use designation are based on assessor and GIS data.

### SITES INVENTORY CONSIDERATIONS

#### *Zoning for Lower income Households*

The capacity of sites that allow development densities of at least 30 units per acre may be credited toward the lower income RHNA based on State law. Zones that allow less than 30 units per acre but facilitate multifamily housing are considered appropriate to accommodate housing for moderate-income households. Much of the moderate-income need will be met by private market construction of non-subsidized rental units and entry-level condominiums.

#### *Assembly Bill 1397*

Consistent with updated housing element law (Assembly Bill 1397) related to the suitability of small and large sites, the lower income sites inventory presented in this chapter is predominately limited to parcels that are between 0.5 and 10 acres in size, as the State has indicated these size



parameters are most adequate to accommodate lower income housing need.

AB 1397 also adds specific criteria for assessment of the realistic availability of nonvacant sites during the planning period. If nonvacant sites accommodate half or more of the lower income need, the housing element must detail “substantial evidence” that the existing use does not constitute an impediment for additional residential use on the site. Due to the built-out nature of Stanton, most sites have existing uses. Nonvacant sites included in the inventory have been chosen due to their location, existing uses, and potential for intensification. To ensure that appropriate sites have been chosen, properties that show recent investments or updates or that contain uses of local importance are not included, and clear criteria were used to evaluate all sites, as described below under Mixed-Use Sites.

AB 1397 requires that vacant sites identified in the previous two Housing Elements and nonvacant sites identified in the previous Housing Element only be deemed adequate to accommodate a portion of the housing need for lower income households if the site is zoned at residential densities consistent with the default density established by HCD (30 units per acre) and the site allows residential use by right for housing developments in which at least 20% of the units are affordable to lower income households. Nonvacant sites identified in the previous Housing Element and vacant sites identified in the previous two Housing Elements but credited toward the moderate or above moderate-income RHNA in the current Housing Element are not subject to the provisions of AB 1397 since they are not intended to meet the lower income RHNA.

### *No Net Loss Provision*

Government Code Section 65863 stipulates that a jurisdiction must ensure that its housing element inventory can accommodate its share of the RHNA by income level throughout the planning period. If a jurisdiction approves a housing project at a lower density or with fewer units by income category than identified in the housing element, it must quantify at the time of approval the remaining unmet housing need at each income level and determine whether there is sufficient capacity to meet that need. If not, the city must “identify and make available” additional adequate sites to accommodate the jurisdiction’s share of housing need by income level within 180 days of approving the reduced-density project. Program 2 is included in the Housing Plan to set up a process for compliance.

## **SITES TO ACCOMMODATE REMAINING RHNA**

The following sections provide details on the City’s 2021-2029 Housing Element sites inventory. The opportunity areas identified involve sites that can realistically be developed or redeveloped with residential units during the planning period. The sites chosen are either vacant or significantly underutilized given their size and location. As market forces continue to push toward higher densities, recycling of underutilized land is expected to occur at an increasing rate. If the trend continues, the City can anticipate increased recycling of land, particularly in higher-density areas where economies of scale can be realized.

The City of Stanton’s 6<sup>th</sup> Cycle residential sites fall into four categories:

- 1) Proposed development sites;
- 2) Accessory dwelling units;
- 3) Vacant residential parcels; and
- 4) Vacant and underutilized mixed-use parcels that are suitable for higher intensity mixed-use development/redevelopment.

As described in this section, the City has sufficient land appropriately zoned for residential or mixed-uses throughout the community to accommodate its RHNA for the 2021-2029 planning period. Moreover, Stanton has a proven track record of supporting the development of affordable projects, working with affordable housing developers, promoting home types that are affordable to lower income households including multifamily projects and mixed-use developments, and addressing needs of the community's vulnerable populations including seniors and homeless persons. These sites are illustrated on Figure 6-1, Housing Opportunity Sites, and detailed in Appendix A.

## PROPOSED DEVELOPMENT SITES

Three projects in various stages of planning review are included as sites. The densities and unit counts proposed by these projects are realistic and consistent with similar projects that have been approved and successfully developed (or are under construction) in Stanton. The three sites are expected to yield 120 units, seven of which will be affordable to low-income households and 113 units affordable to above moderate-income households. The status of the following projects is as of June 2021. The projects are summarized below and quantified in Table 5-4.

- **12200 Beach Boulevard**

The project tentatively known as The Bigsby at Beach will be the third Bonanni Development project in Stanton. The project will involve the construction of 79 townhomes, seven of which will be deed restricted for low-income households. The project is located in the General Mixed-Use Overlay zone.

- **KB Assemblage | 7455 Katella Avenue**

The proposed project is an infill development in the General Mixed-Use Overlay zone involving the construction of 36 single-family detached condominium units. This development is assumed to be affordable to above moderate-income households as new single-family home construction in Stanton is typically affordable to above moderate-income households.

- **8222 Starr Street**

The proposed project is a Planned Development in the North Gateway Mixed-Use Overlay zone involving the construction of five single-family detached dwelling units. This development is assumed to be affordable to above moderate-income households as new single-family home construction in Stanton is typically affordable to above moderate-income households.

**TABLE 5-4: SUMMARY OF RESIDENTIAL CAPACITY ON PROPOSED DEVELOPMENT SITES**

	Extremely and Very Low-income (0-50% AMI)	Low-income (51-80% AMI)	Moderate- income (81-120% AMI)	Above Moderate- income (121%+ AMI)	Total
12200 Beach Blvd	--	7	--	72	79
KB Assemblage – 7455 Katella Ave	--	--	--	36	36
8222 Starr St	--	--	--	5	5
<b>TOTAL</b>	<b>0</b>	<b>7</b>	<b>0</b>	<b>113</b>	<b>120</b>

Source: City of Stanton, 2021



## ACCESSORY DWELLING UNITS

Accessory dwelling units (ADUs), also referred to as second units and granny flats, are small, self-contained units that provide a kitchen, bathroom, and sleeping area. The unit can be attached to the main home with a separate entrance or can be a small detached unit in the rear yard or above a garage. Because of their small size, ADUs typically rent for less than apartments and can provide affordable rental options for smaller households, as well as rental income for the homeowner.

Between 2017-2019, the State adopted a series of additional requirements for local governments related to ADU ordinances. In response to these new ADU laws, Stanton has continually updated its Zoning Code to align with State law and better facilitate the production of ADUs and Junior ADUs. The City has been successful in its efforts, having issued building permits for 13 ADUs in 2018, 12 ADUs in 2019, and 19 ADUs in 2020, with additional permits currently pending.

Given Stanton's growing track record in producing ADUs, combined with the City's efforts to actively inform residents of the opportunity to construct ADUs, including providing FAQs on the Planning Division webpage with links to HCD's ADU guidance material, the sites inventory projects a minimum of 14.7 new ADUs to be produced annually, or 117 over the 2021-2029 planning period. The projected affordability of these ADUs is based on SCAG's Regional Accessory Dwelling Unit Affordability Analysis (December 2020). The City will continue to monitor the extent of ADU production to ensure that the ordinance is being successful and that the Housing Element goals and RHNA production numbers can be met.

### *Realistic Capacity Assumption*

A review of existing and proposed residential projects within the City helps to identify the realistic density that can be anticipated for potential development. To determine realistic capacity assumptions for the higher density residential zones and mixed-use overlays, the City surveyed recent projects to identify the densities that have been achieved in these areas.

In the RM and RH zones, projects have occurred at between 38 and 95 percent of maximum capacity, with projects in more recent years occurring closer to maximum density and with the project at 38% being somewhat of an anomaly since the subdivision of large (3,054 – 3,368 sq. ft.) homes will likely be the last of its kind to be constructed in the built-out City. Therefore, all RM and RH sites are conservatively assumed to develop at 75% of maximum capacity. Projects surveyed include: The Lighthouse is a 40-unit detached condominium subdivision in the High Density Residential zone. The project is currently under construction and developing at 17 du/ac or at 95% of maximum capacity. An approved/entitled project at 7320 Katella Avenue in the High Density Residential zone involving the construction of 6 townhome units is developing at 83% of maximum capacity. Chateau Estates is a subdivision that was developed in the previous planning period on one of the City's last large (5.06 acres) vacant residential sites. The project provided 35 single-family homes at a density of nearly 7 du/ac or 38% of maximum capacity.

**TABLE 5-5: DEVELOPMENT ON HIGHER DENSITY RESIDENTIAL SITES**

	# of Units	Density (% max capacity)	Type	Affordability Level	Zone
The Lighthouse – 10871 Western Ave	40	17 du/ac (95%)	Detached condominiums	Above Mod	RH
7320 Katella Ave	6	15 du/ac (83%)	Townhomes	Above Mod	RH
Chateau Estates – Chateau Ct	35	7 du/ac (38%)	SFR	Above Mod	RH

Source: City of Stanton, 2021

For the mixed-use overlays, development trends vary by lot size whereby the larger the property the more likely the development will meet or exceed the maximum density allowance. Additionally, with larger projects, developers have more flexibility in using the density bonus program (although density bonus units are not assumed as part of this analysis). As such, properties that are less than 1.0 acre in size are assumed to develop at 50% of maximum capacity, while sites  $\geq 1.0$  acre in size are assumed to develop at 80% of maximum capacity. Projects surveyed include: VRV is a mixed-use development currently under construction on a 3.75-acre site in the South Gateway Mixed-Use Overlay zone on Beach Boulevard. In May 2020, a General Plan Amendment was approved for the project to allow an increase in density of up to 80 du/ac or over 100% of maximum capacity. Similarly, Cloud House is an approved/entitled 321-unit apartment project on a 3.75-acre site approved under a Planned Development Permit, which allowed for modifications to the development standards including an increase in density of up to 90 du/ac, also over 100% maximum capacity. For comparison, a 17-unit approved townhome project on a 0.92-acre site at 11752 Beach Boulevard in the General Mixed-Use Overlay zone will develop at 18 du/ac or at 41% of maximum capacity.

**TABLE 5-6: DEVELOPMENT ON MIXED-USE OVERLAY SITES**

	# of Units	Density (% max capacity)	Type	Affordability Level	Zone
VRV – 12736 Beach Blvd	300	80 du/ac (>100%)	Mixed-use/ apartments	Moderate/ Above Mod	SGMX
Cloud House – 12331-12435 Beach Blvd	321	90 du/ac (>100%)	Apartments	Moderate/ Above Mod	SGMX
The Bigsby at Beach – 12200 Beach Blvd	79	23 du/ac (51%)	Townhomes	Low/ Above Mod	GLMX
11752 Beach Blvd	17	18 du/ac (41%)	Townhomes	Above Mod	GLMX

Source: City of Stanton, 2021

It must also be noted that the sites identified in the mixed-use overlay zones have the potential to develop with strictly commercial uses without a mixed-use or residential component. However, recent development trends in Stanton in the mixed-use overlays indicate a strong preference for housing development where it is allowed in the City, whether vertical or horizontal mixed-use, or strictly residential. Furthermore, as identified in Table 5-8, there is surplus capacity such that the loss of any one site to strictly commercial uses can be absorbed by the sites inventory and the remaining housing opportunity sites.

Table 5-5 summarizes how the various factors identified in housing element law (Government Code Section 65583.2(c)(2)) result in an adjusted site capacity of 80% of the maximum densities in the mixed-use overlay zones for sites 1.0 acre or greater in size.

**TABLE 5-7: CAPACITY ADJUSTMENT FACTORS FOR MIXED-USE OVERLAY ZONES**

Capacity Factor	Adjustment	Reasoning
Land Use Controls and Site Improvements	95%	For net acreage due to building setbacks and on-site improvements, including sidewalks, utility easements

Realistic capacity of the site	90%	Adjustment based on past development trends for residential redevelopment in the mixed-use zones
Typical densities	95%	Affordable housing projects are built out to almost maximum density
Infrastructure availability	No adjustment	Not applicable; no constraint
Environmental constraints	No adjustment	No known site constraint

## VACANT RESIDENTIAL SITES

There are minimal areas of vacant land remaining in Stanton. Table 5-6 summarizes the vacant land in the City currently zoned for residential development (exclusive of the mixed-use overlays). Locations are shown in Figure 5-1. There are a total of 6 vacant parcels with the capacity for 37 residential units. It is assumed that the potential of 10 dwelling units on five of the parcels would be comprised of market-rate residential units. Parcels with RH (High Density Residential) zoning provide the capacity for 27 units to be counted toward meeting the City's lower income needs.

**TABLE 5-8: VACANT RESIDENTIAL SITES**

Site No.	APN	General Plan Designation	Zoning Designation	Permitted Density	Parcel Size (Acres)	Net Unit Potential
<b>Vacant Residential</b>						
1	079-771-36	HDR	RH	11.1 – 30 du/ac <sup>1</sup>	1.24	27
2	131-231-18	LDR	RL	2.1 – 6 du/ac	1.00	4
3	131-231-19	LDR	RL	2.1 – 6 du/ac	0.99	4
4	079-352-08	LDR	RL	2.1 – 6 du/ac	0.16	1
5	079-363-01	LDR	RL	2.1 – 6 du/ac	0.09	1
	079-363-16	LDR	RL	2.1 – 6 du/ac	0.07	
<b>TOTAL</b>					<b>3.55</b>	<b>37</b>

Source: City of Stanton, 2021

Notes:

<sup>1</sup> RH zoning allows for densities of 11.1 – 18 du/ac and by-right allows development at a net density of 30 du/ac or greater to accommodate lower income households per Government Code Section 65583.2(c)(3)(B)(iv).

## MIXED-USE SITES

Stanton is an entirely built out city with very limited vacant land available to accommodate new development of any sort. The City has established three mixed-use districts to accommodate additional residential development in areas along major corridors. Current development trends in mixed-use areas show that high residential density is feasible and realistic, and appropriate to accommodate housing for all income levels, including the lower income RHNA. Site selection in the mixed-use overlay zones includes both vacant sites and underutilized sites, which were chosen given their size and location. Mixed-use sites are along major streets in the City, particularly along Beach Boulevard. The City's three mixed-use land use designations allow for high-density residential capacities up to 60 du/ac. Government Code Section 65583.2(c)(3)(B)(iv) allows jurisdictions in metropolitan counties, such as Stanton, to include sites with a minimum density of 30 units per acre as appropriate sites to accommodate lower income households, allowing sites in the mixed-use zones to be counted toward meeting housing needs for all income groups in the City (including lower income). Based on other successful projects in the area, it is assumed that the market can continue to create affordable units at this density. The City has evaluated the development capacity of the mixed-use areas to determine realistic potential development yield based upon evaluation of existing land uses, infrastructure capacity, land use controls, and site

improvements.

Key sites with existing uses that are suitable for redevelopment typically contain older structures and are underutilized given the development potential afforded by the mixed-use development standards. Examples of existing uses include small-scale commercial uses, used car dealerships and auto repair shops, motels, restaurants, and structures with large surface parking lots. Some sites with existing residential uses provide the opportunity for significant capacity increases. The following criteria was used to identify underutilized parcels in mixed-use zones:

- Improvement value is less than half of the land value (ratio is less than 1.00)
- Structure was built prior to 1990 (and therefore over 30 years of age)
- General characteristics such as unit vacancy, declining uses, low existing floor-area ratio (FAR), etc.
- Location near recent mixed-use or residential development activities on properties exhibiting similar characteristics
- Known redevelopment interest

Table 5-7 summarizes the mixed-use sites identified to meet the RHNA, which can facilitate 1,288 units. These sites contain existing commercial and/or residential uses that are of marginal economic viability, are at or near the end of their useful life, and/or the existing intensity of development is substantially lower than allowed by existing zoning. Sites that are smaller than 0.5 acres have multiple parcels that are adjacent to each other and are appropriate for consolidation into larger development projects, achieving a lot size of at least 0.5 acres. These sites have common ownership, function as a part of a larger site currently, such as a commercial building with an adjacent parking lot, and/or are significantly underutilized and have been identified by developers for potential projects.

**TABLE 5-9: MIXED-USE SITES**

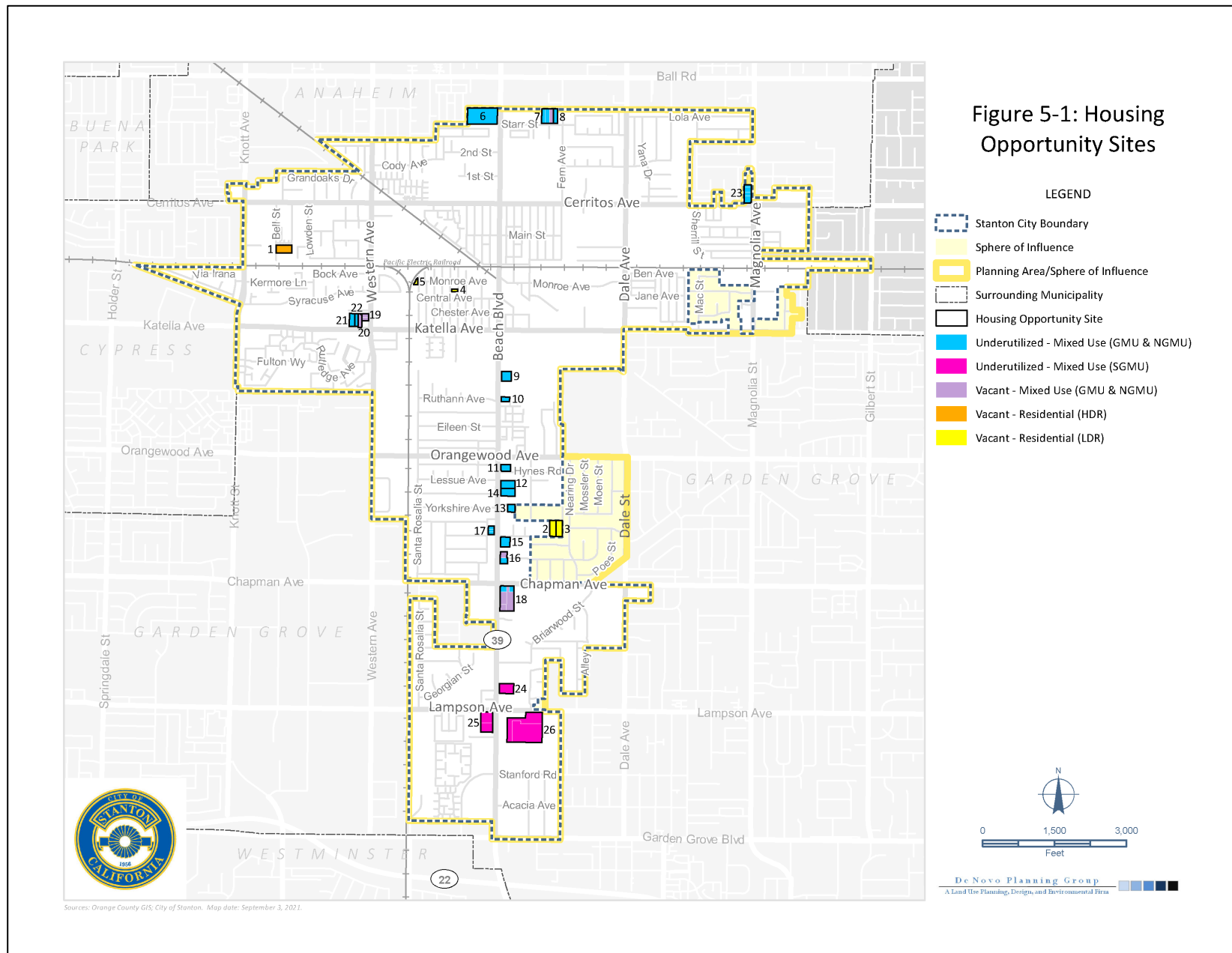
Site No.	APN	General Plan Designation	Zoning Designation	Permitted Density	Parcel Size (Acres)	Net Unit Potential
<b>Mixed-Use</b>						
6	079-221-15	NGMU	NGMX	25 – 45 du/ac	4.75	171
7	126-281-10	NGMU	NGMX	25 – 45 du/ac	1.71	61
	126-281-11	NGMU	NGMX	25 – 45 du/ac		
	126-281-18	NGMU	NGMX	25 – 45 du/ac		
8	126-281-14	NGMU	NGMX	25 – 45 du/ac	0.57	12
9	131-131-07	GMU	GLMX <sup>1</sup>	25 – 45 du/ac	0.94	21
10	131-131-05	GMU	GLMX <sup>1</sup>	25 – 45 du/ac	0.40	9
11	131-211-02	GMU	GLMX <sup>1</sup>	25 – 45 du/ac	0.64	14
12	131-211-21	GMU	GLMX <sup>1</sup>	25 – 45 du/ac	1.14	41
13	131-221-16	GMU	GLMX <sup>1</sup>	25 – 45 du/ac	0.59	13
14	131-221-45	GMU	GLMX <sup>1</sup>	25 – 45 du/ac	1.09	39
15	131-241-45	GMU	GLMX <sup>1</sup>	25 – 45 du/ac	0.96	21
16	131-241-07	GMU	GLMX <sup>1</sup>	25 – 45 du/ac	0.84	18
	131-241-21	GMU	GLMX <sup>1</sup>	25 – 45 du/ac		
17	131-263-03	GMU	GLMX <sup>1</sup>	25 – 45 du/ac	0.51	11
	131-263-04	GMU	GLMX <sup>1</sup>	25 – 45 du/ac		
	131-263-05	GMU	GLMX <sup>1</sup>	25 – 45 du/ac		
18	131-411-15	GMU	GLMX <sup>1</sup>	25 – 45 du/ac	3.51	126
	131-411-20	GMU	GLMX <sup>1</sup>	25 – 45 du/ac		
	131-411-21	GMU	GLMX <sup>1</sup>	25 – 45 du/ac		
	131-411-22	GMU	GLMX <sup>1</sup>	25 – 45 du/ac		
	131-411-25	GMU	GLMX <sup>1</sup>	25 – 45 du/ac		
19	079-371-13	GMU	GLMX <sup>1</sup>	25 – 45 du/ac	0.49	11
	079-371-12	GMU	GLMX <sup>1</sup>	25 – 45 du/ac		
20	079-371-09	GMU	GLMX <sup>1</sup>	25 – 45 du/ac	0.48	10
21	079-371-26	GMU	GLMX <sup>1</sup>	25 – 45 du/ac	0.69	15
22	079-371-27	GMU	GLMX <sup>1</sup>	25 – 45 du/ac	0.46	10
23	126-363-10	GMU	GLMX <sup>1</sup>	25 – 45 du/ac	1.31	47
	126-363-11	GMU	GLMX <sup>1</sup>	25 – 45 du/ac		
	126-363-16	GMU	GLMX <sup>1</sup>	25 – 45 du/ac		
	126-363-17	GMU	GLMX <sup>1</sup>	25 – 45 du/ac		
24	131-482-36	SGMU	SGMX	30 – 60 du/ac	1.43	68
25	131-592-21	SGMU	SGMX	30 – 60 du/ac	2.44	117
	131-592-22	SGMU	SGMX	30 – 60 du/ac		
26	131-491-08	SGMU	SGMX	30 – 60 du/ac	9.44	453
	131-491-09	SGMU	SGMX	30 – 60 du/ac		
<b>TOTAL</b>					<b>34.39</b>	<b>1,288</b>

Source: City of Stanton, 2021

## Notes:

<sup>1</sup> The General Mixed-Use Overlay Zone allows for stand-alone residential development, subject to a conditional use permit, for properties that are a minimum distance of 150 feet away from intersections of Beach and Katella, Beach and Orangewood, and Beach and Chapman, as measured from the corner formed by a lot's property lines at the street intersection.

**FIGURE 5-1: HOUSING OPPORTUNITY SITES**



## ADEQUACY OF SITES TOWARD THE RHNA

As described previously in this section, the City was allocated 1,231 housing units by the SCAG Regional Housing Needs Allocation (RHNA) for 2021 through 2029. The City's progress to date includes 540 units that have been constructed, are under construction, or have received building permits since June 30, 2021. The City also has an additional 413 units that have been approved/entitled. Stanton has 282 units remaining to be accommodated.

As is shown in Table 5-8, the City has adequate sites to accommodate the RHNA for all income levels. For lower income units (extremely low, very low, and low-income), the City has a remaining allocation of 159 units and can accommodate 1,288 units on sites that allow densities of at least 30 units per acre, consistent with the assumptions for lower income sites established by Government Code Section 65583.2(c)(3)(B)(iv) and that are further supported by the City's history of successful mixed-use and affordable projects. The City also has a surplus of sites for moderate and above moderate-income units.

Including all vacant residential and underutilized mixed-use sites, ADU projections, and projects in the pipeline, the sites inventory identifies capacity for 1,562 units, 1,288 of which are on sites suitable for development of lower income housing. Overall, the City has the ability to adequately accommodate the remaining RHNA (Table 5-8). These sites and the densities allowed will provide opportunities to achieve the remaining RHNA goals for all income categories and can realistically be developed/redeveloped with residential units during the planning period. These areas are considered highly likely to experience recycling for two key reasons: 1) the high demand for more affordable housing throughout the Southern California region, and 2) the availability of underutilized land in areas designated for high-density mixed-use and residential use. The sites chosen are significantly underutilized given their size and location. In addition, recent developments and market interest, and new flexible and housing-supportive zoning standards will serve as a catalyst for more intense development.

Candidate sites within the mixed-use overlay districts are distributed into 25 percent lower income, 19 percent moderate-income, and 56 percent above moderate-income, which mirrors the RHNA distribution by income category assigned by SCAG. It should be noted that based on the allowable density in the General Mixed-Use Overlay (25.0-45.0 du/ac), North Gateway Mixed-Use Overlay (25.0-45.0 du/ac), and South Gateway Mixed-Use Overlay (30.0-60.0 du/acre), all mixed-use sites are considered suitable for lower income units.



**TABLE 5-10: SITES INVENTORY SUMMARY**

Adjustment Factor	Extremely and Very Low-income (0-50% AMI)	Low-income (51-80% AMI)	Moderate-income (81-120% AMI)	Above Moderate-income (121%+ AMI)	Total Units
Minimum Density Guidelines	≥30 du/ac				
Remaining 6 <sup>th</sup> Cycle RHNA (Table 5-3)	26	133	0	123	282
Proposed Developments (Table 5-4)	0	7	0	113	120
Accessory Dwelling Units (ADU)	30	50	35	2	117
Vacant Residential Sites	0	27	0	10	37
Mixed-Use Sites	138	128	256	766	1,288
<b>Total Capacity</b>	<b>168</b>	<b>212</b>	<b>291</b>	<b>891</b>	<b>1,562</b>
Shortfall/Surplus	142	79	291	768	1,280

## AVAILABILITY OF PUBLIC FACILITIES AND SERVICES

As a highly urbanized community, the City of Stanton generally has in place all of the necessary infrastructure to support future development. All land currently designated for residential use is served by sewer and water lines, streets, storm drains, and telephone, electrical, and gas lines. To assure that future development can be properly served, the City collects various impact fees from developers to cover the costs of providing necessary services and infrastructure. These fees apply to new developments in the City.

SB 1087, effective January 2006, requires water and sewer providers to grant priority for service allocations to proposed developments that include units affordable to lower income households. Pursuant to these statutes, upon adoption of its Housing Element, Stanton will immediately deliver the Element to local water and sewer providers, along with a summary of its regional housing needs allocation.

## 6C. Administrative and Financial Resources

### ADMINISTRATIVE RESOURCES

Agencies with administrative capacity to implement programs contained in the Housing Element include the City of Stanton, the regional housing authority, and local and regional non-profit affordable housing developers. The City of Stanton Community and Economic Development Department takes the lead in implementing Housing Element programs and policies. The City has also worked with non-profit developers to expand affordable housing opportunities in Stanton, including two projects in partnership with Jamboree Housing and the County of Orange to convert two motels into permanent supportive housing.

### *Community and Economic Development Department*

The Community and Economic Development Department consists of four divisions: Planning, Building, Housing, and Economic Development. Development activity within the City is coordinated by the Community and Economic Development Department to ensure orderly growth and the City's housing programs and related activities are managed by the Department. The Planning Division administers the General Plan and zoning and environmental regulations, and provides primary staff assistance to the Planning Commission. The Building Division provides plan review and inspection services to ensure that buildings are safe and sustainable and that construction complies with applicable building codes and regulations.

### *Orange County Housing Authority (OCHA)*

Orange County Housing Authority (OCHA) administers federally funded programs to provide monthly rental assistance to qualified tenants in privately owned rental housing. The largest such program is the Housing Choice Voucher Program. Participants who receive a Housing Voucher can use this rental assistance in a variety of rental dwellings and locations in Stanton with almost any property owner who is willing to participate in the program.

### *Non-Profit Developers*

The City has collaborated with affordable housing developers and service providers to accommodate the housing needs of Stanton residents. The following are affordable housing developers and service providers active in the City and County; several are included in the State's list of entities with the legal and managerial capacity to acquire and manage at-risk projects.

- BRIDGE Housing
- C&C Development
- Habitat for Humanity of Orange County
- Jamboree Housing Corporation
- Mercy Housing
- Meta Housing Corporation
- National CORE
- Orange Housing Development Corporation

## FINANCIAL RESOURCES

Stanton has access to a variety of existing and potential funding sources available for affordable housing activities. They include programs from federal, state, local, and private resources and are summarized in Table 5-9. Described below are the three largest housing funding sources the City of Stanton can use for housing production, rehabilitation, or preservation: Community Development Block Grant funds, HOME Investment Partnership funds, and the Housing Choice Voucher Program.

***Community Development Block Grants (CDBG):*** CDBG funds are awarded to entitlement communities on a formula basis for housing activities. Stanton participates in the Urban County Program, through which the County of Orange administers CDBG funds for the unincorporated County as well as cities that participate in the program. Funding is awarded on a competitive basis to each participating city. Activities eligible for CDBG funding include acquisition, rehabilitation, economic development, and public services. It is anticipated that the County will receive \$3,464,473 in CDBG funds for Fiscal Year 2021-2022. Of those funds, Stanton is

anticipated to receive a total of \$XXXXXX.

***HOME Investment Partnerships Program:*** HOME funds are granted on a formula basis from HUD to increase the supply of decent, safe, sanitary, and affordable housing to lower income households. Eligible activities include new construction, acquisition, rehabilitation, and rental assistance. The City participates in the Urban County Program, through which the County of Orange administers HOME funds to projects in participating jurisdictions. County-administered HOME funds for first-time homebuyer assistance are made available to residents or employees of the local jurisdictions participating in the HOME program. New development projects are typically allocated funding on a competitive basis. For Fiscal Year 2021–2022, the County of Orange is anticipated to receive a total of \$1,384,437 in HOME funds.

***Housing Choice Voucher Program:*** The Housing Choice Voucher Program (formerly Section 8) provides rental assistance to owners of private market-rate units on behalf of very low-income tenants. The program’s objective is to assist low-income families by providing rental assistance so that they may lease decent, safe, and sanitary housing units in the private rental market. Stanton participates in a consortium to provide assistance to renters based upon a subsidy that is the difference between the tenant’s affordable portion and the fair market rent. The program is administered by the Orange County Housing Authority. Approximately 190 households in Stanton receive Housing Choice Vouchers.

**TABLE 5-11: FUNDING SOURCES FOR AFFORDABLE HOUSING ACTIVITIES**

Program Name	Description	Eligible Activities
<b>Federal Programs</b>		
Community Development Block Grant (CDBG) Program	The Department of Housing and Urban Development (HUD) awards Community Development Block Grants annually to entitlement jurisdictions and states for general activities, including housing, and economic development activities. HUD also offers various other programs that can be utilized by the City and nonprofit and for profit agencies for the preservation of low-income housing units such as Section 202 and Section 108 loan guarantees.	<ul style="list-style-type: none"> <li>• Acquisition</li> <li>• Rehabilitation</li> <li>• Homebuyer Assistance</li> <li>• Economic Development Assistance</li> <li>• Homeless Assistance</li> <li>• Public Services</li> <li>• Infrastructure Replacement</li> </ul>
HOME Investment Partnerships Program	HOME Investment Partnerships Program funds are awarded annually as formula grants to participating jurisdictions. HUD establishes HOME Investment Trust Funds for each grantee, providing a line of credit that the jurisdiction may draw upon as needed. The program's flexibility allows states and local governments to use HOME funds for grants, direct loans, loan guarantees, or other forms of credit enhancement or rental assistance or security deposits.	<ul style="list-style-type: none"> <li>• Acquisition</li> <li>• Rehabilitation</li> <li>• Homebuyer Assistance</li> <li>• Rental Assistance</li> </ul>
Housing Choice Voucher (HCV) Program	Provides rental assistance payments to owners of market-rate properties on behalf of very low-income tenants. The program was formerly the Section 8 Rental Assistance Program.	<ul style="list-style-type: none"> <li>• Rental Assistance</li> </ul>
Low Income Housing Tax Credits (LIHTC)	The LIHTC program encourages private investment in the acquisition, rehabilitation, and construction of low-income rental housing. Since high housing costs in California make it difficult, even with federal credits, to produce affordable rental housing, the California legislature created a state low-income housing tax credit program to supplement the federal credit. The state credit is essentially identical to the federal credit, the Tax Credit Allocation Committee allocates both, and state credits are only available to projects receiving federal credits. Twenty percent of federal credits are reserved for rural areas and 10% for nonprofit sponsors. To compete for the credit, rental housing developments must reserve units at affordable rents to households at or below 46% of area median income. The units must be reserved for the target population for 55 years.	<ul style="list-style-type: none"> <li>• New Construction</li> </ul>
Mortgage Credit Certificate Program	Offers income tax credits to first-time homebuyers. The OCHA distributes the credits.	<ul style="list-style-type: none"> <li>• Homebuyer Assistance</li> </ul>
National Housing Trust Fund (HTF)	The National Housing Trust Fund is a permanent federal program with dedicated sources of funding not subject to the annual appropriations. The funds can be used to increase and preserve the supply of affordable housing, with an emphasis on rental housing for extremely low-income households. California received	<ul style="list-style-type: none"> <li>• Acquisition</li> <li>• Rehabilitation</li> <li>• Preservation</li> </ul>

Program Name	Description	Eligible Activities
	approximately \$10.1 million for the program in 2019. Funds are made available through a competitive process and are announced through a Notice of Funding Availability.	
Project-based Voucher Program (PBV)	The PBV program is a component of the Housing Choice Voucher program funded through HUD. The program's objective is to induce property owners to make standard housing available to low-income families at rents within the program limits. In return, the Housing Authority or HUD enters into a contract with the owner that guarantees a certain level of rents.	<ul style="list-style-type: none"> <li>• Rental Assistance</li> </ul>
Section 811/202 Program (Supportive Housing for Persons with Disabilities/Elderly)	Nonprofit and consumer cooperatives can receive no interest capital advances from HUD under the Section 202 program for the construction of very low-income rental housing for seniors and persons with disabilities. These funds can be used in conjunction with Section 811, which can be used to develop group homes, independent living facilities, and immediate care facilities. Eligible activities include acquisition, rehabilitation, new construction, and rental assistance.	<ul style="list-style-type: none"> <li>• Acquisition</li> <li>• Rehabilitation</li> <li>• Homebuyer Assistance</li> <li>• Rental Assistance</li> </ul>
Section 203(k)	Provides fixed-rate, low-interest loans to organizations wishing to acquire and rehabilitate property.	<ul style="list-style-type: none"> <li>• Acquisition</li> <li>• Rehabilitation</li> <li>• Refinancing of Existing Debt</li> </ul>
Supplemental Security Income (SSI)	SSI is a federal welfare program for persons 65 and over and for blind or disabled persons of any age. "Disabled" means that the recipient has a physical or mental disability that keeps them from working for 12 months or longer, or will result in death. SSI may provide total monthly income or it may supplement a low income. In addition to cash payments, SSI recipients are automatically covered by Medi-Cal, the state health insurance plan.	<ul style="list-style-type: none"> <li>• Supplemental income for rental assistance</li> </ul>
<b>State Programs</b>		
Affordable Housing and Sustainable Communities Program (AHSC)	The AHSC Program is administered by the Strategic Growth Council and implemented by the Department of Housing and Community Development (HCD), and funds land use, housing, transportation, and land preservation projects that support infill and compact development and reduce greenhouse gas (GHG) emissions. Funds are available in the form of grants and/or loans in three kinds of project areas: Transit Oriented Development (TOD) Project Areas, Integrated Connectivity Project (ICP) Project Areas, and Rural Innovation Project Areas (RIPA). There is an annual competitive funding cycle.	<ul style="list-style-type: none"> <li>• New Construction</li> <li>• Rehabilitation</li> <li>• Housing-Related Infrastructure</li> <li>• Sustainable Transportation Infrastructure</li> <li>• Transportation-Related Amenities</li> <li>• Program Costs</li> </ul>
CalHFA – Multifamily Housing Program	Program provides financing for the acquisition and rehabilitation of existing affordable rental housing. Priority is given to projects currently subject to regulatory restrictions that may be terminated. Assistance is provided through low interest construction and permanent loans. Eligible applicants include local government	<ul style="list-style-type: none"> <li>• Rental Acquisition</li> <li>• Rental Rehabilitation</li> </ul>

Program Name	Description	Eligible Activities
	agencies, private nonprofit organizations, and for-profit organizations.	
CalHFA – Predevelopment Loan Program	Program provides funds to pay the initial costs of developing affordable housing projects. Priority is given to applications with matching financing from local redevelopment agencies or federal programs.	<ul style="list-style-type: none"> <li>• Pre-development</li> </ul>
CalHOME Program	CalHOME provides grants to local public agencies and non-profit developers to assist low and very low-income households in becoming homeowners. CalHOME funds may be used for acquisition, predevelopment, development, and rehabilitation costs as well as downpayment assistance. While CalHOME funding has been limited to disaster assistance in recent years, this would be an appropriate program for the City to pursue to begin to develop a local portfolio of housing assistance programs and funds.	<ul style="list-style-type: none"> <li>• Acquisition</li> <li>• Rehabilitation</li> <li>• New Construction (including predevelopment)</li> <li>• Downpayment Assistance</li> </ul>
Emergency Solutions Grants Program (ESG)	Program makes grant funds available for projects serving homeless individuals and families through eligible non-profit organizations or local governments. Eligible activities include: the rehabilitation and conversion of buildings for use as emergency shelters; the provision of essential services to the homeless; operating support for emergency shelters; and homeless prevention/rapid rehousing activities.	<ul style="list-style-type: none"> <li>• Acquisition</li> <li>• Rehabilitation</li> <li>• Provision of supportive services</li> </ul>
Golden State Acquisition Fund (GSAF)	Combined with matching funds, GSAF makes up to five-year loans to developers for acquisition or preservation of affordable housing. Loans are a maximum of \$13,950,000. Funds are made available on a first come first serve basis.	<ul style="list-style-type: none"> <li>• Acquisition</li> <li>• Rehabilitation</li> </ul>
Housing for a Healthy California (HHC)	The HHC program provides funding on a competitive basis to developers to create supportive housing for individuals who are recipients of or eligible for health care provided through the California Department of Health Care Services, Medi-Cal program. The program utilizes federal National Housing Trust Funds (NHTF) and allocates these funds competitively to developers for operating reserve grants and capital loans. AB 74 also allows HCD to utilize revenues appropriated to the Department from other revenue sources for HHC purposes.	<ul style="list-style-type: none"> <li>• New Construction</li> <li>• Acquisition</li> <li>• Rehabilitation</li> </ul>
Homekey	Homekey provides grants to local entities (including cities, counties, and other local public entities such as housing authorities and federally recognized tribes) to acquire and rehabilitate a variety of housing types – such as hotels, motels, vacant apartment buildings, and residential care facilities – in order to serve people experiencing homelessness or who are also at risk of serious illness from COVID-19.	<ul style="list-style-type: none"> <li>• Acquisition</li> <li>• Rehabilitation</li> </ul>
Infill Infrastructure Grant Program (IIG)	The program funds infrastructure improvements to facilitate new housing development with an affordable component in residential or mixed-use infill projects and infill areas. Since all development in Stanton would be considered infill given the built-out nature of the City, this program could be useful to an affordable or special needs housing developer to fund infrastructure improvements. IIG is grant	<ul style="list-style-type: none"> <li>• Infrastructure improvements</li> </ul>

Program Name	Description	Eligible Activities
	assistance, available as gap funding for necessary infrastructure improvements.	
Local Early Action Planning (LEAP) Grants	LEAP provides one-time grant funding to cities and counties to update their planning documents and implement process improvements that will facilitate the acceleration of housing production and help local governments prepare for their 6 <sup>th</sup> Cycle RHNA.	<ul style="list-style-type: none"> <li>• Housing element updates</li> <li>• Updates to zoning, plans, or procedures to increase/accelerate housing production</li> <li>• Pre-approved arch. and site plans</li> <li>• Establishing pro-housing policies</li> </ul>
Mobilehome Park Rehabilitation and Resident Ownership Program (MPRRP)	MPRRP makes short and long-term low interest rate loans for the preservation of affordable mobilehome parks for ownership or control by resident organizations, non-profit housing sponsors, or local public agencies. MPRROP also makes long-term loans to individuals to ensure continued affordability. Funds are made available through a periodic, competitive process.	<ul style="list-style-type: none"> <li>• Preservation</li> </ul>
Multifamily Housing Program (MHP)	The MHP provides low interest loans to developers of permanent and transitional rental housing for lower income households. Funds may be used for new construction, rehabilitation, or acquisition and rehabilitation of permanent or transitional rental housing, and the conversion of nonresidential structures to rental housing. Funds are made available through a competitive process and are announced through a Notice of Funding Availability.	<ul style="list-style-type: none"> <li>• New Construction</li> <li>• Rehabilitation</li> <li>• Preservation</li> </ul>
SB 2 Planning Grants Program	The program provides one-time funding and technical assistance to all eligible local governments in California to adopt and implement plans and process improvements that streamline housing approvals and accelerate housing production. Eligible activities include updating a variety of planning documents and processes such as general plans and zoning ordinances, conducting environmental analyses, and process improvements that expedite local planning and permitting. The planning grants program is funded through the Building Homes and Jobs Act Trust Fund (SB 2, Chapter 364, Statutes of 2017).	<ul style="list-style-type: none"> <li>• Updates to planning documents</li> <li>• Updates to zoning ordinances</li> <li>• Environmental analyses that eliminate the need for project-specific review</li> <li>• Local process improvements that expedite local planning and permitting</li> </ul>
Transit Oriented Development Housing Program (TOD)	The TOD program makes low-interest loans and grants for rental housing that includes affordable units that are located within one-quarter mile of a transit station. Eligible applicants include cities, counties, transit agencies, developers, and redevelopment agencies. Applications are accepted in response to a periodic Notice of Funding Availability.	<ul style="list-style-type: none"> <li>• New Construction</li> <li>• Rehabilitation</li> <li>• Infrastructure Improvements</li> </ul>
Veterans Housing and Homelessness Prevention Program (VHHP)	VHHP makes long-term loans for development or preservation of rental housing for very low and low-income veterans and their families. Funds are made available to sponsors who are for-profit or nonprofit corporations and public agencies. Availability of funds is announced annually through a Notice of Funding Availability.	<ul style="list-style-type: none"> <li>• New Construction</li> <li>• Acquisition</li> <li>• Rehabilitation</li> <li>• Preservation</li> </ul>



Program Name	Description	Eligible Activities
<b>Local Programs and Private Sources</b>		
California Community Reinvestment Corporation (CCRC)	CCRC is a multifamily affordable housing lender whose mission is to increase the availability of affordable housing for low-income families, seniors, and residents with special needs by facilitating private capital flow from its investors for debt and equity financing to developers of affordable housing. Eligible activities include new construction, rehabilitation, and acquisition of properties.	<ul style="list-style-type: none"> <li>• Acquisition</li> <li>• Rehabilitation</li> <li>• New Construction</li> </ul>
Federal Home Loan Bank System	The program facilitates affordable housing programs (AHP), which subsidize the interest rates for affordable housing. The San Francisco Federal Home Loan Bank District provides local service within California. Interest rate subsidies under the AHP can be used to finance the purchase, construction, and/or rehabilitation of rental housing. Very low-income households must occupy at least 20% of the units for the useful life of the housing or the mortgage term.	<ul style="list-style-type: none"> <li>• Acquisition</li> <li>• Rehabilitation</li> <li>• New Construction</li> </ul>
Federal National Mortgage Association (Fannie Mae)	Fannie Mae offers a variety of mortgages, including traditional fixed-rate, low down-payment for underserved low-income areas, and mortgages that fund the purchase and rehabilitation of a home.	<ul style="list-style-type: none"> <li>• Homebuyer Assistance</li> <li>• Rehabilitation</li> </ul>
Freddie Mac HomeOne and Renovation Mortgages	Provides down-payment assistance to first-time homebuyers and second mortgages that include a rehabilitation loan.	<ul style="list-style-type: none"> <li>• Homebuyer Assistance</li> <li>• Rehabilitation</li> </ul>
Mortgage Revenue Bonds	Tax exempt mortgage revenue bonds can be provided, which require a developer to lease a fixed percentage of units to low-income families at specific rental rates.	<ul style="list-style-type: none"> <li>• Acquisition</li> <li>• Rehabilitation</li> <li>• New Construction</li> </ul>

## 5D. Opportunities for Energy Conservation

Planning to maximize energy efficiency and the incorporation of energy conservation and green building features can directly impact housing affordability, in addition to promoting sustainable community design and reduced dependence on vehicles. Such planning and development standards can also significantly contribute to reducing greenhouse gases.

### GREEN BUILDING PRACTICES

Green buildings are structures that are designed, renovated, re-used, or operated in a manner that enhances resource efficiency and sustainability. These structures reduce water consumption, improve energy efficiency, generate less waste, and lessen a building's overall environmental impact. Stanton has adopted the 2019 California Green Building Standards Code (CALGREEN) in its entirety, which establishes mandatory statewide green building standards. Furthermore, staff works with applicants early in the building plan check process to explain the State's Green Building Standards and the long-term financial and environmental benefits of integrating sustainable features in project design. As a means of educating the public on the new Code, the City disseminates handouts and provides information.

The City is a participating jurisdiction in the California Home Energy Renovation Opportunity (HERO) Program, providing property owners with low interest financing for energy and water efficiency improvements and electric vehicle charging infrastructure on their property. Property owners who wish to participate agree to repay the amount borrowed through an assessment on their property taxes.

### ENERGY CONSERVATION IN STANTON GENERAL PLAN

Stanton's General Plan contains goals, policies, and programs to create a more sustainable community for existing and future residents. These include:

#### **Action ICS-3.1.1 (d)**

Investigate and adopt, if feasible, a green building program for public and private development projects.

#### **Action ICS-3.1.2 (e)**

Develop a program to assist property and homeowners in installing energy and water-saving devices in their homes.

#### **Action RC-3.1.3 (b)**

Encourage the use of energy star compliant technology such as heating equipment, water heaters, swimming pool heaters, cooking equipment, refrigerators, furnaces, boiler units, and other appliances.

#### **Action RC-3.1.3 (d)**

Encourage residential building construction to exceed energy efficiency standards outlined in Title 24 of the California Administrative Code.

#### **Action RC-3.1.3(i)**

Encourage the use of technology that utilizes energy off the main energy grid such as solar panels.

**Action RC-3.1.3 (j)**

Encourage technology and designs that exceed the energy star compliance standards.

**Action RC-3.1.6 (b)**

Include energy conservation actions in city operations.

**ENERGY CONSERVATION PROGRAMS OFFERED THROUGH LOCAL UTILITIES**

In addition to green building, Stanton can promote energy conservation by advertising utility rebate programs and energy audits available through Southern California Edison (SCE) and Southern California Gas, particularly connected to housing rehabilitation programs. Lower income households are also eligible for state sponsored energy and weatherization programs.

SCE provides a variety of energy conservation services under its Customer Assistance Programs (CAP). These services are designed to help low-income households, senior citizens, permanently disabled, and non-English speaking customers control their energy use. The Southern California Gas Company offers an energy conservation service known as the Community Involvement Program (CIP). This service provides weatherization for the homes or apartments of low-income families, provided they meet the federally-established income guidelines. These services are provided to the low-income families free of charge while later being reimbursed by the Gas Company.

Income-qualified SCE and SoCal Gas customers may be eligible for the State's Energy Savings Assistance program, and/or a 20% bill discount under the California Alternate Rates for Energy (CARE) program.

***Energy Upgrade California (EUC)***

This new statewide program offers up to \$4,000 in incentives to homeowners who complete select energy-saving home improvements on a single-family residence and 2-4 unit buildings. The incentive packages encourage customers to take the "whole house" approach by combining several improvements at one time to achieve greater energy efficiencies and savings. Homeowners are required to hire a contractor and perform an initial assessment. EUC has a list of participating contractors and raters. SCE and SoCal Gas are among the five utilities that participate in the EUC program across the State.

# 6 Affirmatively Furthering Fair Housing (AFFH)

As required by Assembly Bill 686, all housing elements due on or after January 1, 2021 must contain an analysis of fair housing consistent with the core elements of the analysis required by the federal Affirmatively Further Fair Housing Final Rule of July 16, 2015.<sup>3</sup> Under State law, “affirmatively further fair housing” means “taking meaningful actions, in addition to combatting discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity”<sup>4</sup> for persons of color, persons with disabilities, and other protected classes. The assessment of fair housing must include the following components:

- A summary of fair housing issues and an assessment of the jurisdiction’s fair housing enforcement and outreach capacity;
- An analysis of segregation patterns and trends, racially/ethnically concentrated areas of poverty, disparities in access to opportunities, and disproportionate housing needs;
- An assessment of contributing factors for the fair housing issues identified; and
- An identification of fair housing goals and actions/programs.

This analysis of fair housing issues in Stanton relies on the 2020 Orange County Analysis of Impediments to Fair Housing Choice (AI), California Department of Housing and Community Development (HCD) AFFH Data Viewer mapping tool, American Community Survey (ACS), U.S. Department of Housing and Urban Development (HUD) Comprehensive Housing Affordability Strategy (CHAS) data, HUD AFFH data, and additional local sources of information.

## 6A. Outreach

Appendix B of the Housing Element details the public participation that was undertaken as part of the Housing Element preparation process. The City of Stanton has made an effort to involve the public in the update of its Housing Element and has solicited input from the public throughout the year-long Housing Element process. Appendix B provides a summary of the key comments received during the update process and how they have been considered and

<sup>3</sup> California Department of Housing and Community Development, AB 686 Summary of Requirements in Housing Element Law (April 23, 2020).

<sup>4</sup> Government Code Section 8899.50(a)(1).

addressed in the Housing Element. The City implemented the following public outreach program.

### *Project Website*

A dedicated project website (<https://letstalkstanton.com/housingelement>) serves as the main conduit of information for individuals who can access material online. The project website launched in October 2020 and is regularly updated to reflect ongoing community input opportunities, advertise draft work products, and answer frequently asked questions.

### *Virtual Workshop*

As part of the community outreach, a virtual housing workshop was conducted to educate the community about housing issues and opportunities facing Stanton, and to gather input on housing-related topics. The virtual workshop was hosted on the project website throughout November and December 2020 (with Spanish translation). The extended timeframe was intended to allow community members and stakeholders to participate at their leisure and in accordance with their schedule and availability. The virtual housing workshop consisted of three parts:

- Part A: Overview video describing Housing Elements and why they are important
- Part B: PowerPoint presentation describing existing conditions in Stanton and the City's Housing Element Update process
- Part C: Housing Element Surveys (described below)

### *Housing Element Surveys*

The City hosted two online Housing Element surveys which were available from November 2, 2020 through February 26, 2021 and March 1, 2021 through April 30, 2021, respectively. The surveys asked for input on the community's housing priorities and strategies to address Stanton's future housing growth needs. A total of 163 individuals responded to the first survey, which focused on issues of home type, affordability, living conditions, and housing preference. A total of 39 individuals responded to the second survey, which focused exclusively on fair housing issues in the City. Summaries of the key survey results are provided in the Housing Element Introduction section, with the complete results included in Appendix B.

### *Community Open House*

The City hosted a community open house on the Public Draft Housing Element on November 11, 2021. At this open house, the City presented the Public Draft Housing Element and solicited feedback on the Element that was considered and reflected in the final document. The City specifically presented information related to fair housing and described the goals, policies, and programs that the City added to the Housing Element to address this topic.

### *Advertisements and Emails*

The City of Stanton maintains various social media accounts including Twitter, Facebook, Instagram, and Nextdoor. Starting in October 2020 and continuing throughout the project, the City posted updates to its social media platforms advertising opportunities to provide input and alerting the public to upcoming meetings and workshops.

The project team compiled a database of community members and stakeholders who registered to be notified via email of future public engagement opportunities and key deliverables. Direct emails were sent to these individuals to publicize the virtual housing workshop, the Housing Element surveys, the community open house, and the Public Review

Draft 2021-2029 Housing Element.

## 6B. Assessment of Fair Housing

### FAIR HOUSING ENFORCEMENT AND OUTREACH CAPACITY

The 2020 Orange County Analysis of Impediments to Fair Housing Choice (AI) “is a thorough examination of structural barriers to fair housing choice and access to opportunity for members of historically marginalized groups protected from discrimination by the federal Fair Housing Act (FHA).”<sup>5</sup> The AI describes the agencies that handle fair housing enforcement and outreach in Stanton. The California Department of Fair Employment and Housing (DFEH) investigates complaints of employment and housing discrimination. The Fair Housing Council of Orange County (FHCOC) provides services throughout the Urban County, including Stanton, to ensure equal access to housing. FHCOC’s services include outreach and education, homebuyer education, mortgage default counseling, tenant/landlord mediation, and limited low-cost advocacy. The Fair Housing Council investigates claims of housing discrimination and assists with referrals to DFEH. Community Legal Aid SoCal is a legal service provider serving low-income people in Orange County and southeast Los Angeles County.

According to HUD’s Office of Fair Housing and Equal Opportunity (FHEO) records, Stanton received a total of five FHEO inquiries between January 2013 and March 2021. Of the five inquiries, none pertained to a specific basis of discrimination. Total FHEO inquiries in Stanton represent 0.13 inquiries per 1,000 people.

According to the 2020 Orange County AI, the FHCOC received 363 allegations of housing discrimination within the Urban County (which includes Stanton) during the 2015-19 reporting period. Of those allegations, 179 cases were opened for further investigation and/or action. Also, FHCOC assisted 7,664 households in addressing 24,766 tenant/landlord issues, disputes, and/or inquiries. The Urban County area has an approximate population of 545,000 and around 193,000 households. The number of fair housing cases and tenant/landlord issues addressed by FHCOC represents approximately 0.03 percent of the population and 4.0 percent of households in the Urban County area.

The FHCOC also conducted a variety of outreach activities in the Urban County between 2015 and 2019. Regionally, the organization conducted or participated in 467 education and/or outreach activities. The FHCOC also held training sessions, seminars, and workshops for managers and owners of rental property.

For the 2020 Orange County AI, a variety of tools were used for the community participation process, including community meetings, focus groups, and public hearings. The AI preparers also reached out to tenants, landlords, homeowners, fair housing organizations, civil rights and advocacy organizations, legal services providers, social services providers, housing developers, and industry groups to hear directly about fair housing issues affecting residents of Orange County. Evening community meetings were held in Mission Viejo, Westminster/Garden Grove, Santa Ana, and Fullerton. Additional outreach was conducted for members of protected classes, including the Latino and Vietnamese communities. All community meetings had translation services available if requested in Spanish and Vietnamese. In addition, all meetings were held in

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<sup>5</sup> *Orange County Analysis of Impediments to Fair Housing Choice*, prepared by the Orange County Jurisdictions and the Lawyers’ Committee for Civil Rights Under Law, August 6, 2020.

locations accessible to people with mobility issues.<sup>6</sup>

Locally, the City of Stanton provides outreach and education to assure community members are well aware of fair housing laws and rights by providing information from the Fair Housing Council of Orange County at City Hall, online, and on request. The City has included Program 20 in its Housing Plan to further strengthen its fair housing outreach capacity in a number of ways, including biennial updates to the City Council, additional advertisements and education on the City's social media platforms, and providing information to schools, libraries, and other community facilities for distribution. Together with its partners, the City of Stanton is committed to enforcing fair housing laws and conducting meaningful outreach to provide education and support to community members.

## STANTON CENSUS TRACTS AND DIVERSITY

Stanton is comprised of 13 census tracts, although several of these are only partially located in Stanton. Figure 6-1 shows the tract boundaries. Table 6-1 shows the racial/ethnic composition of each census tract. The HCD AFFH Data Viewer also has a map that illustrates the levels of diversity throughout the City. As shown in Figure 6-2, Stanton is considered a highly diverse community.

**TABLE 6-1: RACE/ETHNICITY BY CENSUS TRACT (2020)**

Census Tract <sup>1</sup>	% White	% Black	% Asian	% Hispanic <sup>2</sup>
878.01	29.4	2.3	27.9	43.1
878.02	23.5	3.0	28.7	48.4
878.03	16.9	2.3	26.2	61.4
878.05	19.2	3.1	23.7	57.2
878.06	22.6	2.5	22.4	57.5
879.01	22.3	1.6	37.3	42.1
879.02	16.8	0.8	32.7	56.0
881.01	34.5	3.8	21.0	44.6
881.04	27.2	2.0	32.7	39.8
881.05	22.5	0.9	49.7	29.0
881.06	22.4	1.7	41.7	36.2
1101.13	41.3	1.8	34.2	22.9
1102.03	44.1	1.9	26.4	28.8

Source: US Census, 2020 Census Demographic Data Map Viewer, August 2021

Notes:

<sup>1</sup> Census tracts cover large areas outside of the Stanton city boundaries.

<sup>2</sup> Percentage of the total population that reported their ethnicity as Hispanic or Latino, but not as race alone.

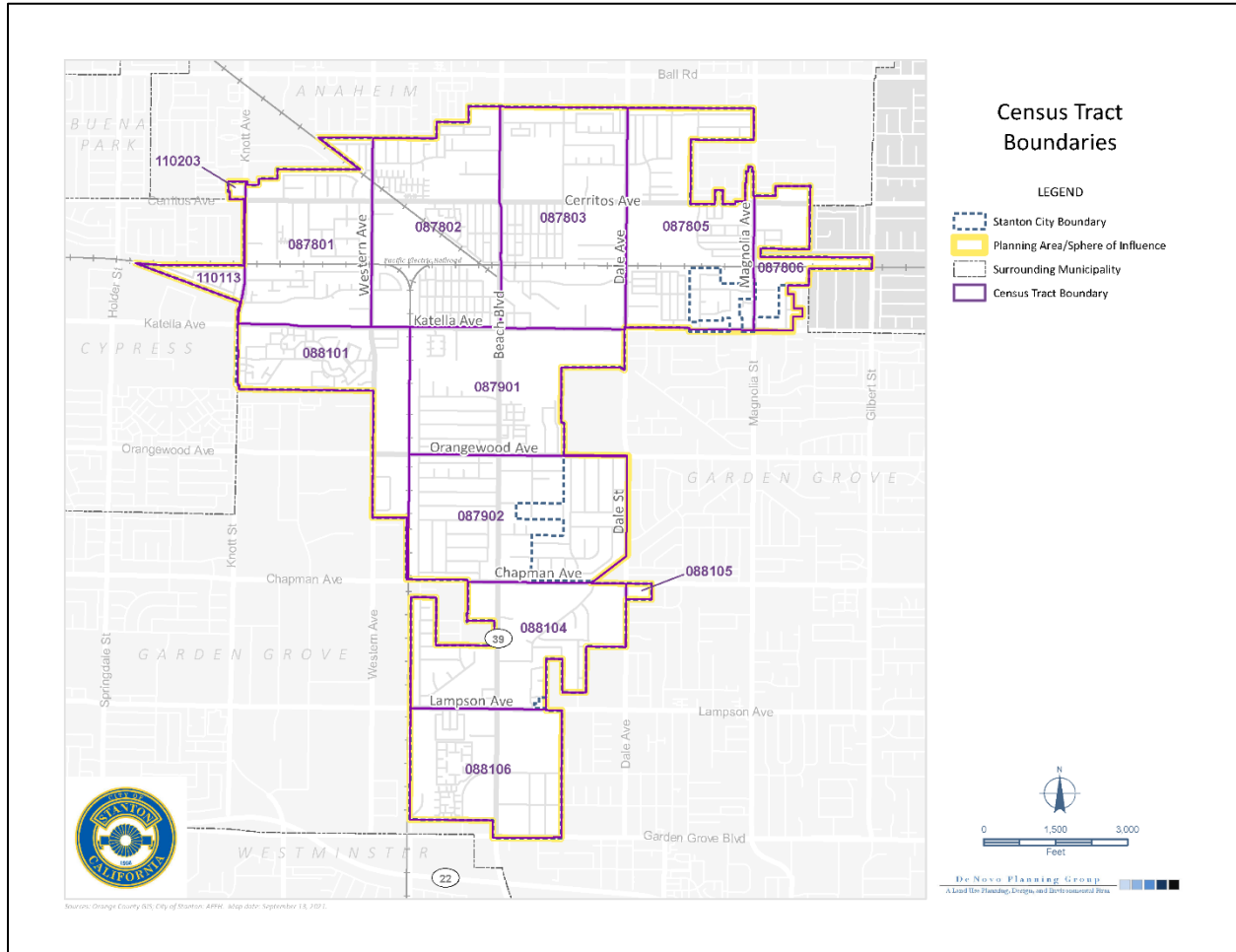
Tracking the diversity of cities and counties throughout California is crucial to understanding the shifting demographics of race and ethnicity in the state. Esri's Diversity Index captures the racial and ethnic diversity of a geographic area in a single number, from 0 to 100. Scores less than 40 represent lower diversity in the jurisdiction while scores of greater than 85 represent higher diversity. Additionally, scores between 40-55 represent low diversity, 55-70 represent moderate

<sup>6</sup> *Orange County Analysis of Impediments to Fair Housing Choice*, prepared by the Orange County Jurisdictions and the Lawyers' Committee for Civil Rights Under Law, August 6, 2020.



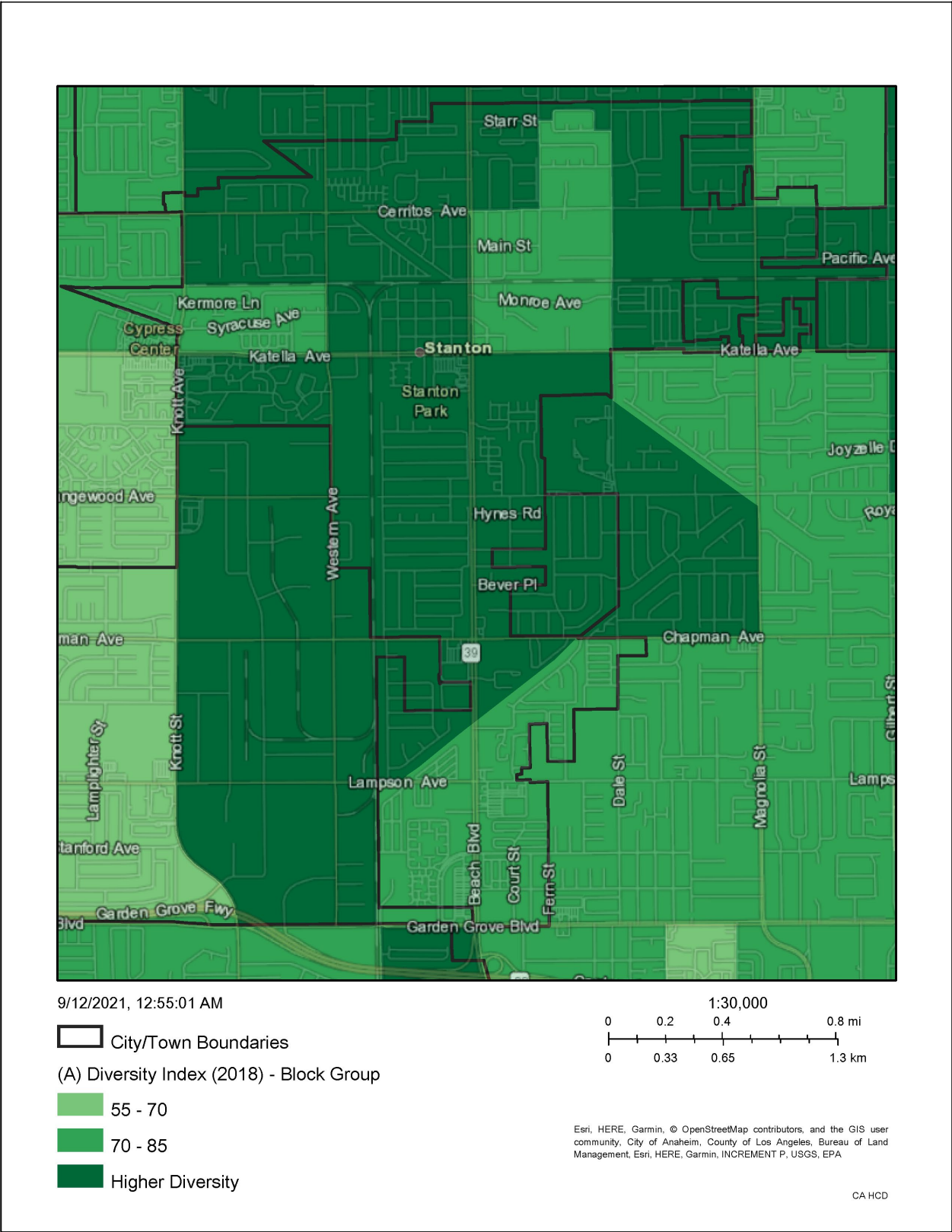
diversity, and 70-85 represent high diversity. There generally appears to be high and higher diversity index scores (70-85 and >85%) throughout the City of Stanton with almost the entire middle of the City showing the highest diversity. The lowest diversity index score (74.00) is for the census block group in the western part of the City, adjacent to Cypress Center, but which is largely outside of the City in neighboring Cypress. Communities in Orange County with higher diversity index scores are somewhat more likely to be located in the more racially and ethnically diverse northern and central portions of the County than they are in the southern and coastal portions of the County.

**FIGURE 6-1: CENSUS TRACT BOUNDARIES**



Source: De Novo Planning Group, August 2021

FIGURE 6-2: DIVERSITY INDEX



Source: HCD, AFFH Data Viewer, August 2021

## INTEGRATION AND SEGREGATION PATTERNS AND TRENDS

To inform priorities, policies, and actions, Stanton has included an analysis of integration and segregation, including patterns and trends, related to people with protected characteristics. Segregation generally means a condition in which there is a high concentration of persons of a particular race, color, religion, sex, familial status, national origin, or having a disability or a particular type of disability when compared to a broader geographic area. Conversely, integration refers to a condition in which there is not a high concentration of persons of a particular race, color, religion, sex, familial status, national origin, or having a disability or a particular type of disability when compared to a broader geographic area. The following analyzes levels of integration and segregation for race and ethnicity, persons with disabilities, familial status, and income to identify the groups in Stanton that experience the highest levels of segregation.

### *Race and Ethnicity*

The racial and ethnic composition of a city is useful in analyzing housing demand and any related fair housing concerns as it tends to demonstrate a relationship with other characteristics such as household size, locational preferences, and mobility. Dissimilarity indices can be used to measure the evenness of distribution between two groups in an area. A dissimilarity index is a comparison between two groups, and measures their relative separation (high dissimilarity) or integration (low dissimilarity) across a neighborhood or other area. The Department of Housing and Urban Development (HUD) views the various levels of a dissimilarity index as follows:

- <40: Low Segregation
- 40-54: Moderate Segregation
- >55: High Segregation

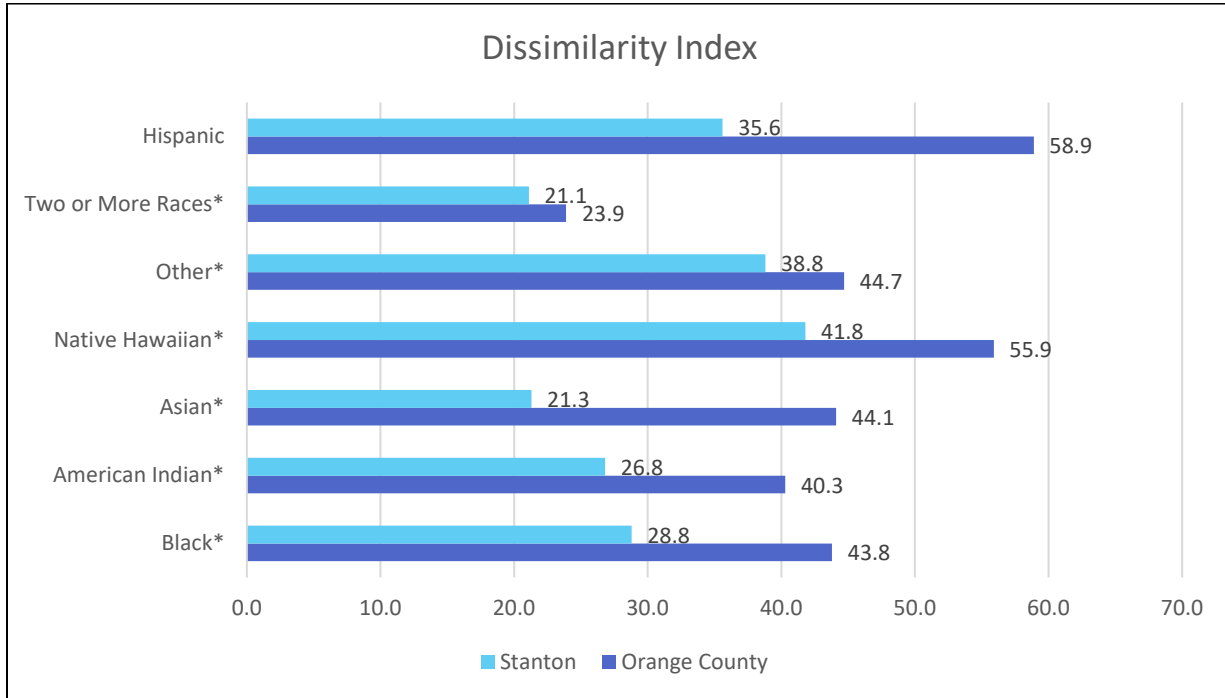
There are a number of reasons why patterns of racial segregation exist (or don't exist) within a community. Some of these reasons may be institutional (e.g., discriminatory lending practices) while others can be cultural (e.g., persons of similar backgrounds or lifestyles choosing to live near one another to provide support and familiarity). As such, discussions regarding segregation are complicated and there is not a "one size fits all" approach to addressing patterns of racial segregation.

According to the 2014-2018 ACS, approximately 46.8% of the Stanton population belongs to a racial or ethnic minority group. In comparison, only 38.3% of Orange County residents belong to a racial or ethnic minority group.

Figure 6-3 shows the dissimilarity between each of the identified race and ethnic groups and White population for the City of Stanton and the Orange County metropolitan region. The White (not Hispanic or Latino) population within Stanton makes up approximately 53% of the City's population. The higher scores indicate higher levels of segregation among those race and ethnic groups. The City does not have any racial or ethnic groups with scores higher than 55 (indicating high similarity and segregation). Only the Native Hawaiian race and ethnic group exhibits a moderate level of dissimilarity and segregation in Stanton; however, because the Native Hawaiian group's population is small (362 pop.), its dissimilarity index may be high even if the group's members are evenly distributed throughout the City. Such small populations can indicate a pattern of segregation that is not of significant concern. In general, based on HUD's definition of the various levels of the index, segregation between non-White and White Stanton residents is low and the City is more integrated than the region. Compared to the County as a whole,

segregation is very low in Stanton.

**FIGURE 6-3: RACIAL/ETHNIC DISSIMILARITY INDEX**



	Black*	American Indian*	Asian*	Native Hawaiian*	Other*	Two or More Races*	Hispanic
Orange County	43.8	40.3	44.1	55.9	44.7	23.9	58.9
Stanton	28.8	26.8	21.3	41.8	38.8	21.1	35.6

Source: Census Scope, Social Science Data Analysis Network

\* Not Hispanic or Latino

Figure 6-4 shows that the coastal communities in Orange County, including Seal Beach, Huntington Beach, and Newport Beach, generally have smaller non-White populations. Stanton's neighboring cities such as Anaheim, Garden Grove, Westminster, and Santa Ana have higher concentrations of racial/ethnic minorities, which are comparable to concentrations found in Los Angeles County.

Figure 6-5 and Figure 6-6 compare racial and ethnic minority concentrations in 2010 and 2018. In all block groups in Stanton, racial/ethnic minorities make up the majority of the population. Consistent with this trend citywide, there has been an increase in racial/ethnic minority populations throughout the entire City since 2010.

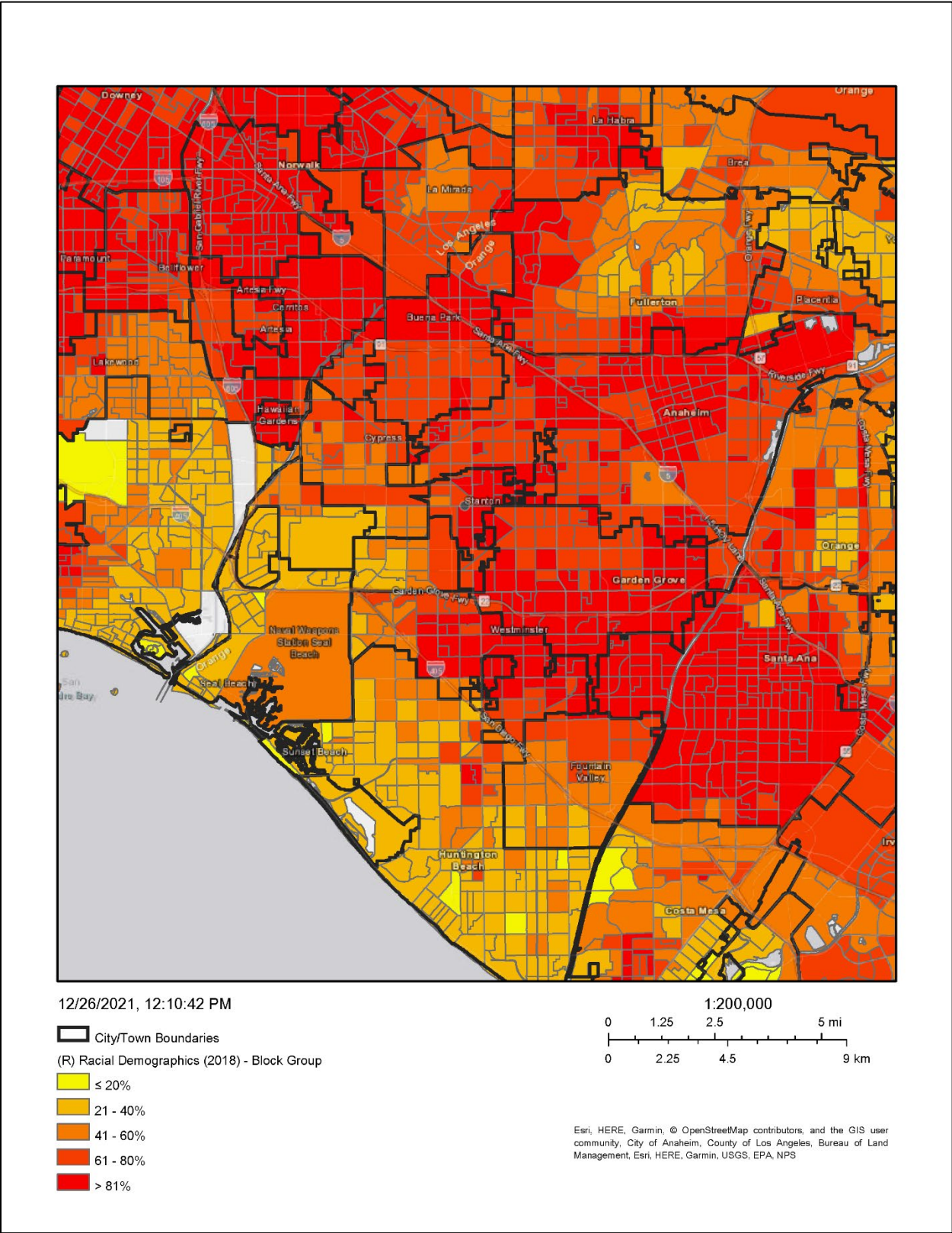
Figure 6-6 also shows the sites inventory used to meet Stanton's 2021-2029 Regional Housing Needs Allocation (RHNA). RHNA sites are generally distributed throughout the City with some alignment along Stanton's main transportation corridor, Beach Boulevard. The sites inventory and RHNA are described in depth in Chapter 5, Resources, of this Housing Element. Approximately 97% of RHNA units, including 84.3% of lower income units, 100% of moderate-income units, and 100% of above moderate-income units, are in block groups where racial/ethnic minority groups make up more than 61% of the population (Table 6-3).

**TABLE 6-2: RHNA UNITS BY RACIAL/ETHNIC MINORITY CONCENTRATION**

Racial/Ethnic Minority Population (Block Group)	Lower Income RHNA Units	Moderate Income RHNA Units	Above Moderate Income RHNA Units	All RHNA Units
41-60%	46 (15.7%)	-	-	46 (3.5%)
61-80%	27 (9.2%)	121 (47.3%)	363 (46.8%)	511 (38.6%)
>81%	220 (75.1%)	135 (52.7%)	413 (53.2%)	768 (58.0%)
<b>TOTAL</b>	<b>293</b>	<b>256</b>	<b>776</b>	<b>1,325</b>

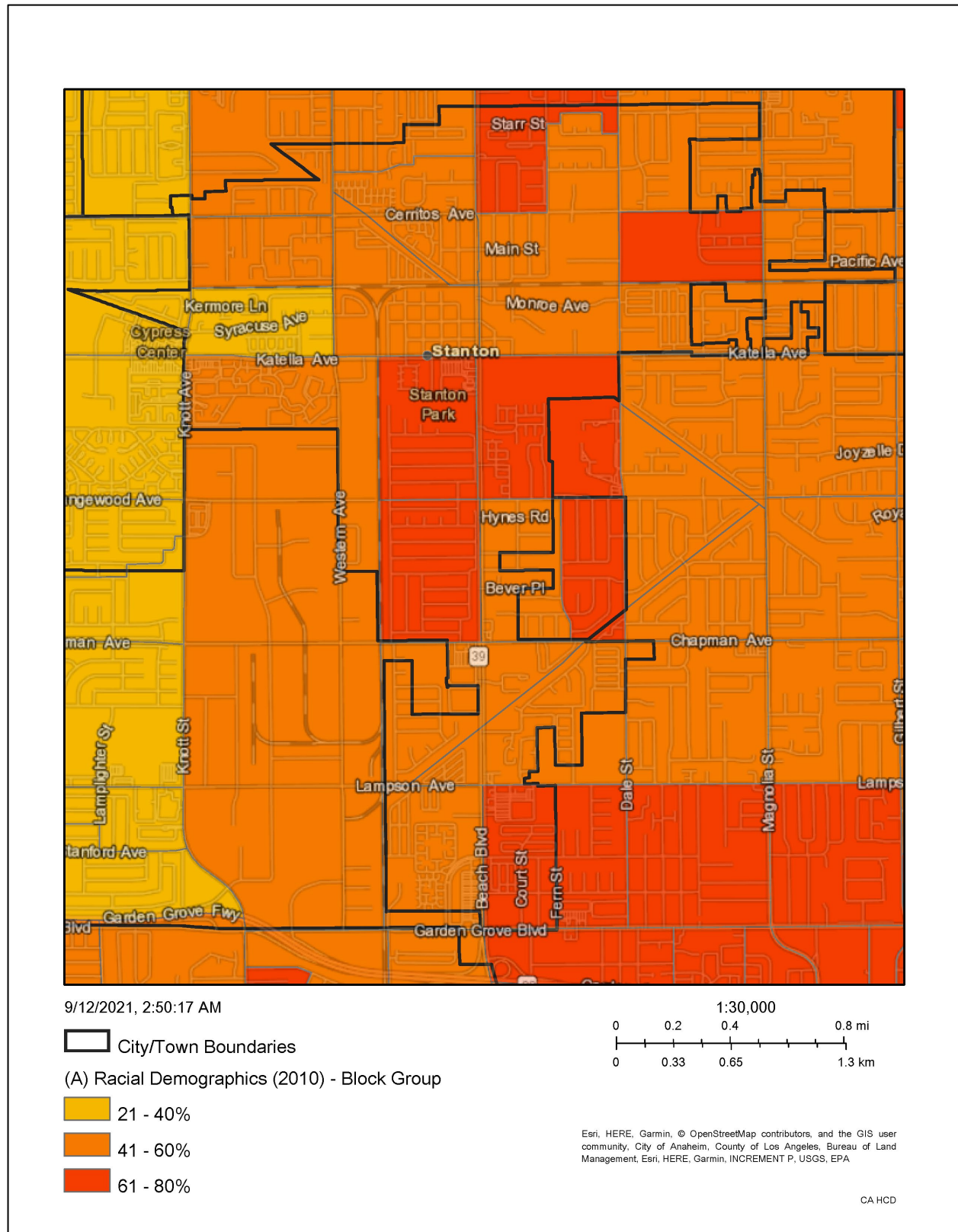


FIGURE 6-4: REGIONAL RACIAL DEMOGRAPHICS (2018)



Source: HCD, AFFH Data Viewer, August 2021

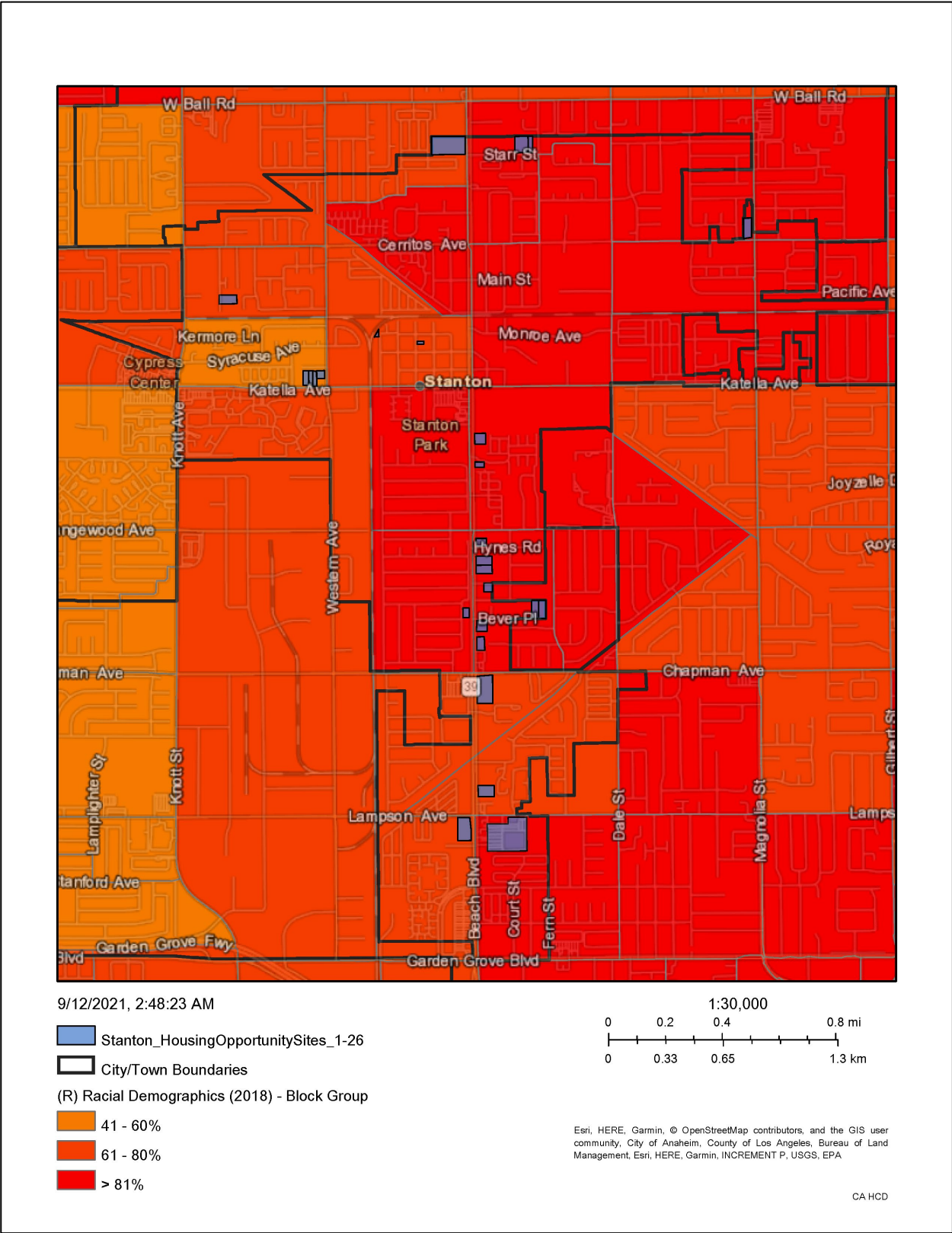
FIGURE 6-5: RACIAL DEMOGRAPHICS (2010)



Source: HCD, AFFH Data Viewer, August 2021



FIGURE 6-6: RACIAL DEMOGRAPHICS AND RHNA SITES (2018)



Source: HCD, AFFH Data Viewer, August 2021

### *Familial Status*

Familial status refers to the presence of children under the age of 18, whether the child is biologically related to the head of household, and the marital status of the head of household. Families with children may face housing discrimination by landlords who fear that children will cause property damage. Some landlords may have cultural biases against children of the opposite sex sharing a bedroom. Differential treatments such as limiting the number of children in a complex or confining children to a specific location are also fair housing concerns. Approximately 43.4% of Stanton households have one or more children under the age of 18. The City's share of households with children is greater than the County's (35.1%).

Single-parent households are also protected by fair housing law. Approximately 14.7% of family households in the City are single-parent households. Female-headed households with children require special consideration and assistance because of their greater need for affordable housing and accessible day care, health care, and other supportive services. Approximately 11.2% of family households in Stanton are single, female-headed households with children. As shown in Figure 6-7, the percentage of children in married-couple households is fairly consistent throughout the City with the exception of three tracts in the northwest and central sections of Stanton where there are slightly fewer married-couple families with children. The percent of children in female-headed households is less uniform throughout Stanton. There are pockets of larger populations of children in female-headed households within the City. From a regional perspective, the percentage of children in married-couple households appears to be higher in the coastal communities and lower in urban centers such as Los Angeles. The communities around Stanton show similar patterns to the City. Likewise, the incidence of female-headed households decreases towards the coast and with Stanton's neighboring cities (i.e. Anaheim, Garden Grove, Westminster) exhibiting patterns similar to Stanton.

Table 6-4 and Table 6-5 show the breakdown of RHNA units by percent of children living in married couple and female-headed households. Most units (69.0%) are in tracts where 60% to 80% of children live in married-couple households. A similar breakdown of units occurs for female-headed households, with most units (63.5%) located in tracts where 20% to 40% of children live in female-headed households.

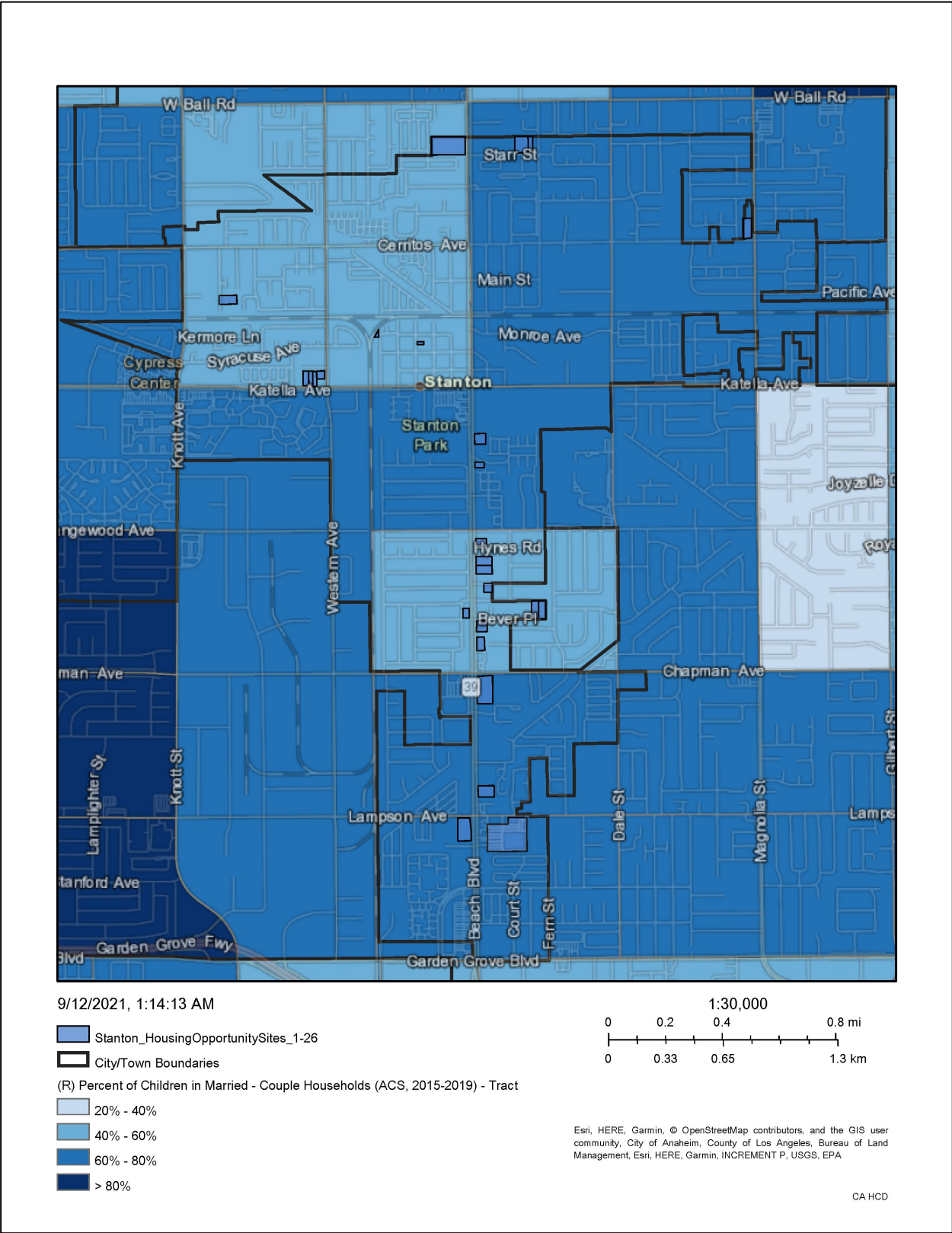
**TABLE 6-3: RHNA UNITS BY PERCENT OF CHILDREN IN MARRIED-COUPLE HOUSEHOLDS**

Children in Married Couple Households (Tract)	Lower Income RHNA Units	Moderate Income RHNA Units	Above Moderate Income RHNA Units	All RHNA Units
40-60%	216 (73.7%)	48 (18.8%)	147 (18.9%)	411 (31.0%)
60-80%	77 (26.3%)	208 (81.3%)	629 (81.1%)	914 (69.0%)
<b>TOTAL</b>	<b>293</b>	<b>256</b>	<b>776</b>	<b>1,325</b>

**TABLE 6-4: RHNA UNITS BY PERCENT OF CHILDREN IN FEMALE-HEADED HOUSEHOLDS**

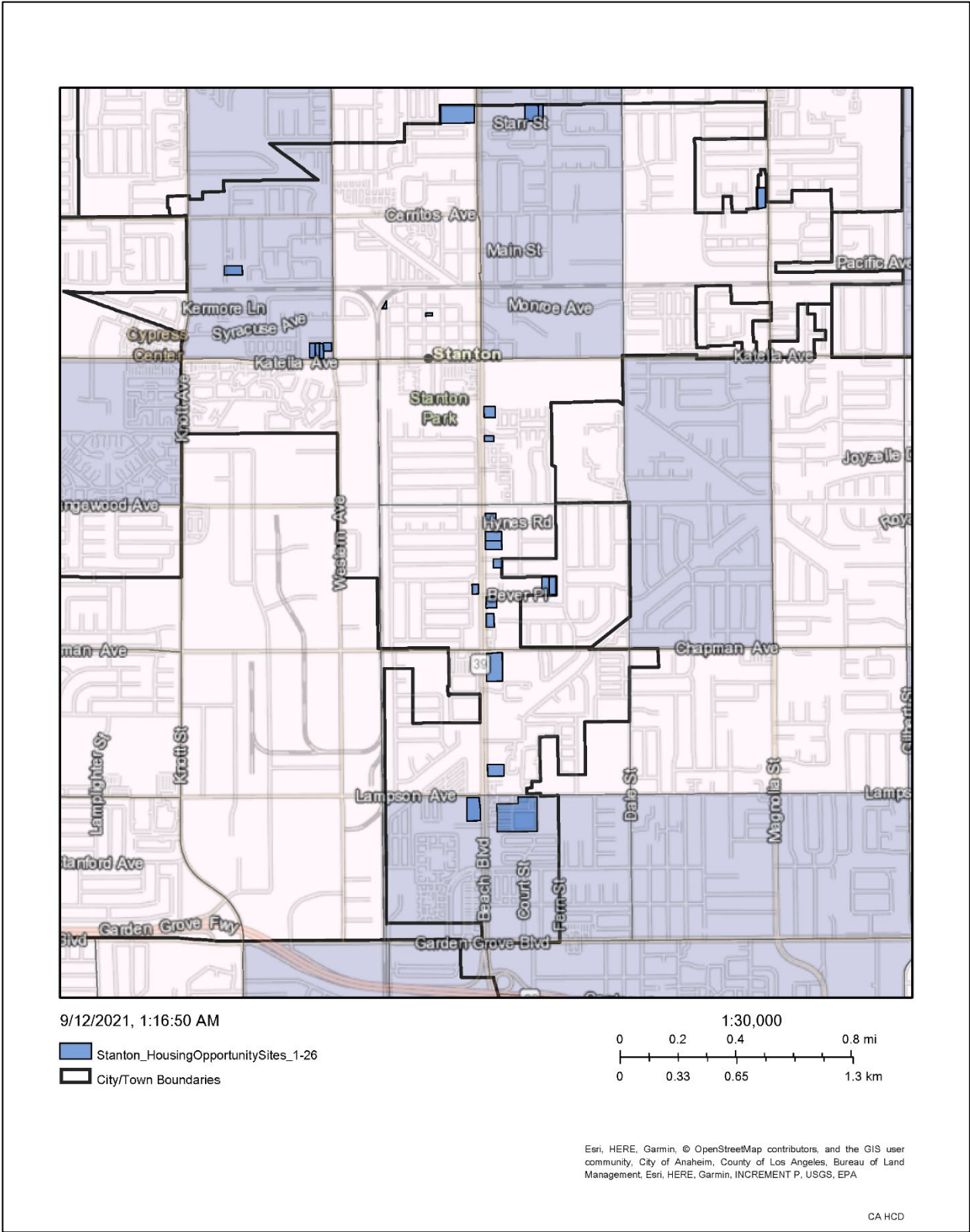
Children in Female-Headed Households (Tract)	Lower Income RHNA Units	Moderate Income RHNA Units	Above Moderate Income RHNA Units	All RHNA Units
≤20%	220 (75.1%)	65 (25.4%)	198 (25.5%)	483 (36.5%)
20-40%	73 (24.9%)	191 (74.6%)	578 (74.5%)	842 (63.5%)
<b>TOTAL</b>	<b>293</b>	<b>256</b>	<b>776</b>	<b>1,325</b>

FIGURE 6-7: CHILDREN IN MARRIED-COUPLE HOUSEHOLDS AND RHNA SITES



Source: HCD, AFFH Data Viewer, August 2021

FIGURE 6-8: CHILDREN IN FEMALE-HEADED HOUSEHOLDS AND RHNA SITES



Source: HCD, AFFH Data Viewer, August 2021



### *Persons with Disabilities*

Persons with disabilities have special housing needs because of their fixed income, the lack of accessible and affordable housing, and the higher health costs associated with their disability. According to the 2014-2018 ACS, approximately 10.3% of Stanton residents experience a disability compared to 8.5% of Orange County residents. The concentration of persons with disabilities is generally comparable to the neighboring communities, but more highly concentrated than the region. As shown in Figure 6-9, census tracts that have a disabled population between 10% and 20% are located in the core with the highest percentage in Tract 881.05 at 16.9%. Tracts with a disabled population below 10% are located in the northwest, northeast, and southern sections of the City.

The County AI found that across Orange County, concentrations of persons with particular types of disabilities vary widely. In communities such as Aliso Viejo, Irvine, Laguna Niguel, Lake Forest, Rancho Santa Margarita, San Clemente, Santa Ana, and Tustin, concentrations of persons with various types of disabilities are generally lower than they are countywide. Communities with higher concentrations of persons with disabilities are somewhat more likely to be located in the more racially and ethnically diverse northern portion of the County than they are in the southern portion of the County. From a regional perspective, the trend appears to be correlated to median income and the concentration of low to moderate income population in that higher concentrations of disabled persons are associated with lower median incomes and higher concentrations of low to moderate income populations.

### *Income*

Identifying low or moderate-income (LMI) areas and individuals is important to overcome patterns of segregation. The Housing Needs Assessment identified that 76.1% of Stanton households earn 80% or less than the area median income and are considered lower income. According to the 2014-2018 ACS, the median household income in Stanton is \$56,506, considerably lower than \$85,398 for the County.

Figures 6-10 and 6-11 show the lower and moderate-income areas in the region and City. HUD defines a LMI area as a census tract or block group where over 51% of the population is LMI. As shown in Figure 6-10, concentrations of LMI households in Orange County are more likely to be located in the more racially and ethnically diverse northern and central portion of the County than they are in the southern and coastal portions of the County. In the northern portion of the County, LMI households are concentrated along the 405 Freeway (northeast side) and I-5 Freeway, where there are greater concentrations of multifamily and more affordable housing. Communities east of Stanton (e.g., Anaheim, Garden Grove) have similar LMI populations. Communities to the west have fewer LMI households (e.g., Cypress, Los Alamitos). Block groups in Stanton with higher LMI populations are most concentrated on the eastern side of the City (east of Beach Boulevard). A majority of block groups have LMI populations between 50% and 75%, although three block groups on the east side (in Tract 878.03 and Tract 878.06) have a LMI population exceeding 85%.

Since the City has only two small block groups where LMI households make up less than 50% of the population, the sites used to meet the City's 2021-2029 RHNA are generally in areas with a higher percentage of LMI households (see Figure 6-11).

### *Summary of Fair Housing Issues*

The City has considered patterns and trends related to integration and segregation based on racial and ethnic factors, familial status, disability, and concentrations of low to moderate-income households.

Racial/ethnic minorities make up the majority of the population in all Stanton block groups. Racial/ethnic minority groups are generally the same citywide and there are no distinguishable patterns of segregation with regard to race and ethnicity. A larger proportion of RHNA units (58.0%) is proposed in the block groups where >81% of the population belongs to a racial/ethnic minority group.

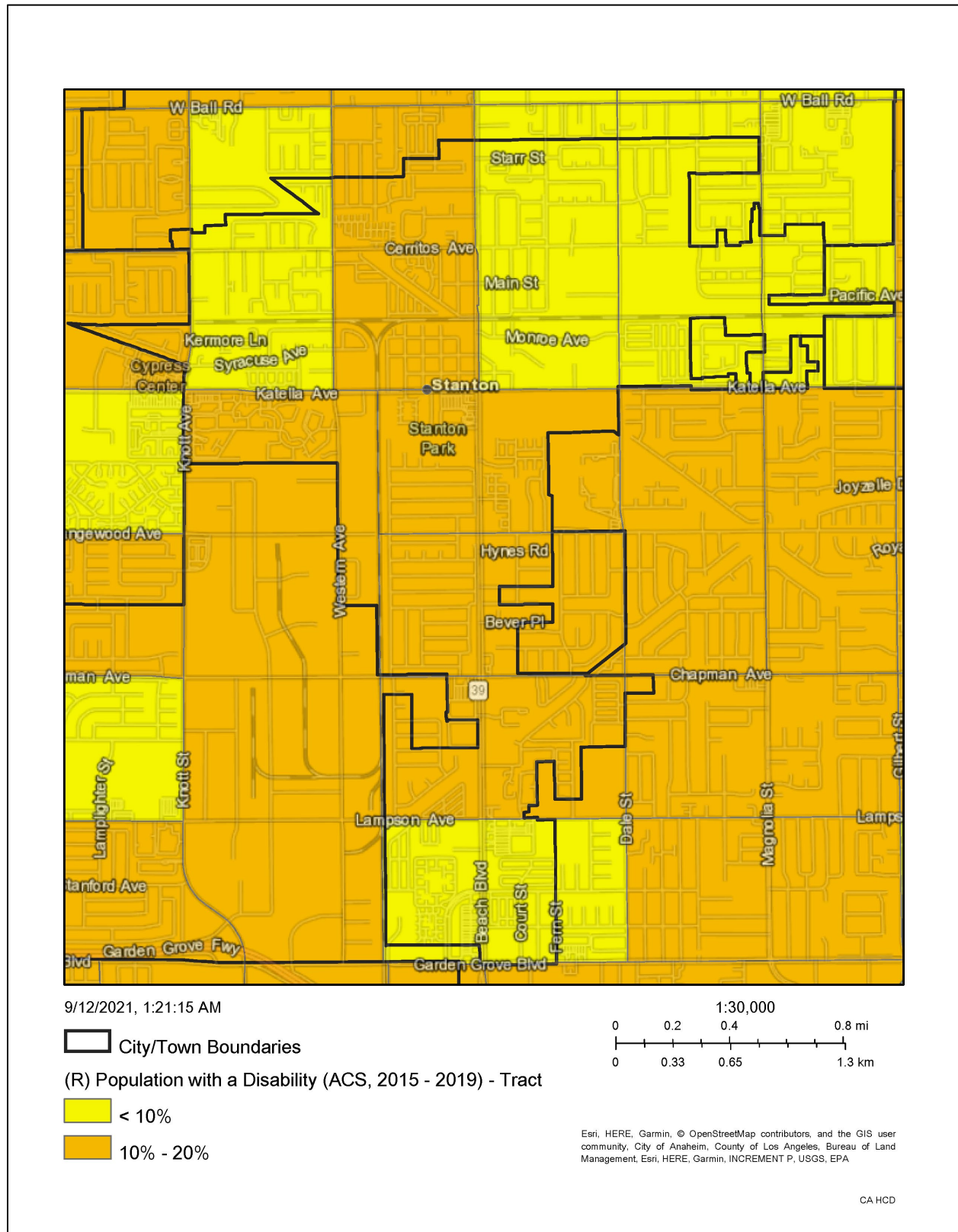
In most tracts, 60-80% of children live in married-couple households. Concentrations of female-headed households are more dispersed and there is only a slight correlation between female-headed households and low and moderate-income households. Most lower income units used to meet the RHNA (75.1%) are in tracts where  $\leq 20\%$  of children live in female-headed households.

Stanton has a larger population of persons with disabilities compared to the County. Disabled populations are more concentrated in the middle of the City.

The majority of block groups in Stanton have low and moderate-income populations between 50% and 75%. There are three areas in the City where LMI concentrated block groups with 75-100% LMI households also have more children living in female-headed households (see Figure 6-8 and Figure 6-11). The area to the northeast of Beach Boulevard and Katella Avenue is also an area with a population of households in renter-occupied housing units >80%. The sites used to meet the City's 2021-2029 RHNA are generally located in areas with a high percentage of LMI households as few block groups in the City have LMI household concentrations less than 50%. However, this would also include all proposed sites for lower income units, which would be affordable to LMI households.

As part of the City's regular participation in the Orange County Analysis of Impediments to Fair Housing Choice, the City will continue to consider these patterns to identify any changes from current conditions.

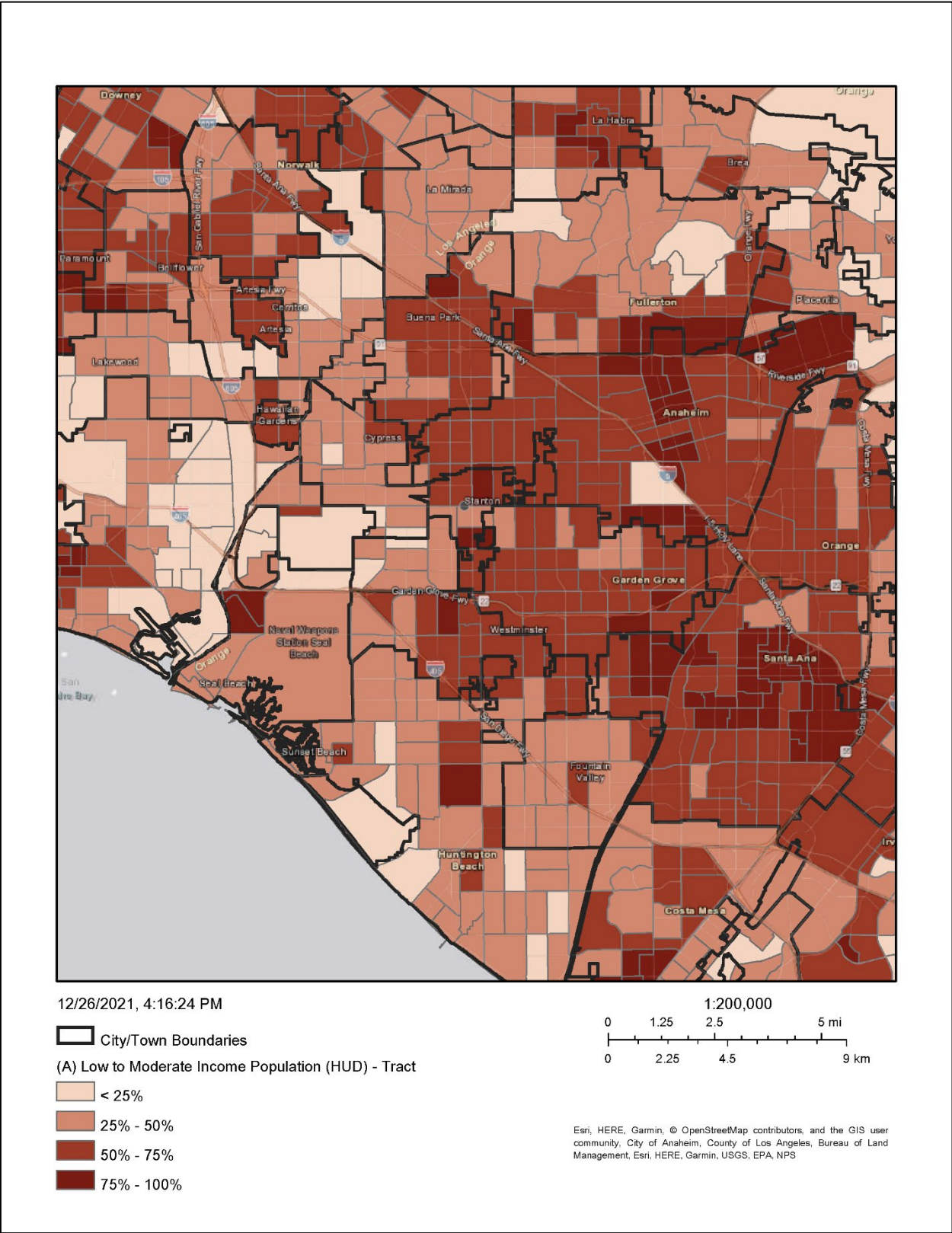
FIGURE 6-9: CONCENTRATION OF PERSONS WITH A DISABILITY



Source: HCD, AFFH Data Viewer, August 2021

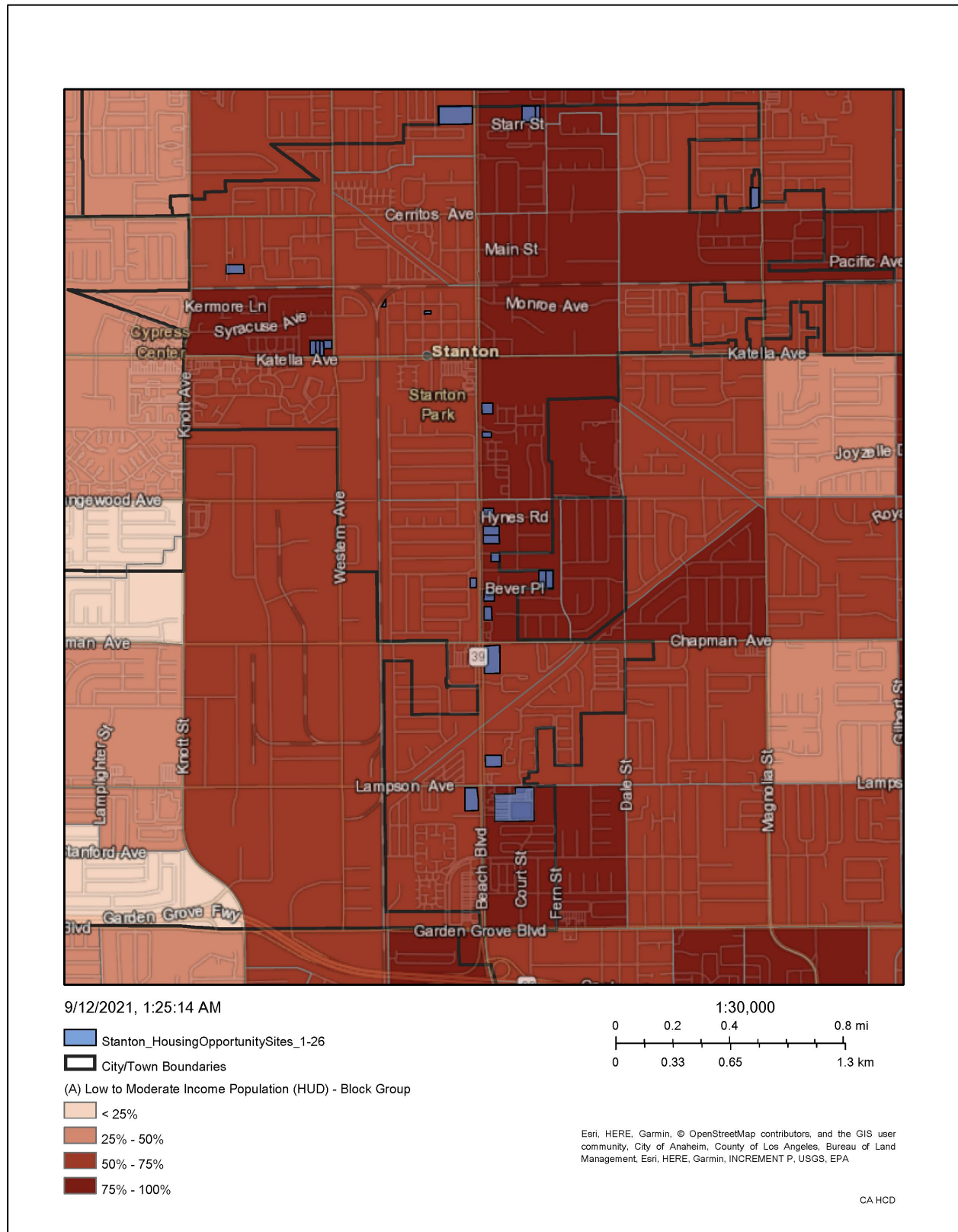


FIGURE 6-10: CONCENTRATION OF LMI HOUSEHOLDS - REGIONAL



Source: HCD, AFFH Data Viewer, August 2021

FIGURE 6-11: CONCENTRATION OF LMI HOUSEHOLDS AND RHNA SITES



Source: HCD, AFFH Data Viewer, August 2021

## RACIALLY/ETHNICALLY CONCENTRATED AREAS OF POVERTY

To assist communities in identifying racially or ethnically concentrated areas of poverty (R/ECAPs), HUD has developed a census tract-based definition of R/ECAPs. The definition involves a racial/ethnic concentration threshold and a poverty test. The racial/ethnic concentration threshold is a non-White population of 50 percent or more. The poverty threshold is census tracts with 40 percent or more of individuals living at or below the poverty line. Because overall poverty levels are substantially lower in many parts of the country, HUD supplements this with an alternate criterion. Thus, a neighborhood can be a R/ECAP if it has a poverty rate that exceeds 40 percent or is three or more times the average tract poverty rate for the metropolitan/micropolitan area, whichever threshold is lower. According to HCD's 2020 AFFH mapping tool based on the 2009-2013 ACS, there are no R/ECAPs in Stanton as shown in Figure 6-12.

The 2020 Orange County AI performed an analysis of R/ECAPs within the County. There are four R/ECAPs in the County, two of which are found in Santa Ana and two of which are in Irvine. The two R/ECAPs in Santa Ana are predominantly Hispanic and are close to the I-5 Freeway. The northernmost R/ECAP is located along North Spurgeon Street, while the more southern R/ECAP is found along South Standard Avenue. The R/ECAPs found in Irvine are adjacent to each other and located on the campus of University of California, Irvine, making it likely that they qualify as R/ECAPs due to the high proportions of students. These R/ECAPs have a much more diverse group of residents, with some White, Asian or Pacific Islander, Hispanic, and Black residents. No R/ECAPs were identified in the City of Stanton by the 2020 AI.

Furthermore, HUD defines racially concentrated areas of affluence (RCAAs) as affluent, White communities where 80% or more of the population is White and the median household income is \$125,000 or greater (slightly more than double the national median household income in 2016). In the same way neighborhood disadvantage is associated with concentrated poverty and high concentrations of people of color, conversely, distinct advantages are associated with residence in affluent, White communities.

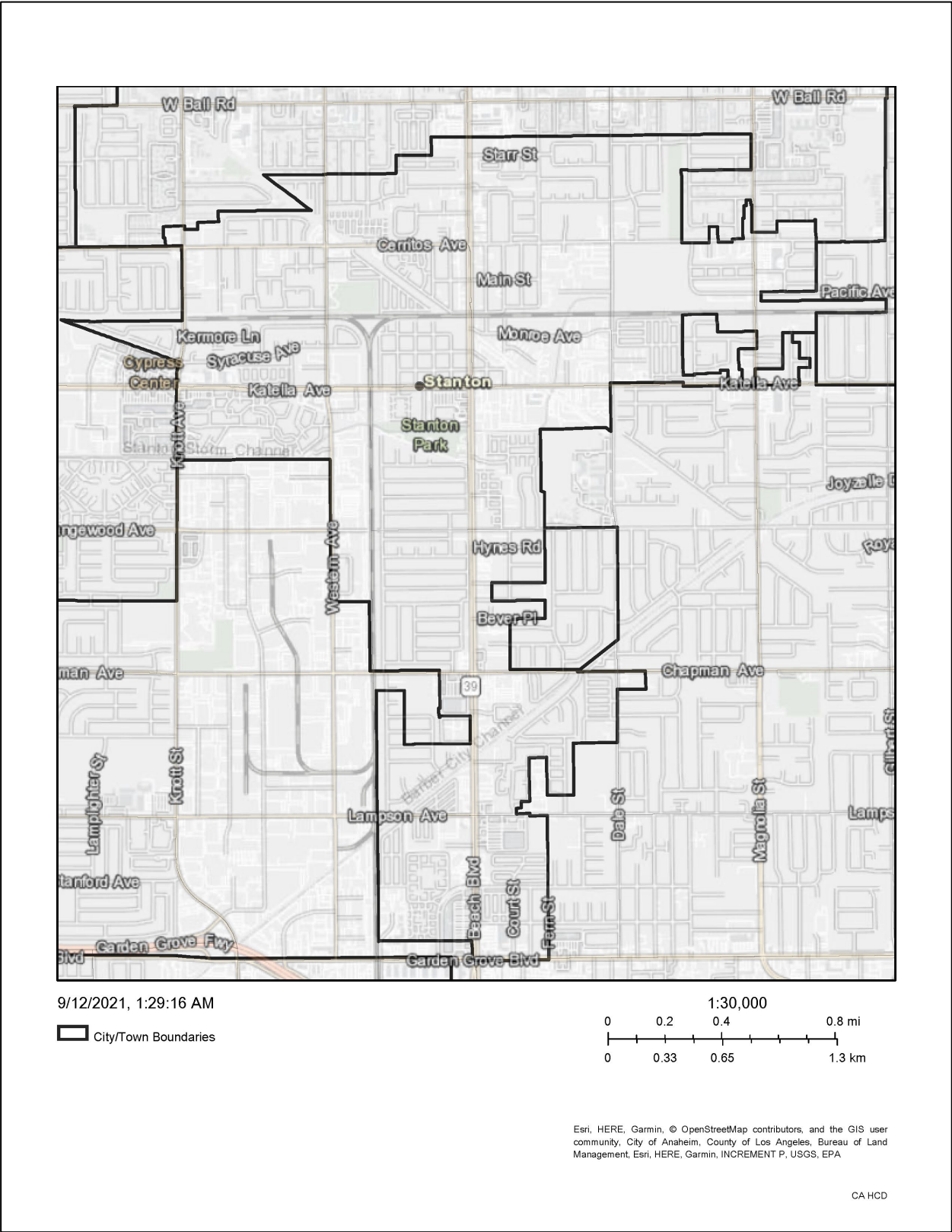
As shown in Figure 6-13, there is a small predominantly White neighborhood on the far west side of the City. However, as shown in Figure 6-14 which presents median income by block group, there is no block group in the City where the median income exceeds \$125,000. In fact, the majority of block groups in Stanton have median incomes lower than the 2020 state median income of \$87,100. Therefore, there are no areas in Stanton that are considered RCAAs.

### *Summary of Fair Housing Issues*

Although there are no R/ECAPs in the City, nearly 19% of the Stanton population is below the poverty level. Less than 20% of the population in most Stanton tracts is under the poverty level. However, census tracts in the core of the City and in the area northeast of Beach Boulevard and Katella Avenue (Census Tract 878.03) have populations of 20-30% below the poverty level. Tract 878.03 also has more children living in female-headed households (see Figure 6-8). There are no RCAAs in Stanton. All block groups have racial/ethnic minority populations that make up the majority of the population and most have median incomes below the state average.

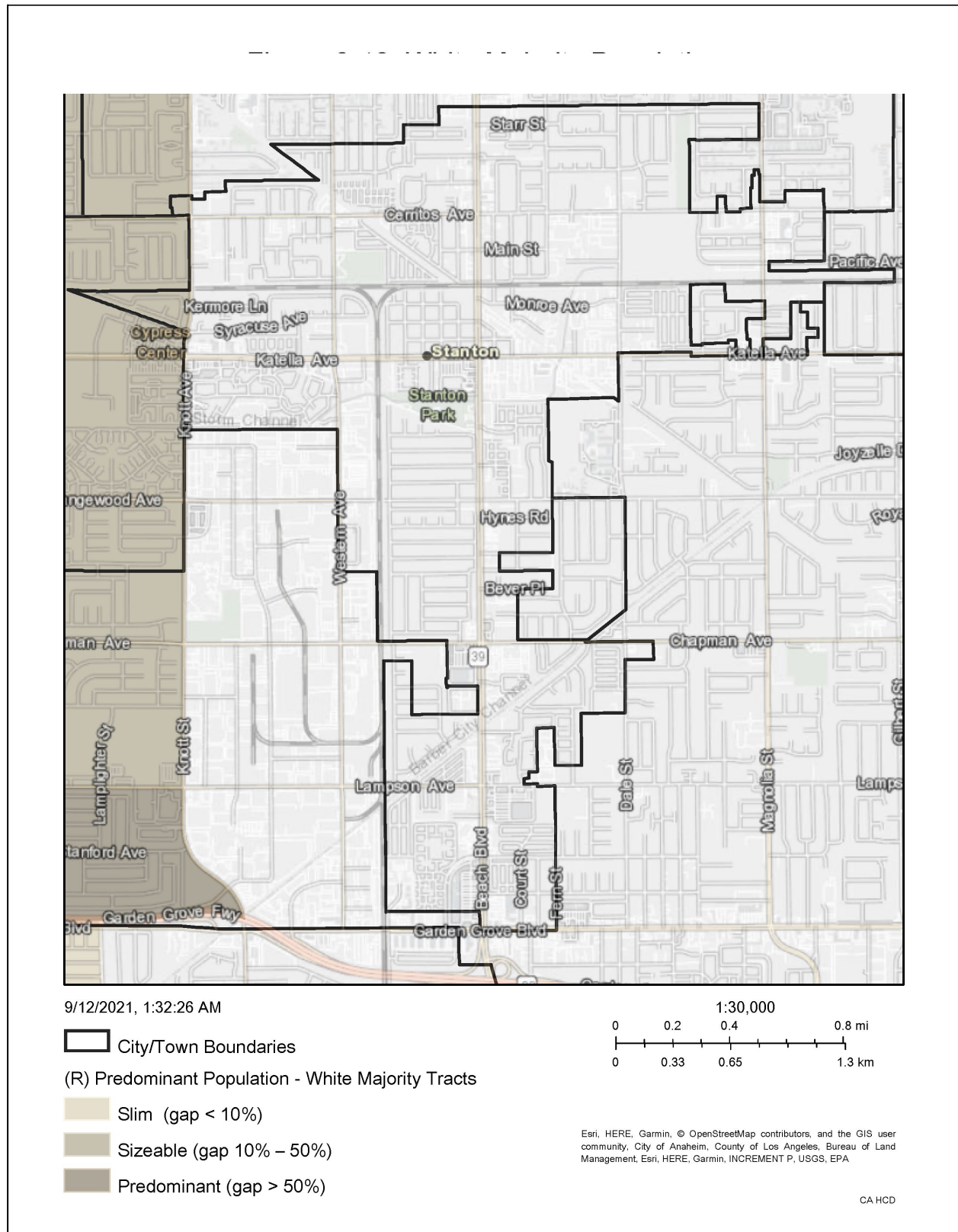


FIGURE 6-7: RACIALLY/ETHNICALLY CONCENTRATED AREAS OF POVERTY (R/EAPS)



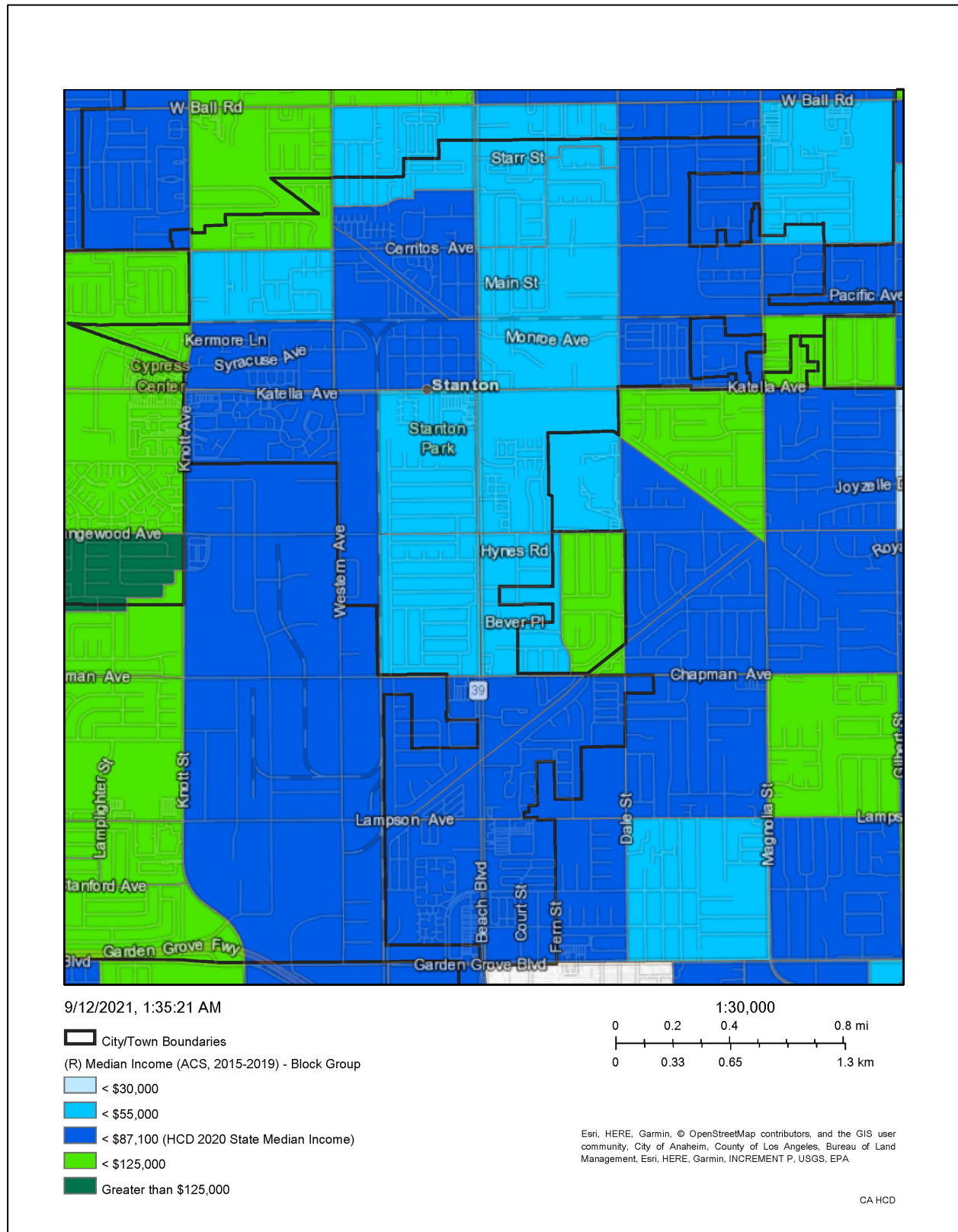
Source: HCD, AFFH Data Viewer, August 2021

FIGURE 6-10: WHITE MAJORITY POPULATION



Source: HCD, AFFH Data Viewer, August 2021

FIGURE 6-13: MEDIAN INCOME BY BLOCK GROUP



Source: HCD, AFFH Data Viewer, August 2021



## DISPARITIES IN ACCESS TO OPPORTUNITY

The Department of Housing and Community Development and the California Tax Credit Allocation Committee (TCAC) convened in the California Fair Housing Task Force (Task Force) to “provide research, evidence-based policy recommendations, and other strategic recommendations to HCD and other related state agencies/departments to further the fair housing goals (as defined by HCD).” The Task Force has created Opportunity Maps to understand how public and private resources are spatially distributed. The Task Force defines opportunities as pathways to better lives, including health, education, and employment. Overall, opportunity maps are intended to display which areas, according to research, offer low-income children and adults the best chance at economic advancement, high educational attainment, and good physical and mental health. These opportunity maps are made from composite scores of three different domains made up of a set of indicators related to economic, environmental, and educational opportunities and poverty and racial segregation. Based on these domain scores, tracts are categorized as Highest Resource, High Resource, Moderate Resource, Moderate Resource (Rapidly Changing), Low Resource, or areas of High Segregation and Poverty. Table 6-6 shows the full list of indicators.

**TABLE 6-5: DOMAINS AND LIST OF INDICATORS FOR OPPORTUNITY MAPS**

Domain	Indicator
Economic	<ul style="list-style-type: none"> <li>• Poverty</li> <li>• Adult education</li> <li>• Employment</li> <li>• Job proximity</li> <li>• Median home value</li> </ul>
Environmental	<ul style="list-style-type: none"> <li>• CalEnviroScreen 3.0 pollution Indicators and values</li> </ul>
Education	<ul style="list-style-type: none"> <li>• Math proficiency</li> <li>• Reading proficiency</li> <li>• High school graduation rates</li> <li>• Student poverty rates</li> </ul>
Poverty and Racial Segregation	<ul style="list-style-type: none"> <li>• Poverty: Tracts with at least 30% of population under federal poverty line</li> <li>• Racial Segregation: Tracts with location quotient higher than 1.25 for Blacks, Hispanics, Asians, or all people of color in comparison to the County</li> </ul>

Source: California Fair Housing Task Force, Methodology for TCAC/HCD Opportunity Maps, December 2020

Opportunity map scores for Stanton census tracts are presented in Figure 6-15 along with the City’s sites inventory. Although there are areas on the western side of the City characterized as Moderate Resource (four tracts), the large majority of Stanton is characterized as Low Resource (eight tracts). The small portion of Tract 881.05 located in the City is also considered Moderate Resource. Opportunity area categorization and domain scores for Stanton census tracts are shown in Table 6-7. There are no tracts in the City that are classified as areas of High Segregation and Poverty; however, there are also no tracts in the City categorized as High Resource.

**TABLE 6-6: TCAC OPPORTUNITY MAP SCORES BY TRACT**

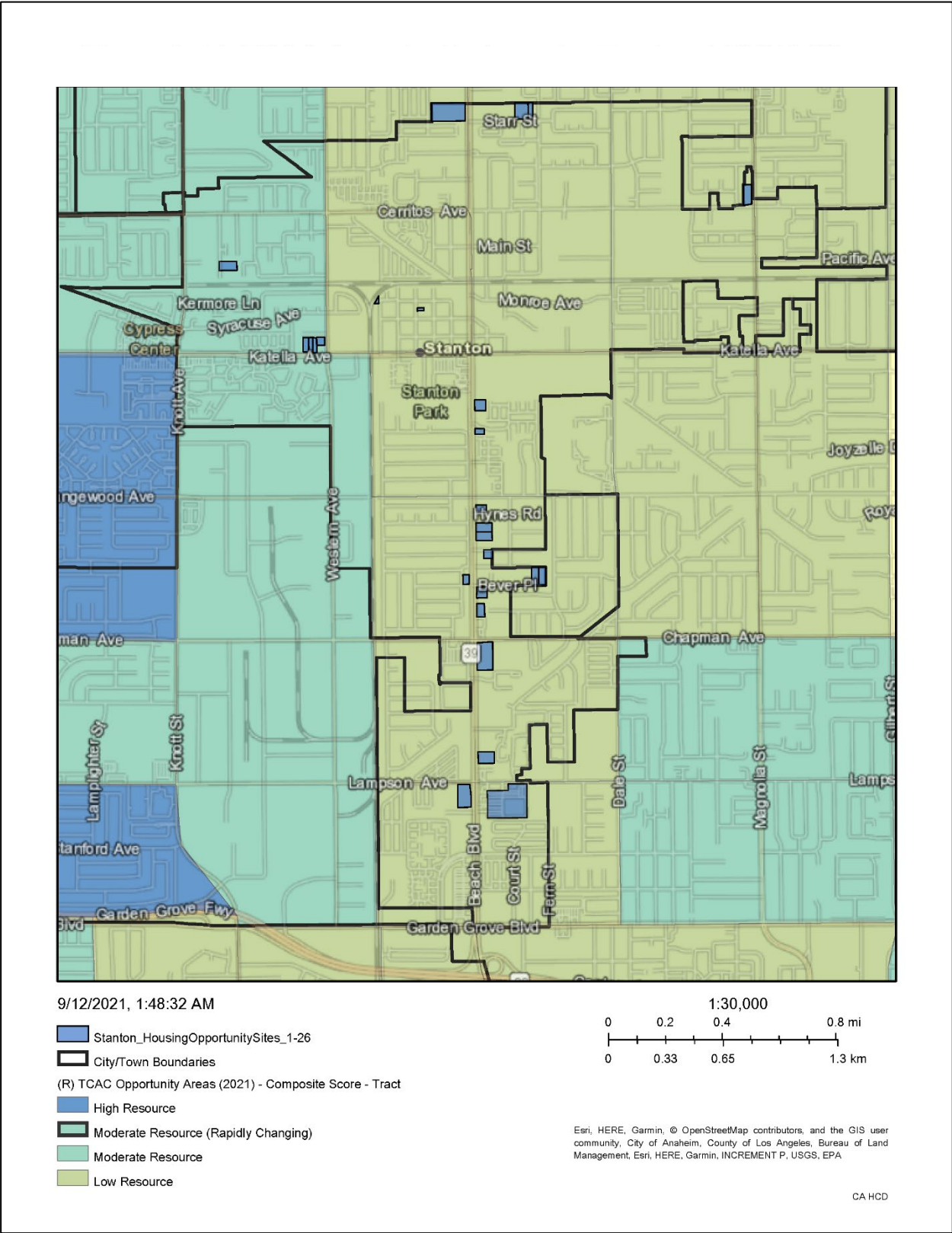
Census Tract <sup>1</sup>	Economic Score	Education Score	Environmental Score	Composite Index Score	Opportunity Category
878.01	0.29	0.29	0.62	-0.46	Moderate Resource
878.02	0.16	0.19	0.68	-0.42	Low Resource
878.03	0.07	0.24	0.51	-0.49	Low Resource
878.05	0.09	0.15	0.49	-0.55	Low Resource
878.06	0.06	0.12	0.67	-0.59	Low Resource
879.01	0.22	0.15	0.45	-0.46	Low Resource
879.02	0.13	0.17	0.46	-0.51	Low Resource
881.01	0.25	0.47	0.12	-0.25	Moderate Resource
881.04	0.24	0.16	0.54	-0.42	Low Resource
881.05	0.35	0.40	0.73	-0.06	Moderate Resource
881.06	0.16	0.26	0.43	-0.42	Low Resource
1101.13	0.79	0.44	0.32	0.06	Moderate Resource
1102.03	0.42	0.44	0.83	0.07	Moderate Resource (Rapidly Changing)

Source: HCD, AFFH Data Viewer, August 2021

Nearly all units used to meet Stanton's 2021-2029 RHNA are in low resource tracts (95.0% of units). Of the 293 lower income RHNA units, 24.9% are in moderate resource tracts and 75.1% are in low resource tracts.

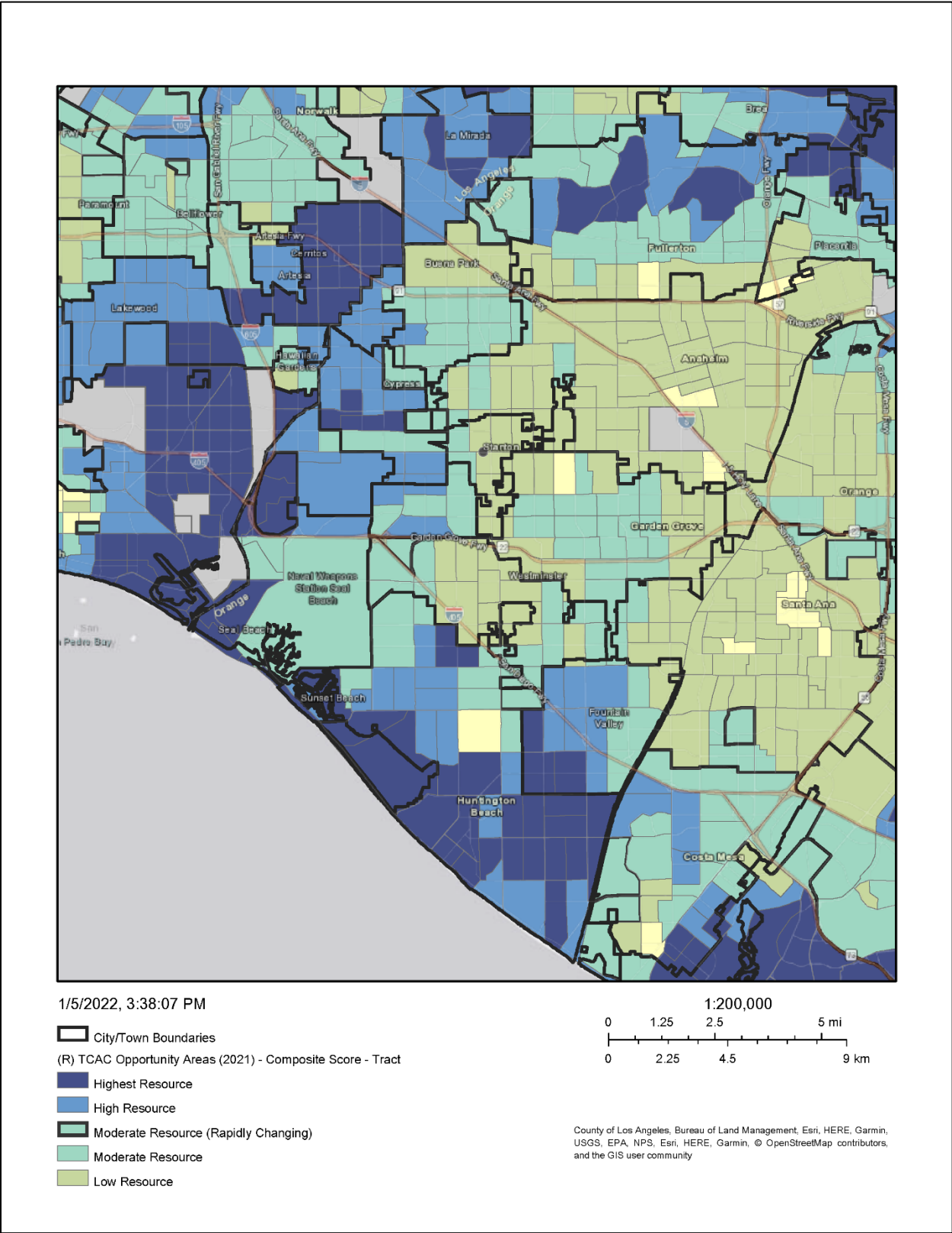
From a regional perspective (see Figure 6-16), high and highest resource areas are most concentrated in coastal communities from Seal Beach to Newport Beach, and in areas west of Stanton including Cypress, Los Alamitos, and east Long Beach. Communities in north central Orange County such as Anaheim, Garden Grove, Westminster, and Santa Ana have similar patterns of opportunity areas to Stanton.

FIGURE 6-16: TCAC OPPORTUNITY AREAS BY TRACT AND RHNA SITES



Source: HCD, AFFH Data Viewer, August 2021

FIGURE 6-18: TCAC OPPORTUNITY AREAS BY TRACT - REGIONAL



Source: HCD, AFFH Data Viewer, August 2021

### *Economic*

As described above, the Fair Housing Task Force calculates economic scores based on poverty, adult education, employment, job proximity, and median home values. According to the 2021 Task Force map presented in Figure 6-17, most tracts in the City have a low economic score with the exception being an area on the far west side. The low resource areas have concentrations of racial/ethnic minorities and LMI households (see Figure 6-6 and Figure 6-11). The tract located along the western border received the highest economic score (0.79). The rest of Stanton received an economic score between 0.07 and 0.29, which is reflective of lower household incomes, poor proximity to employment, low home values relative to the region, etc.

Figure 6-18 shows economic scores for the region. Consistent with the composite TCAC Opportunity Areas (Figure 6-16), tracts with the highest economic scores are more concentrated in the coastal communities from Seal Beach to Newport Beach, and in areas west of Stanton including Cypress, Los Alamitos, and east Long Beach. Tracts with economic scores in the lowest quartile are concentrated in north central Orange County including Stanton, Anaheim, Garden Grove, Westminster, and Santa Ana.

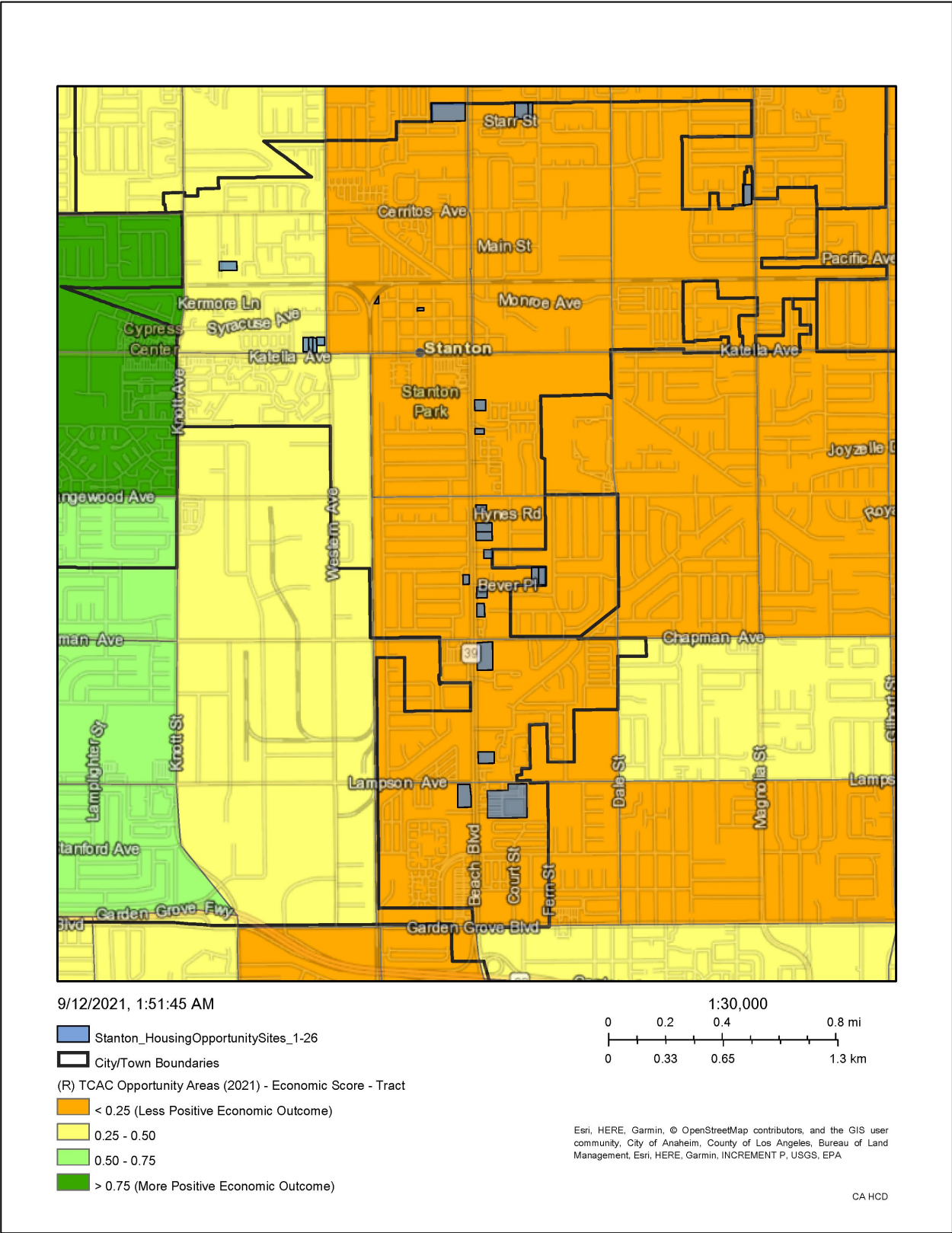
### *Education*

The Fair Housing Task Force determines education scores based on math and reading proficiency, high school graduation rates, and student poverty rates. Large areas of the City have low education scores as shown in Figure 6-19. As with the economic scores, areas on the west side of the City tend to have higher education scores. The areas with lower education scores also tend to receive lower economic scores and are largely categorized as low resource (see Figure 6-17 and Figure 6-15).

Figure 6-18 shows education scores for the region, which are also consistent with the composite TCAC Opportunity Areas in Figure 6-16. Tracts with the highest education scores are in the coastal communities and in areas west of Stanton while tracts with lower education scores are concentrated in north central Orange County including Stanton, Anaheim, Garden Grove, Westminster, and Santa Ana.



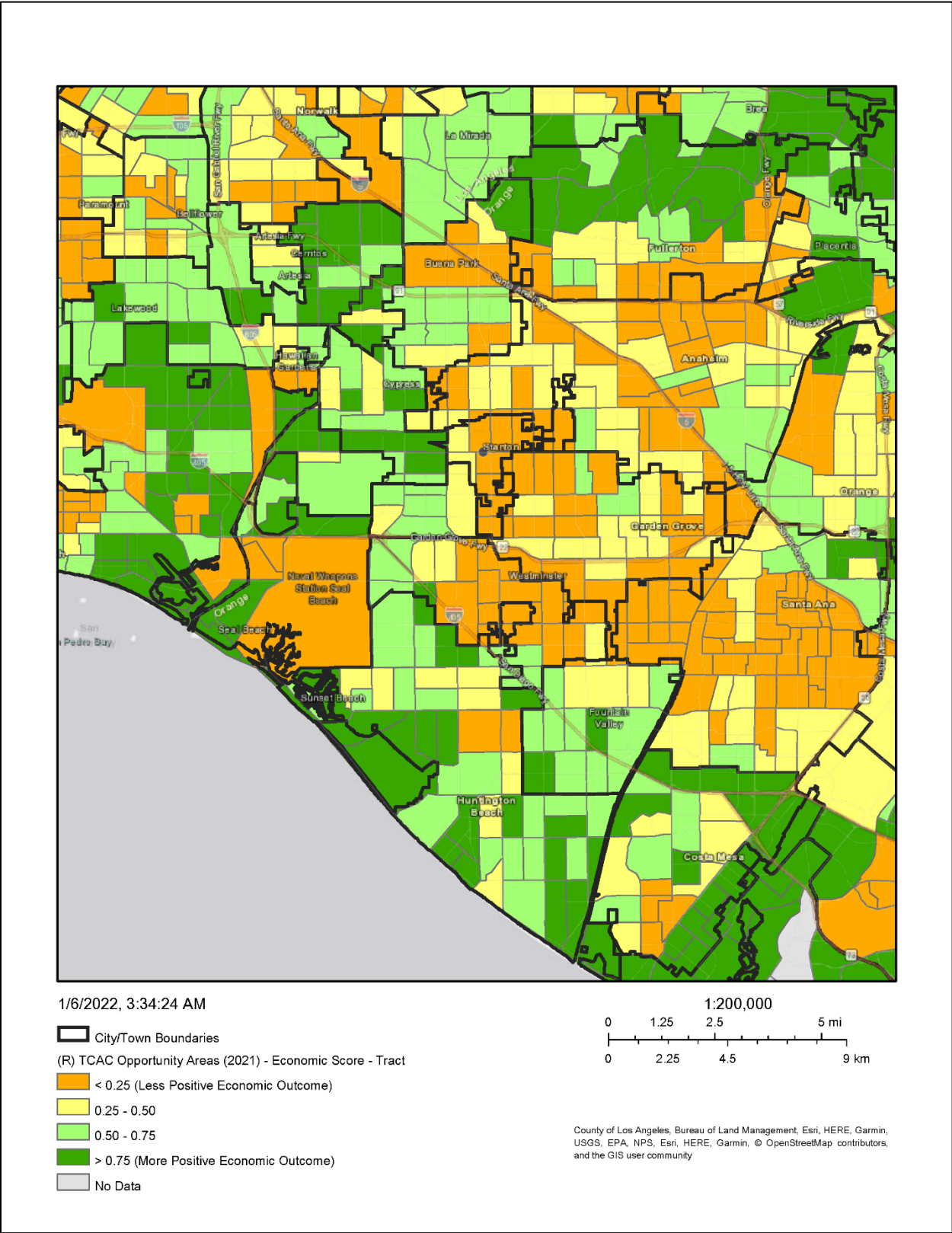
FIGURE 6-21: TCAC ECONOMIC SCORE



Source: HCD, AFFH Data Viewer, August 2021

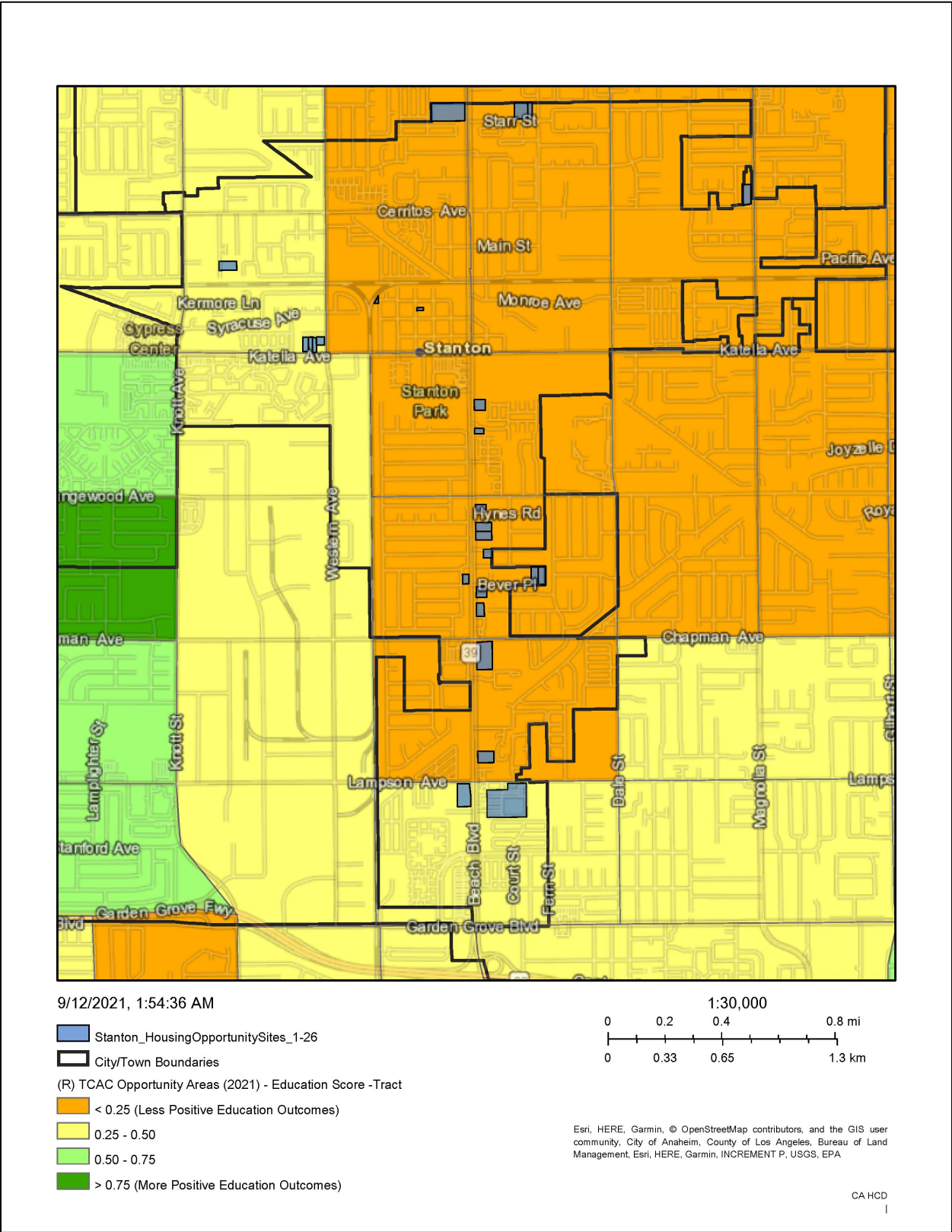


FIGURE 6-23: TCAC ECONOMIC SCORE - REGIONAL



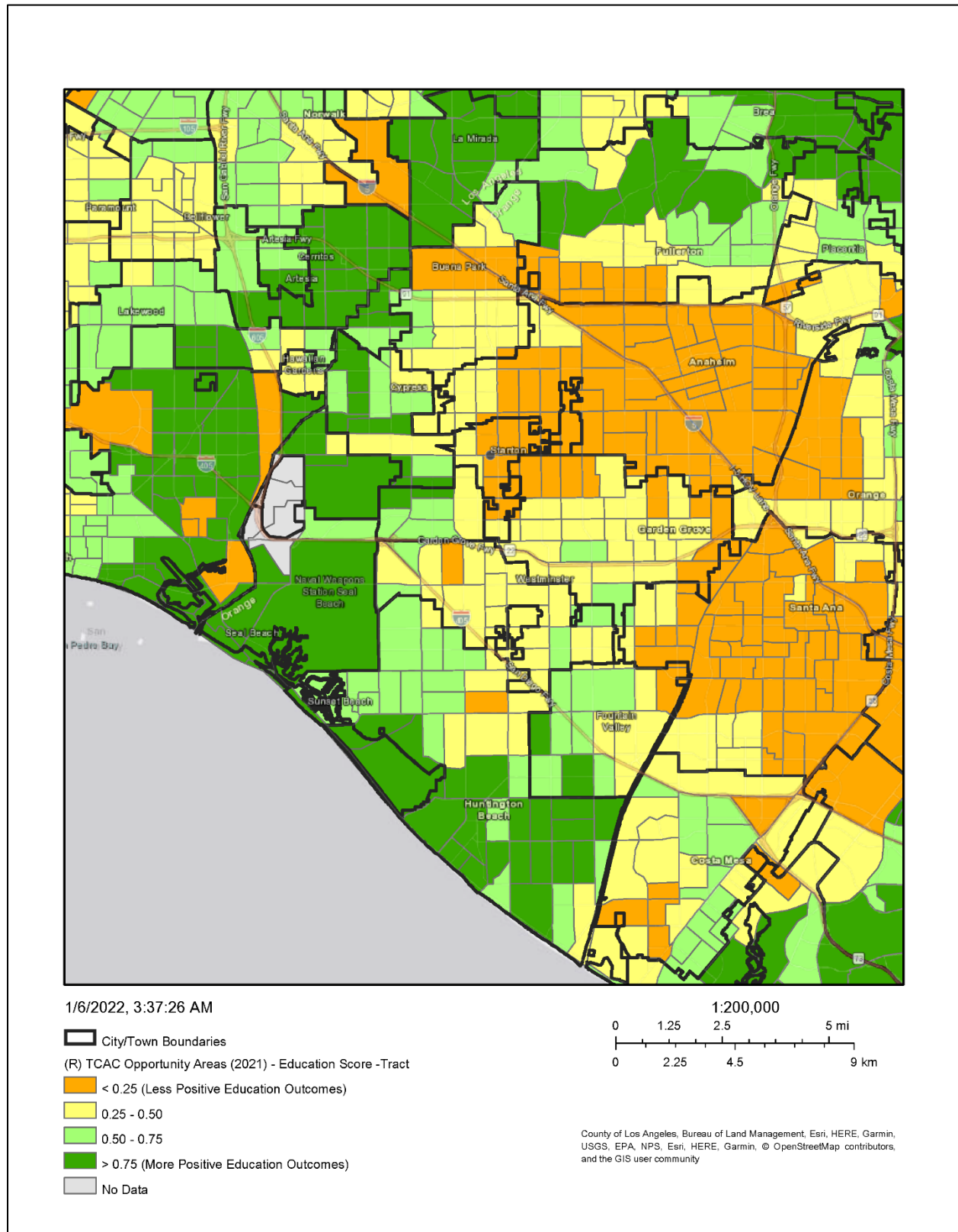
Source: HCD, AFFH Data Viewer, August 2021

FIGURE 6-26: TCAC EDUCATION SCORE



Source: HCD, AFFH Data Viewer, August 2021

FIGURE 6-20: TCAC EDUCATION SCORE - REGIONAL



Source: HCD, AFFH Data Viewer, August 2021

### *Environmental*

Environmental health scores are determined by the Fair Housing Task Force based on CalEnviroScreen 3.0 pollution indicators and values. The California Office of Environmental Health Hazard Assessment (OEHHA) compiles these scores to help identify California communities disproportionately burdened by multiple sources of pollution. In addition to environmental factors (pollutant exposure, groundwater threats, toxic sites, and hazardous materials exposure) and sensitive receptors (seniors, children, persons with asthma, and low birth weight infants), CalEnviroScreen also takes into consideration socioeconomic factors. These factors include educational attainment, linguistic isolation, poverty, and unemployment. Figure 6-21 shows that an area in the southwest of the City has the lowest environmental score. Areas in the north part of the City and one in the south central part received higher environmental scores of 0.50 and above.

Regionally (see Figure 6-22), environmental scores are less positive in census tracts that align with major transportation corridors such as freeways, are near heavy industry such as oil refineries or major infrastructure such as the Port of Long Beach or LAX, or near military installations. Environmental scores generally improve toward the coastal communities and worsen to the east of Stanton (e.g., Fullerton, Anaheim, Orange).

The February 2021 update to the CalEnviroScreen (CalEnviroScreen 4.0) and the City's sites inventory are shown in Figure 6-23. A census tract's overall CalEnviroScreen percentile equals the percentage of all ordered CalEnviroScreen scores that fall below the score for that area. The areas with the highest (worst) scores are in the north central areas of the City. Scores generally improve in the south part of the City, but most tracts in the City scored in the 60th percentile or above relative to other census tracts. The distribution of RHNA units by CalEnviroScreen 4.0 score is presented in Table 6-8. Only 7.8% of all RHNA units are in tracts that fall within the highest (worst) percentile score, including 10.2% of lower income units, 7.0% of moderate-income units, and 7.1% of above moderate-income units.

**TABLE 6-7: RHNA UNITS BY CALENVIROSCREEN SCORE**

CalEnviroScreen Percentile Score (Tract)	Lower Income RHNA Units	Moderate Income RHNA Units	Above Moderate Income RHNA Units	All RHNA Units
51-60%	-	48 (18.8%)	146 (18.8%)	194 (14.6%)
61-70%	-	142 (55.5%)	428 (55.2%)	570 (43.0%)
71-80%	263 (89.8%)	48 (18.8%)	147 (18.9%)	458 (34.6%)
81-90%	-	-	-	-
91-100%	30 (10.2%)	18 (7.0%)	55 (7.1%)	103 (7.8%)
<b>TOTAL</b>	<b>293</b>	<b>256</b>	<b>776</b>	<b>1,325</b>

### *Transportation*

HUD's Jobs Proximity Index can be used to show transportation need geographically. Block groups with lower jobs proximity indices are located further from employment opportunities and have a higher need for transportation to access employment. Stanton residents generally have poorer access to employment opportunities. As shown in Figure 6-24, access to employment opportunities improves from east to west. Employment opportunities are less accessible to residents in the northeastern areas of Stanton due in part to the lack of availability, type, frequency, and reliability of public transportation. One block group at the far northeast received a jobs proximity score of 3, the lowest in the City.

As shown in Figure 6-25, block groups toward Irvine, along major transportation corridors such as the 55 and 57 Freeways, and closer to the region's major employment centers have the highest jobs proximity index scores indicating employment opportunities are most accessible in these areas. Certain north central Orange County communities such as Stanton, west Anaheim, Garden Grove, and Westminster have lower jobs proximity index scores.

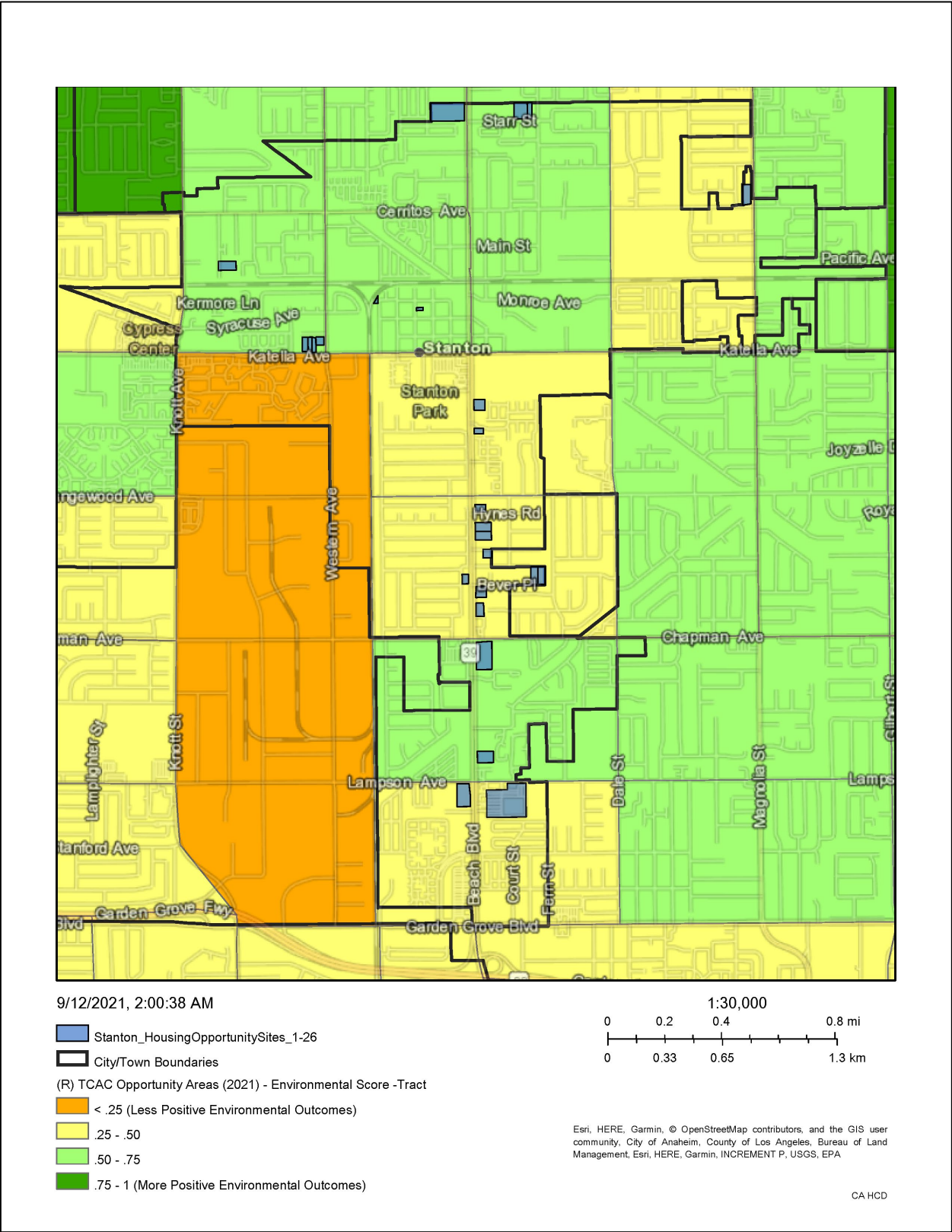
Availability of efficient, affordable transportation can be used to measure fair housing and access to opportunities. SCAG developed a mapping tool for High Quality Transit Areas (HQTAs) as part of the Connect SoCal 2020-2045 Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS). SCAG defines HQTAs as areas within one-half mile from a major transit stop and a high-quality transit corridor. Figure 6-26 shows that Stanton benefits from Beach Boulevard, Katella Avenue, and Chapman Avenue being HQTAs.

### *Summary of Fair Housing Issues*

Overall, it appears that there are lower levels of access to opportunities in Stanton with areas on the west side of the City having slightly better economic, education, and job proximity scores than areas on the east side. Relative to the region, Stanton has similar access to opportunities to its neighboring cities on the east. There is somewhat of a correlation between the concentration of LMI households and Low Resource census tracts; however, much of the City is considered Low Resource. Access to opportunity does not appear correlated to the location of any other special needs groups like persons with disabilities, female-headed households, or seniors.



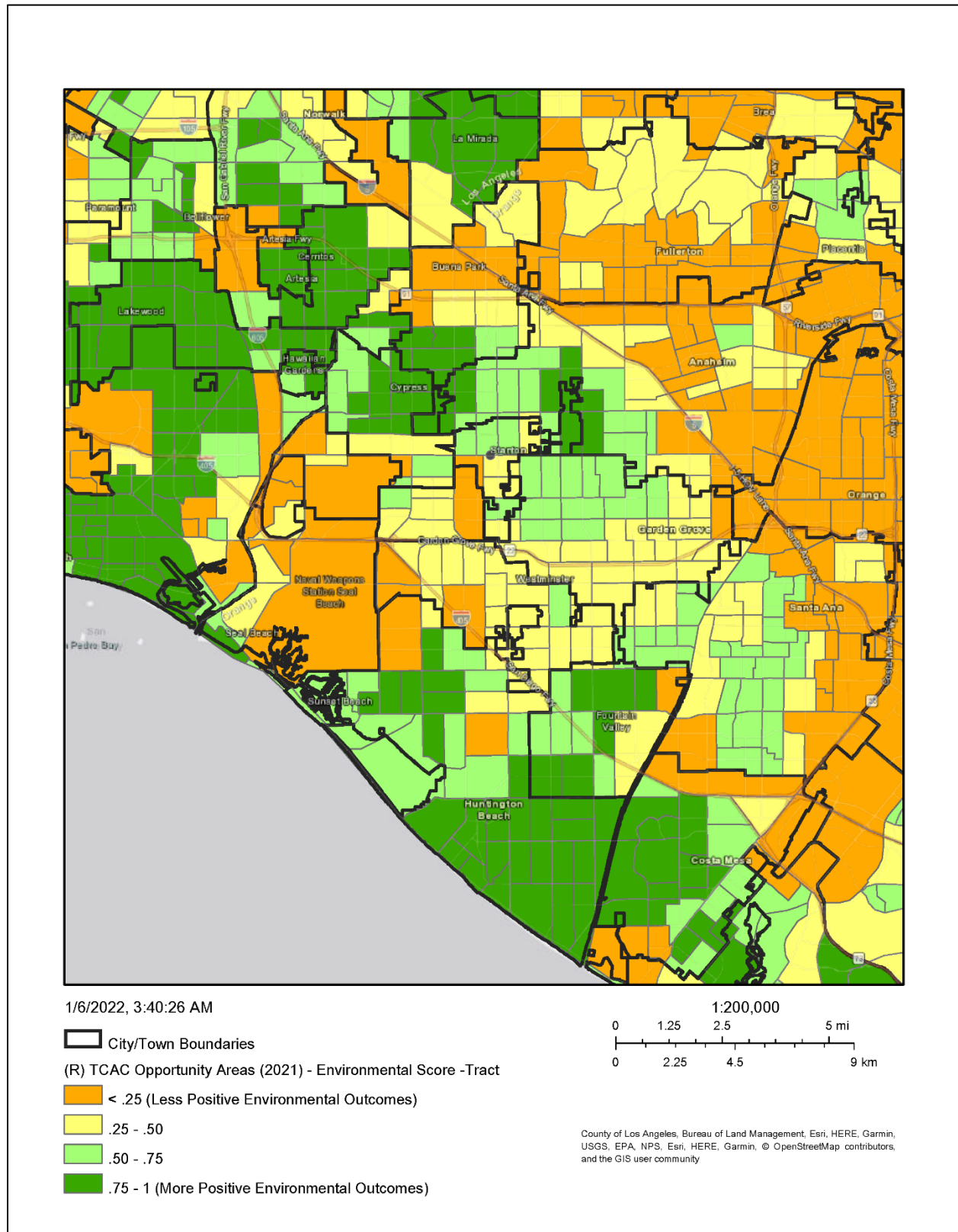
FIGURE 6-21: TCAC ENVIRONMENTAL SCORE



Source: HCD, AFFH Data Viewer, August 2021

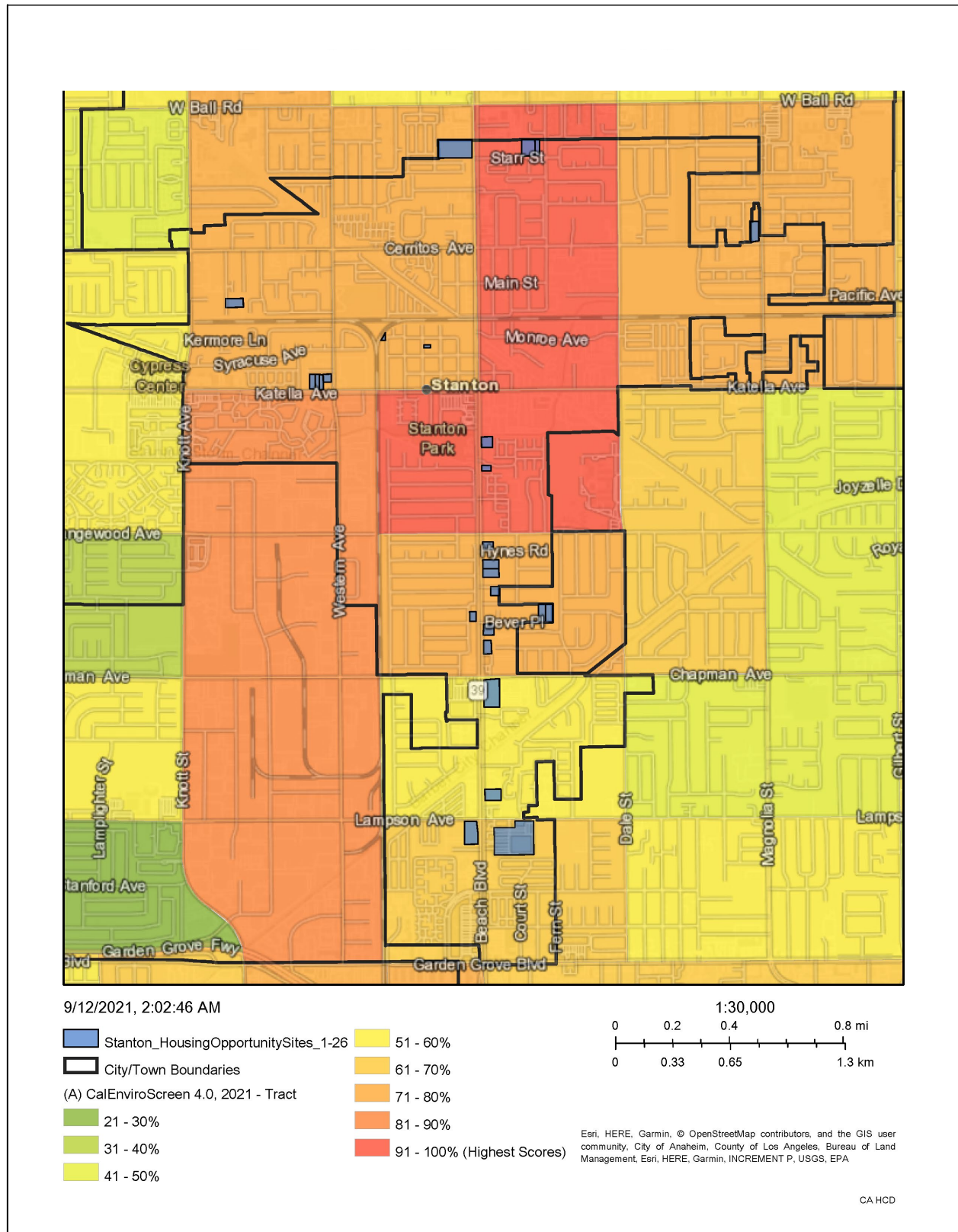


FIGURE 6-22: TCAC ENVIRONMENTAL SCORE - REGIONAL



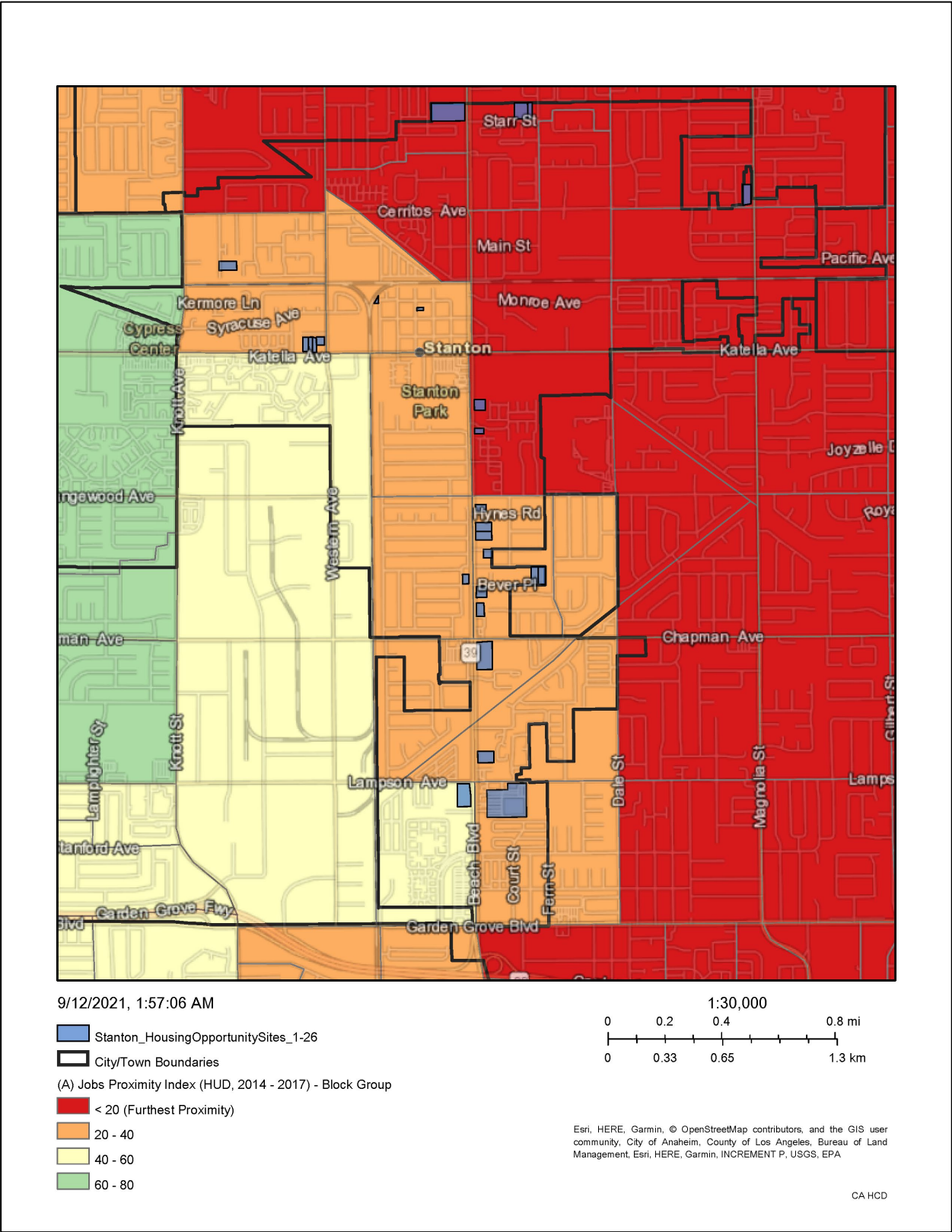
Source: HCD, AFFH Data Viewer, August 2021

FIGURE 6-23: CALENVIROSCREEN 4.0 SCORE



Source: HCD, AFFH Data Viewer, August 2021

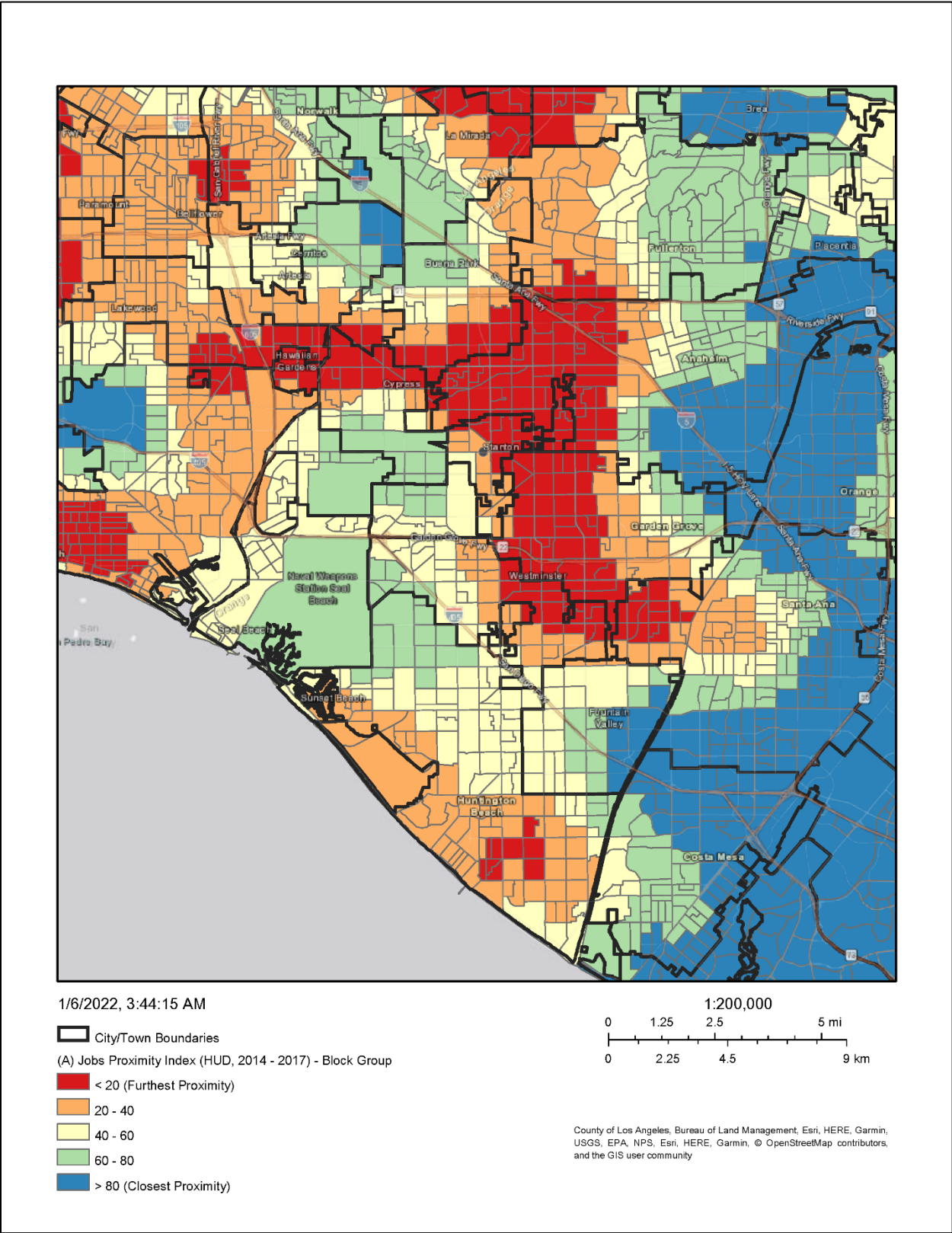
FIGURE 6-24: JOBS PROXIMITY INDEX



Source: HCD, AFFH Data Viewer, August 2021

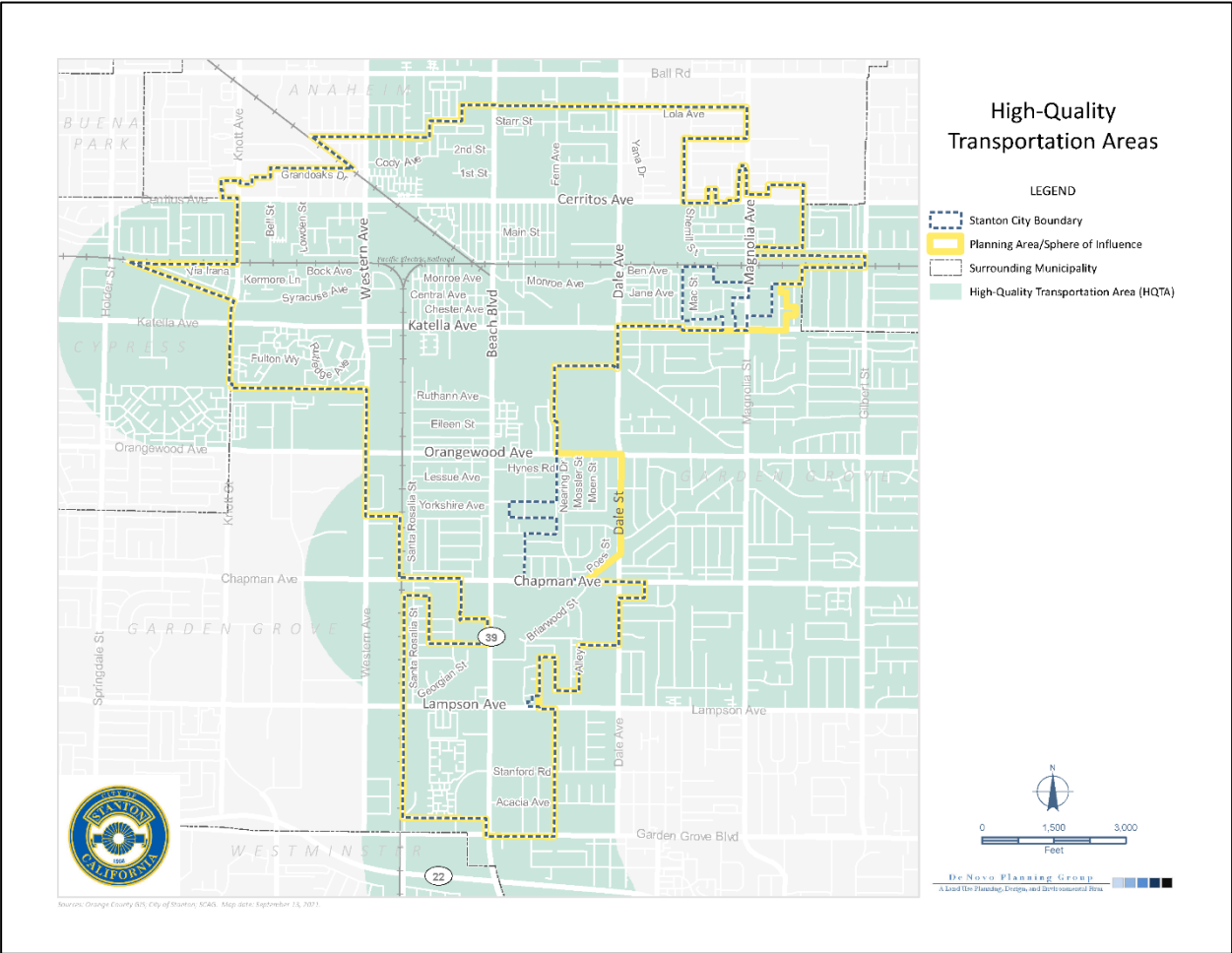


FIGURE 6-25: JOBS PROXIMITY INDEX - REGIONAL



Source: HCD, AFFH Data Viewer, August 2021

FIGURE 6-26: HIGH QUALITY TRANSIT AREAS (HQTA)



Source: SCAG HQTA Database, August 2021

## DISPROPORTIONATE HOUSING NEEDS

HUD defines four housing problems, which are: housing costs greater than 30% (cost burden); more than one person per room (overcrowding); and incomplete kitchen facilities or incomplete plumbing facilities (combined as substandard housing). Housing problems for Stanton were calculated using HUD's 2020 Comprehensive Housing Affordability Strategy (CHAS) data based on the 2013-2017 ACS.

In Stanton, 41.5% of owner-occupied households and 70.0% of renter-occupied households have one or more housing problems. The City has a larger proportion of households with a housing problem compared to the County, where 34.3% of owner-occupied households and 60.2% of renter-occupied households experience a housing problem.

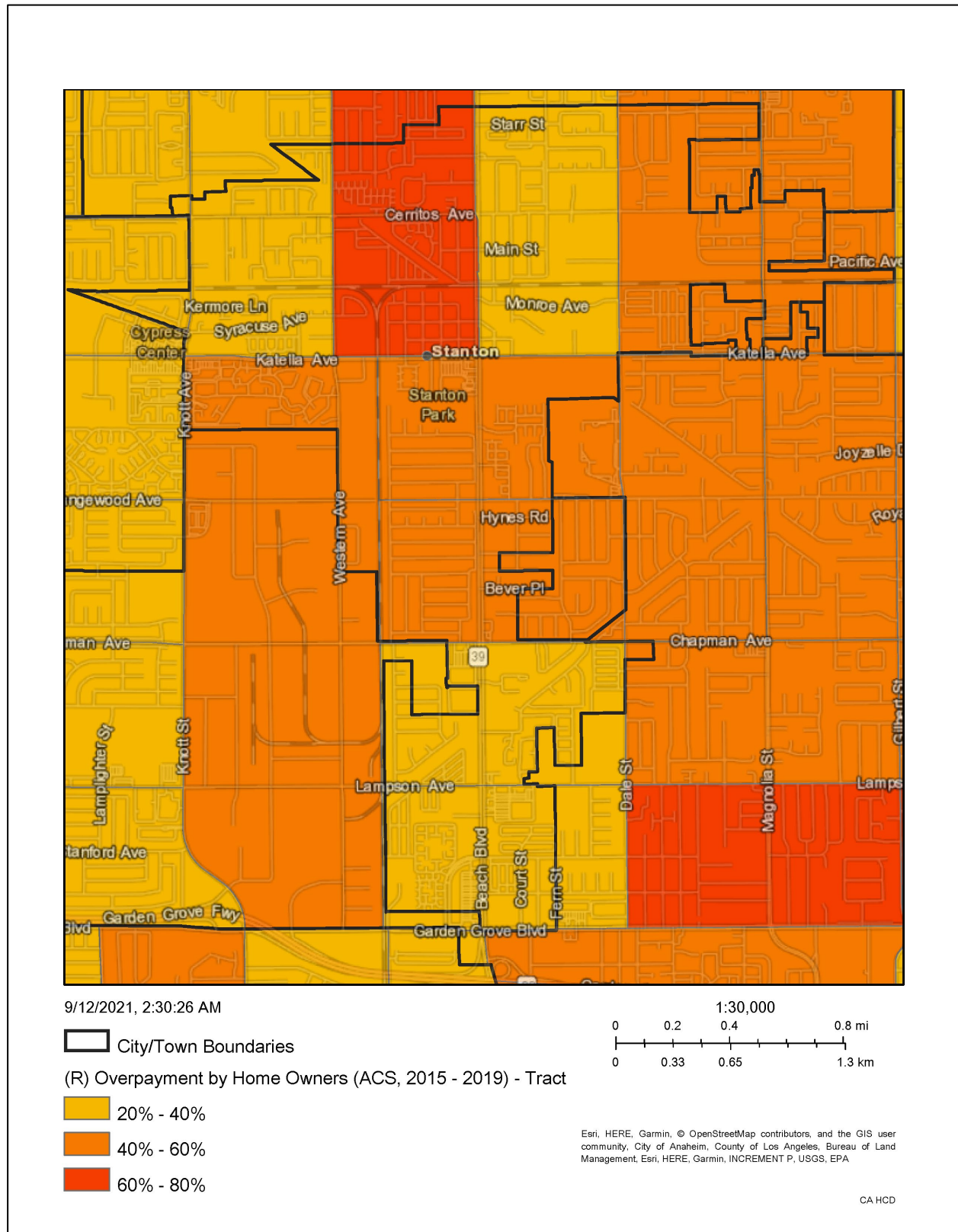
### *Cost Burden*

As discussed in the Housing Needs Assessment, overpayment is an issue for Stanton residents, particularly for lower income households. HUD's 2020 CHAS data identifies that 35.0% of homeowners spend more than 30% of their income on housing (this is higher than the 31.4% countywide). For renters, 60.9% overpay for housing (52.9% countywide). Overpayment is most pronounced amongst lower income renter households, with 84.2% in the extremely low-income group and 84.5% in the very low-income group overpaying for housing. As a household's income increases, the level of overpayment declines. The impact of housing overpayment on Stanton's lower income households is significant, with the community's special needs populations – seniors, persons with disabilities, and female-headed households with children – most vulnerable to losing their housing due to an inability to pay. Figure 6-27 and Figure 6-29 show overpayment levels throughout Stanton by tenure. The census tracts with the highest percentages of cost-burdened households are Tract 878.02 (63.1% of owners) located north of Katella Avenue and west of Beach Boulevard, and Tract 879.02 (74.7% of renters) located between Orangewood Avenue and Chapman Avenue.

From a regional perspective (see Figure 6-28 and Figure 6-30), cost burden is prevalent throughout Orange County with 40.5% of Orange County households overpaying for housing, including 31.4% of owner-occupied households and 52.9% of renter-occupied households. This is largely a reflection of the high cost of housing throughout southern California. The incidence of cost burden is distributed across Orange County for both owners and renters without a clearly discernable pattern, although for renters there is somewhat of a concentration of overpaying households in the north central area around Stanton.

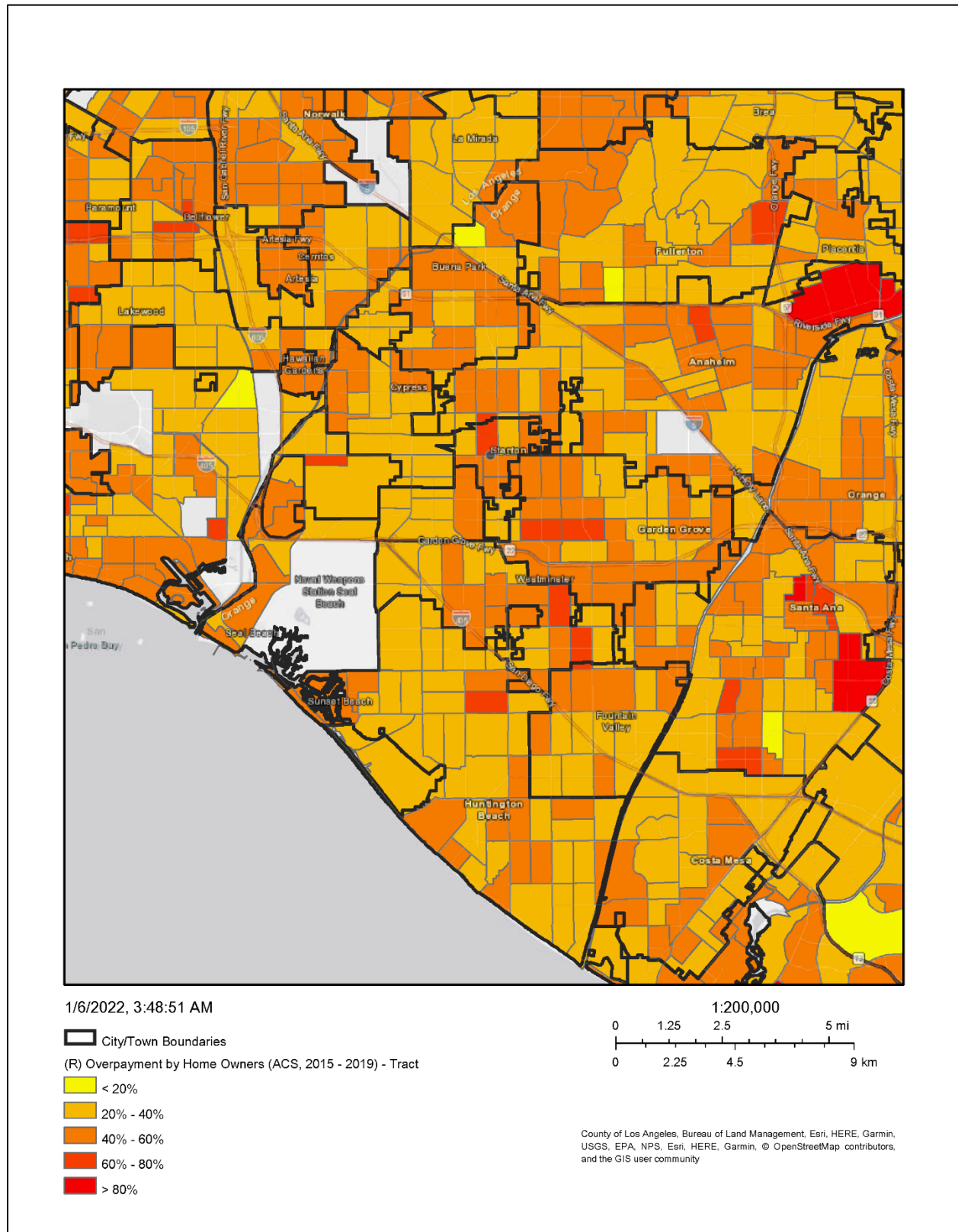


FIGURE 6-30: COST-BURDENED OWNER HOUSEHOLDS



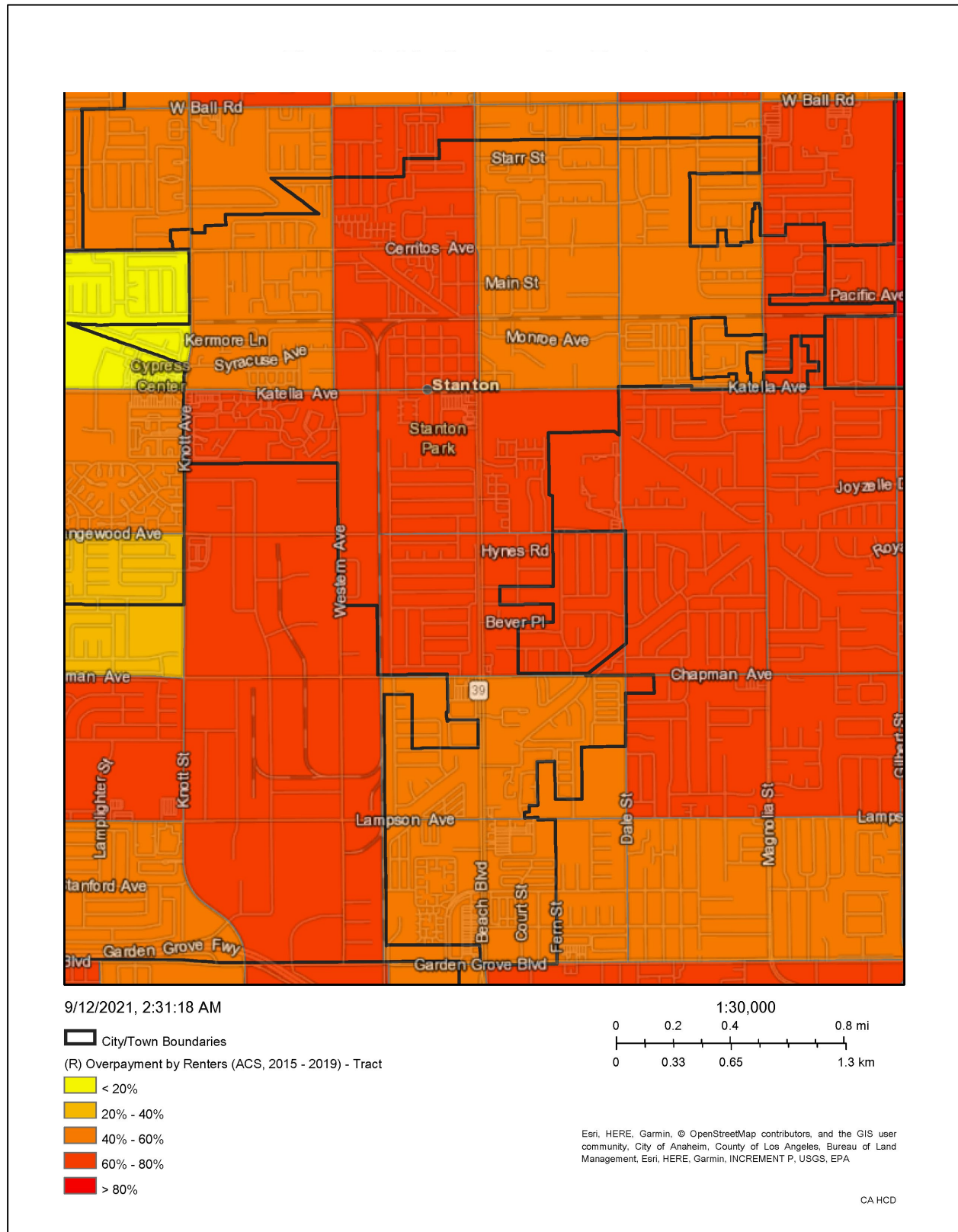
Source: HCD, AFFH Data Viewer, August 2021

FIGURE 6-338: COST-BURDENED OWNER HOUSEHOLDS - REGIONAL



Source: HCD, AFFH Data Viewer, August 2021

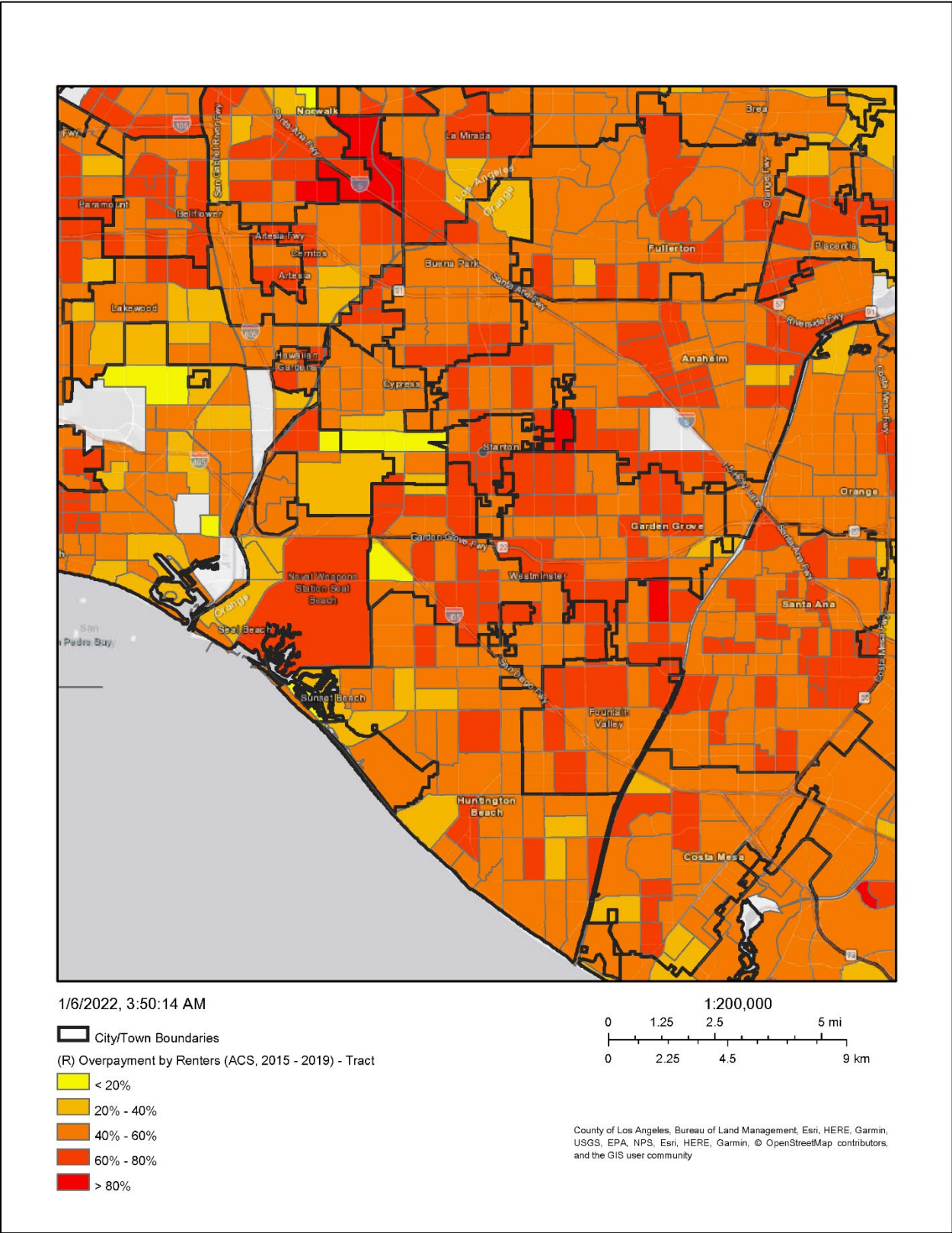
FIGURE 6-359: COST-BURDENED RENTER HOUSEHOLDS



Source: HCD, AFFH Data Viewer, August 2021



FIGURE 6-30: COST-BURDENED RENTER HOUSEHOLDS - REGIONAL



Source: HCD, AFFH Data Viewer, August 2021

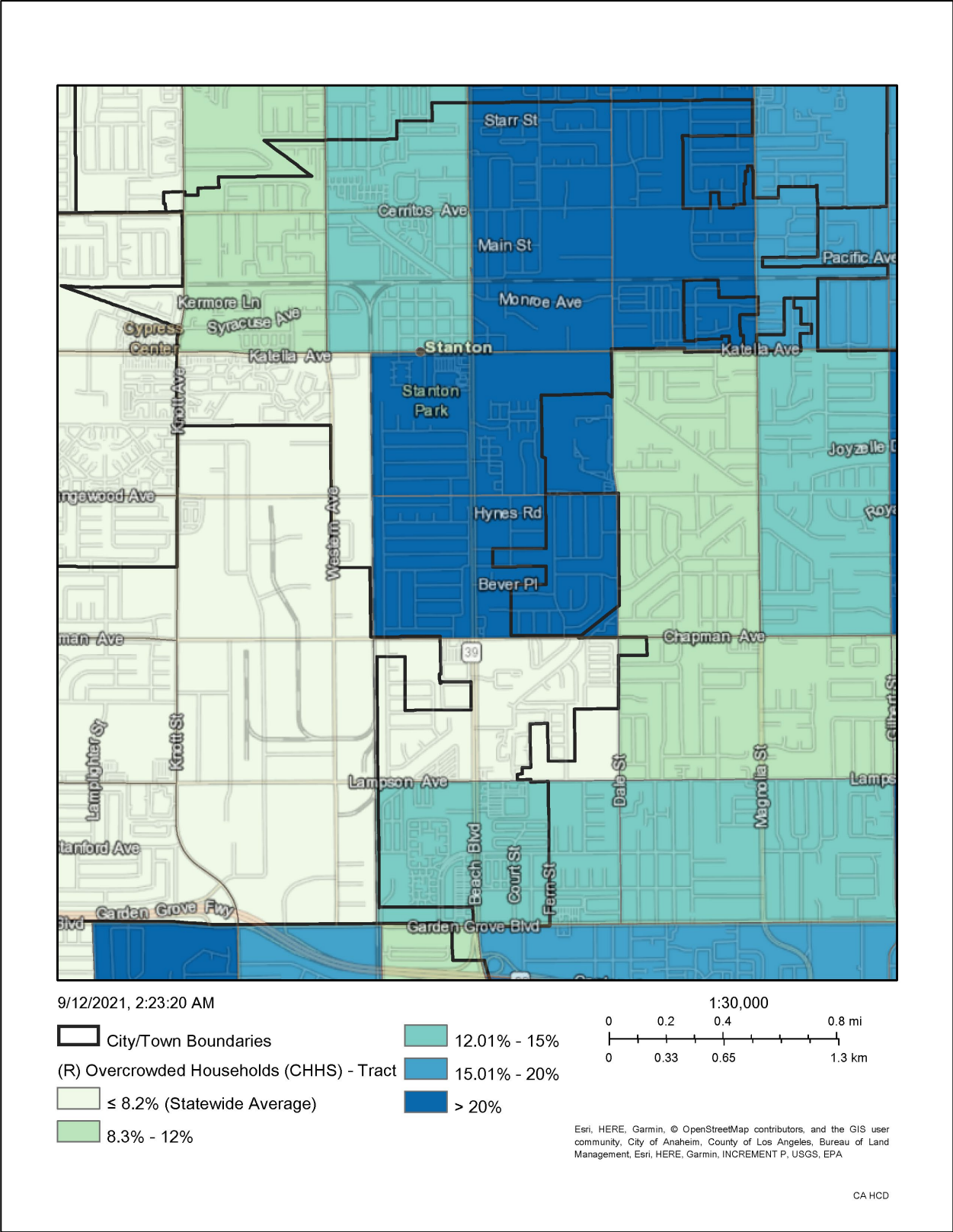
### *Overcrowding*

A household is considered overcrowded if there is more than one person per room and severely overcrowded if there is more than 1.5 persons per room. Table 3-18 of the Housing Needs Assessment identified that approximately 9.5% of owner-occupied households and 23.3% of renter-occupied households in Stanton are overcrowded. Countywide, only 3.8% of owner-occupied households are overcrowded and 15.3% of renter-occupied households are overcrowded.

Figure 6-31 shows the prevalence of overcrowded households in Stanton by census tract. There is a concentration of overcrowded households in the central and northeast areas of the City, where more than 20% of households in those tracts are overcrowded. Less than 8.2% of households (statewide average) in tracts along the western city boundary and in an area on the south side of the City are overcrowded. The tracts with larger proportions of overcrowded households are also categorized as low resource areas and have concentrations of racial/ethnic minorities and LMI households (see Figure 6-6 and Figure 6-11). Cost-burdened renters are also more prominent in this area (see Figure 6-28).

Within the region, overcrowding is concentrated in the north central area of Orange County in cities that include Santa Ana, Westminster, Garden Grove, Anaheim, and Stanton where there are also higher concentrations of racial/ethnic minorities and LMI households. Conversely, the coastal communities and south Orange County have percentages of overcrowded households below the statewide average.

FIGURE 6-31: OVERCROWDED HOUSEHOLDS



Source: HCD, AFFH Data Viewer, August 2021

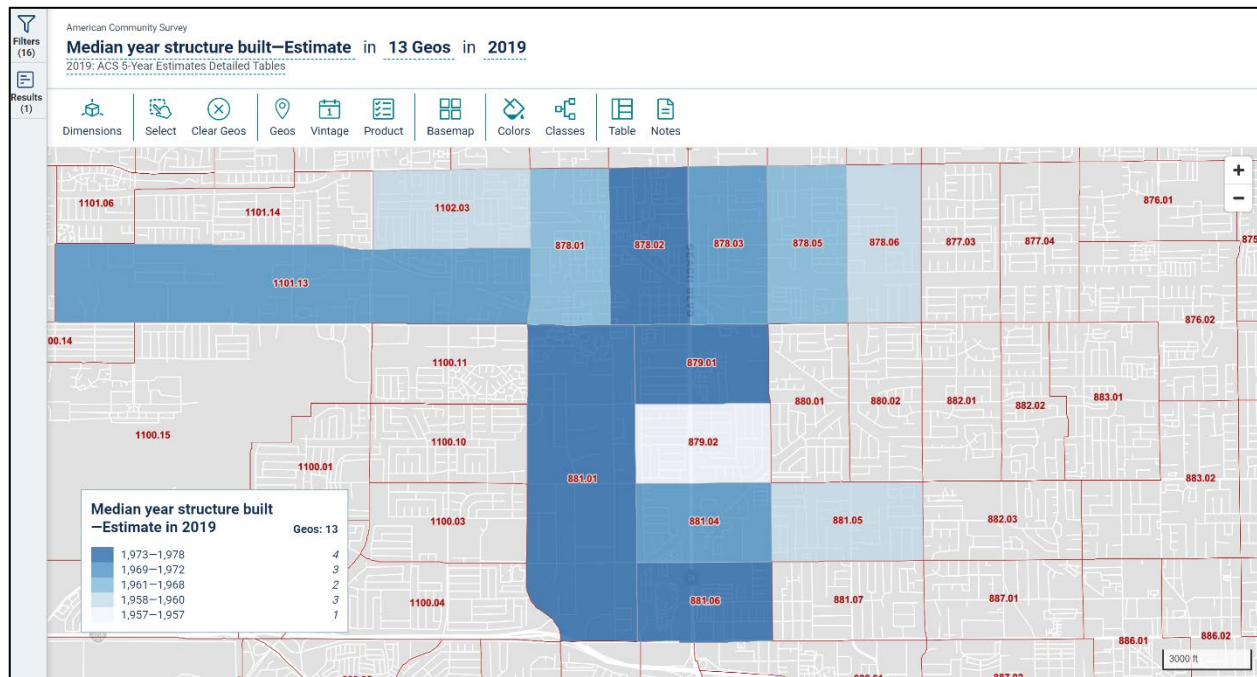


### Substandard Housing

Incomplete plumbing or kitchen facilities can be used to measure substandard housing conditions. In Stanton, no households lack complete plumbing, but 2.3% of households lack complete kitchen facilities. Substandard housing conditions are comparable in Stanton to Orange County, where 0.3% of households lack complete plumbing and 1.5% of households lack complete kitchen facilities.

Housing age can also be used as an indicator for substandard housing and rehabilitation needs. In general, residential structures over 30 years of age require minor repairs and modernization improvements, while units over 50 years of age are likely to require major rehabilitation such as roofing, plumbing, and electrical system repairs. According to the 2014-2018 ACS, approximately 86.2% of the housing stock in Stanton was built prior to 1990 and may be susceptible to deterioration, including 48.8% built before 1970 which may require major repairs. In comparison, 76.2% of housing units countywide were built prior to 1990. Figure 6-32 shows the median year built for housing units by census tract. Tract 879.02 in the center of the City has older housing units while tracts immediately to the north and south consist of newer housing.

**FIGURE 6-32: MEDIAN YEAR HOUSING UNITS BUILT**



Source: US Census, 2014-2018 ACS

### Displacement Risk

HCD defines sensitive communities as “communities [that] currently have populations vulnerable to displacement in the event of increased development or drastic shifts in housing cost.” The following characteristics define a sensitive community:

- The share of very low-income residents is above 20%; and
- The tract meets two of the following criteria:
  - Share of renters is above 40%,

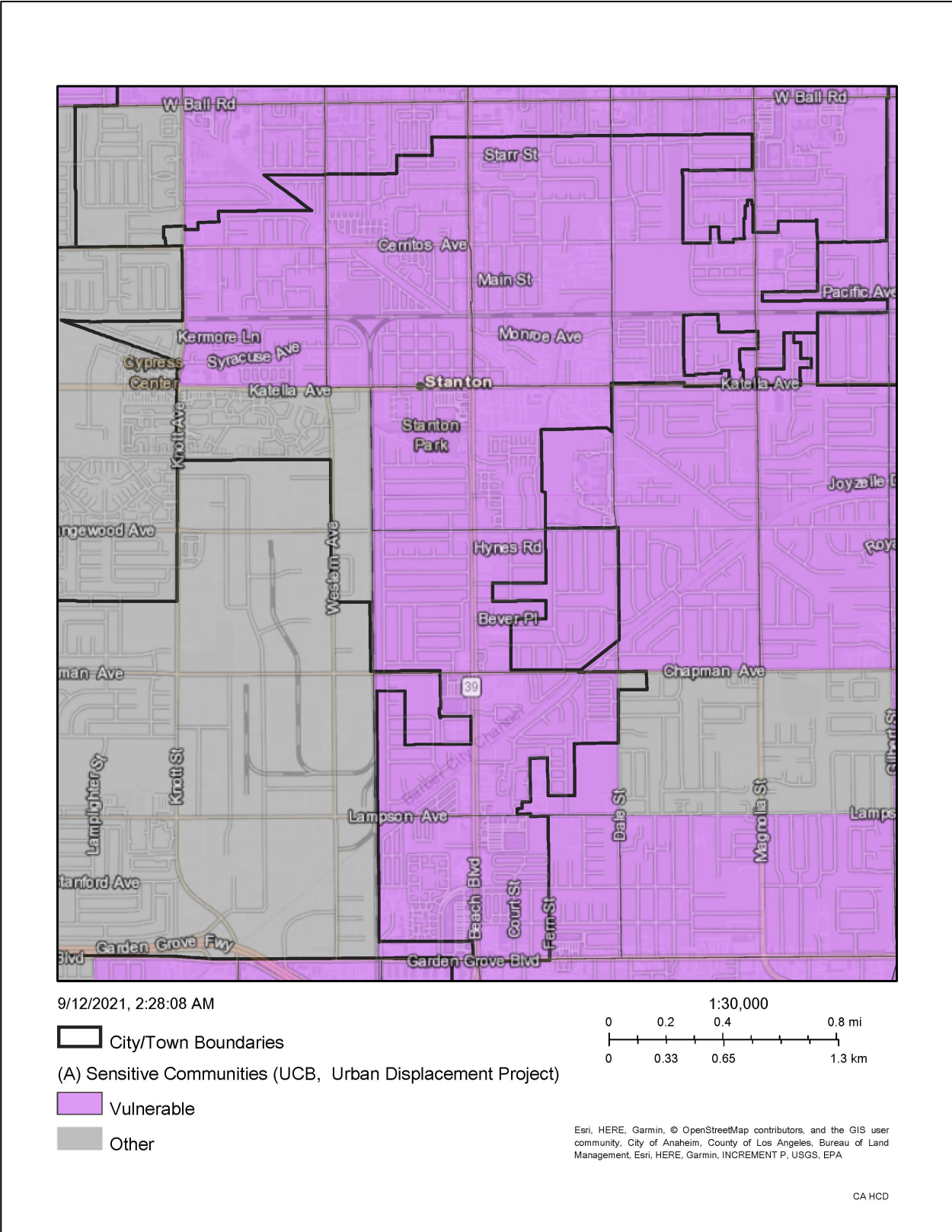
- Share of people of color is above 50%.
- Share of very low-income households (50% AMI or below) that are severely cost-burdened households is above the County median.
- The area or areas in close proximity have been experiencing displacement pressures (percent change in rent above County median for rent increases), or
- Difference between tract median rent and median rent for surrounding tracts is above the median for all tracts in the County (rent gap).

As shown in Figure 6-33, the large majority of tracts in Stanton are considered sensitive communities where the population is vulnerable to displacement in the event of increased redevelopment or shifts in housing cost. Four tracts at the periphery of the City, which also contain areas largely outside of Stanton, are not considered vulnerable communities. With the exception of Tract 878.01 in the northwest section of the City, all vulnerable tracts are also categorized as low resource areas (see Figure 6-15). As discussed previously, nearly all block groups in Stanton have racial/ethnic minority concentrations exceeding 61% (see Figure 6-6). Many of the sensitive communities also have larger shares of LMI households, cost-burdened owners and renters, overcrowded households, and children in female-headed households (see Figure 6-11, Figure 6-27, Figure 6-28, Figure 6-31, and Figure 6-8).

From a regional perspective (see Figure 6-34), sensitive communities are clustered in the north central area of Orange County around the cities of Buena Park, Anaheim, Garden Grove, Westminster, Santa Ana, Orange, and Stanton.

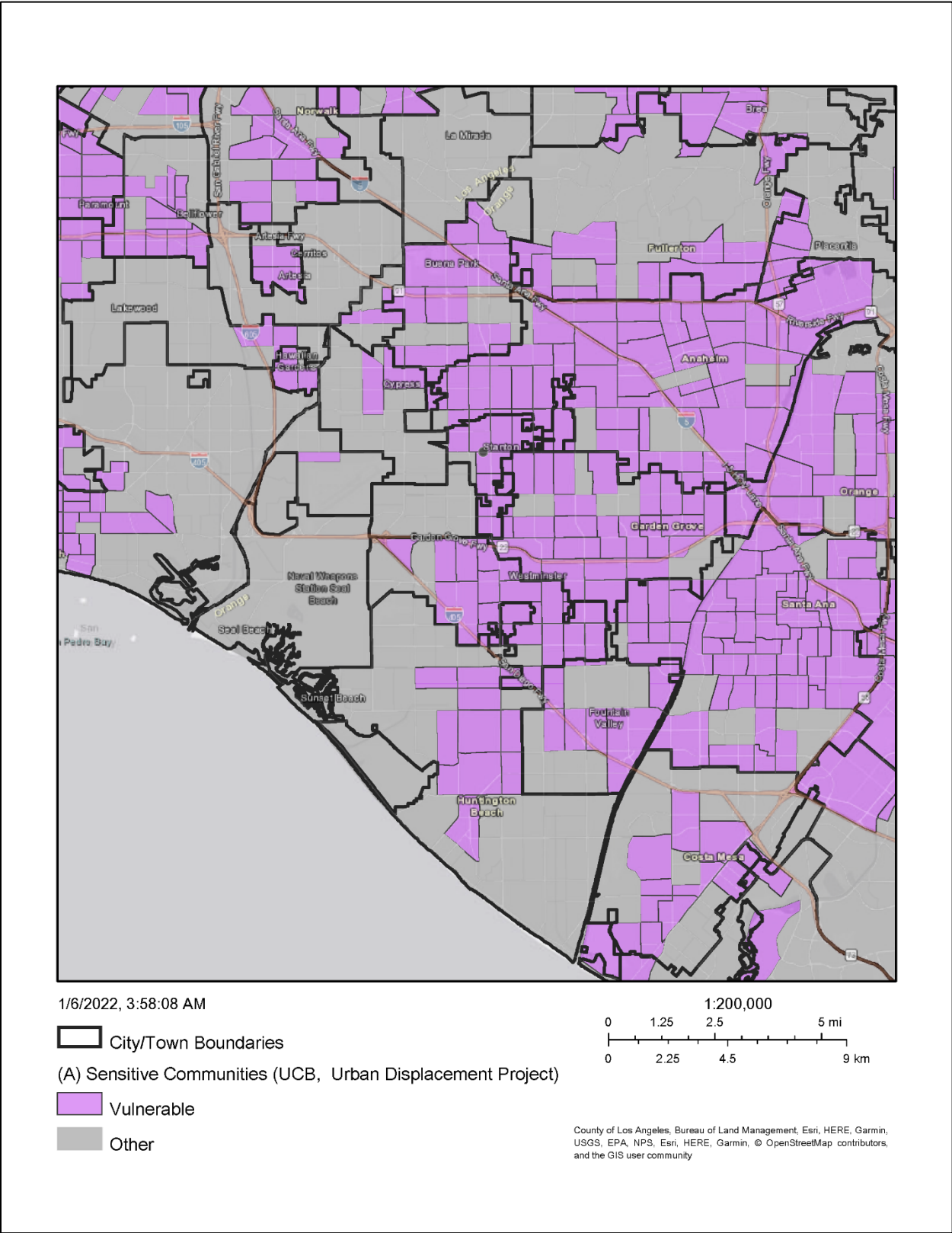
Since Stanton's census tracts are almost entirely considered sensitive communities, 100 percent of RHNA units are located in these areas. Despite the concentration of units in sensitive communities, sites selected to meet the RHNA are generally well distributed throughout the City. The high concentration of units in communities at risk of displacement is a reflection of the high rate of these communities citywide.

FIGURE 6-33: SENSITIVE COMMUNITIES AT RISK OF DISPLACEMENT



Source: HCD, AFFH Data Viewer, August 2021

FIGURE 6-34: SENSITIVE COMMUNITIES AT RISK OF DISPLACEMENT - REGIONAL



Source: HCD, AFFH Data Viewer, August 2021

### Homelessness

The Orange County Continuum of Care's 2019 Point-In-Time Count identified 116 people in the City of Stanton experiencing homelessness, representing 1.7% of Orange County's total homeless count (6,860 individuals). An estimated 71 (61.2%) of the 116 homeless individuals in Stanton were unsheltered and an estimated 45 (38.8%) were sheltered. Countywide, there has been a sharp increase in the recorded homeless population since the 2017 homeless survey, partially due to more accurate counting measures. The Orange County Continuum of Care (CoC) saw a 43.2% increase in persons experiencing homelessness in 2019 compared to 2017 (2,068 more individuals).

The most recent inventory of resources available within Orange County for emergency shelters, transitional housing, and permanent supportive housing units comes from the 2019 Housing Inventory reported to HUD by the Orange County CoC. Table 6-9 shows the total beds offered by homeless facilities in the Orange County CoC area.

**TABLE 6-8: HOMELESS FACILITIES (2019)\***

Facility Type	Orange County CoC Region			
	Family Units	Family Beds	Adult-Only Beds	Total Year-Round Beds
Emergency Shelter	170	574	1,401	1,989
Transitional Housing	272	816	289	1,105
Permanent Supportive Housing	213	518	1,725	2,243
Rapid Re-Housing	149	615	159	774
Other Permanent Housing	8	16	92	108
<b>TOTAL</b>	<b>812</b>	<b>2,539</b>	<b>3,666</b>	<b>6,219</b>

*\*Numbers are for the total Orange County Continuum of Care region for which Stanton is a participating member*

*Source: HUD 2019 Continuum of Care Homeless Assistance Programs, Housing Inventory Count Report*

### Summary of Fair Housing Issues

Approximately 42% of owner households and 70% of renter households in Stanton experience a housing problem. In general, overpayment is more pronounced for renters with tracts in the center of the City having higher concentrations of cost-burdened renter households. These areas correspond with low resource areas, tracts that have high concentrations of racial and ethnic minorities, and concentrations of lower income households. Some of these tracts also have higher concentrations of overcrowded households. The large majority of tracts in Stanton are considered sensitive communities where the population is vulnerable to displacement in the event of increased redevelopment or shifts in housing cost.

The City recognizes that even though it has identified sufficient land and programs to accommodate its RHNA allocation at all income levels, there is still the potential for economic displacement because of new development and investment. This “knock-on” effect can occur at any time and it can be challenging for the City to predict market changes and development patterns that have the potential to impact rental rates and sales prices for housing available in the marketplace. To date, the City has no evidence that new development (affordable or market-rate) has resulted in economic displacement. However, the City recognizes that economic displacement might occur in the future and has developed Program 21 to study and address potential issues related to displacement.



The City has also considered the risk of displacement specifically for protected classes, including persons with disabilities, female-headed households, seniors, and non-White residents (as discussed previously in this chapter). Although the proposed RHNA sites are distributed throughout the City, in some instances residential development is planned in areas where higher levels of persons with disabilities, female-headed households, and lower income households are located, and the risk of displacement to these groups may be high. However, as discussed above, Program 21 has been included in the City's Housing Plan to study and address issues related to future displacement and the City remains committed to maintaining its existing affordable housing stock, which includes affordable units throughout the City, including in census tracts with concentrations of protected classes.

To the extent that future development occurs in areas where there is existing housing, all housing must be replaced according to SB 330's replacement housing provisions (Government Code Section 66300). SB 330 also provides relocation payments to existing low-income tenants. Moreover, the State has adopted "just cause" eviction provisions and statewide rent control to protect tenants from displacement.

## 6B. Sites Inventory

AB 686 requires that jurisdictions identify sites throughout the community in a manner that is consistent with its duty to affirmatively further fair housing. The site identification includes not only an analysis of site capacity to accommodate the RHNA (provided in the Housing Resources chapter), but also considers whether the identified sites serve the purpose of replacing segregated living patterns with truly integrated and balanced living patterns, transforming racially and ethnically concentrated areas of poverty into areas of opportunity. This section analyzes the role of all sites, regardless of income level, in assisting to affirmatively further fair housing. However, special attention is paid to those sites identified to accommodate a portion of the City's lower income RHNA to ensure that the City is thinking carefully about how the development of new affordable housing options can promote patterns of equality and inclusiveness.

### *Integration and Segregation*

The City finds that there are no known historic patterns of segregation by race and ethnicity, persons with disabilities, familial status, or income. Nonetheless, as described throughout this Housing Element, the City is committed to supporting the development of housing to promote a balanced and integrated community. This is highlighted in Table 5-8 in the Housing Resources chapter, as the City has identified a surplus of sites and excess development capacity for housing for all income levels.

Figure 6-6 shows the sites identified to meet Stanton's RHNA allocation in relation to racial/ethnic diversity. As shown, proposed sites, including those very low and low-income RHNA sites (i.e. underutilized mixed-use sites allowing for densities of at least 30 du/ac), are located throughout the community and are not concentrated in areas of low diversity. The vast majority of sites are located in areas where racial/ethnic minority groups make up more than 61% of the population.

Figure 6-8 shows the sites designated to meet Stanton's RHNA allocation in relation to female-headed households. As shown, proposed sites, including very low and low-income sites (underutilized mixed-use sites allowing for densities of at least 30 du/ac), are located throughout the community and are not concentrated in areas with high levels of female-headed



households. The locations of sites designated to meet the City's RHNA allocation are not expected to contribute to patterns of isolation or segregation for female-headed households.

Figure 6-9 shows the sites designated to meet Stanton's RHNA allocation in relation to the concentration of persons with disabilities. As shown, proposed sites, including those very low and low-income sites (underutilized mixed-use sites allowing for densities of at least 30 du/ac), are located throughout the community and are not concentrated in areas with high proportions of persons with disabilities. Sites are divided between census tracts with 10% or less of the population indicating a disability and sites in areas with 10-20% of residents indicating a disability. Additionally, the City's mixed-use areas are located near transit corridors and activity centers, which also benefits persons with disabilities. However, these sites are not concentrated in areas with already high levels of disability. The locations of sites designated to meet the City's RHNA allocation are not expected to contribute to patterns of isolation or segregation for persons with disabilities.

Figure 6-11 shows the sites designated to meet Stanton's RHNA allocation in relation to low and moderate-income households. As shown, proposed sites, including very low and low-income RHNA sites (underutilized mixed-use sites allowing for densities of at least 30 du/ac), are distributed throughout the community, but since the City has only two small block groups where LMI households make up less than 50% of the population, the sites used to meet the City's 2021-2029 RHNA are generally in areas with a higher percentage of LMI households. Some of these block groups are home to mobile/manufactured homes, which are not proposed for redevelopment. Development is expected to occur on other sites where nonresidential uses are currently located. The location of new development to meet the City's RHNA is not expected to contribute to patterns of isolation or segregation for lower income households. Furthermore, the City remains committed to studying and addressing any issues related to future displacement and has included Program 21 in the Housing Plan as it pertains to economic displacement risk.

### ***R/ECAPS***

The City does not have any racially or ethnically concentrated areas of poverty (R/ECAPs) and the identification of sites to accommodate the City's RHNA is not expected to alter this finding.

### ***Disparities in Access to Opportunity***

Although Stanton is comparable to its neighboring cities in this regard, it appears that there are lower levels of access to opportunities in Stanton with a correlation between the concentration of LMI households and low resource census tracts. And given that the City is largely considered low resource, nearly all units used to meet Stanton's 2021-2029 RHNA are in low resource tracts (95.0% of units). Of the 293 lower income RHNA units, 24.9% are in moderate resource tracts and 75.1% are in low resource tracts.

However, as demonstrated by the recent revitalization of sites in the City's southern section along Beach Boulevard (e.g., the Lantana@Beach and Rodeo 39 mixed-use project), new mixed-use development in the identified areas will help to create more housing affordable to households at lower income levels, introduce new residents to the areas which can contribute to greater neighborhood stability, and expand opportunities for people to live and work in the same area. Taken together, new mixed-use development in the identified areas, which is focused on underutilized commercial sites, will help to diversify the land use pattern without displacing existing residents.

### ***Disproportionate Housing Needs***

Figure 6-27 and 6-28 show the sites designated to meet the RHNA allocation in relation to

percent of owner households and renter households overburdened by housing costs, by census tract. Some sites (located in the center of the City or aligned with Beach Boulevard) are located in the census tracts with the highest levels of cost-burdened renter households and some sites (located in the northern part of the City or aligned with Beach Boulevard) are located in the census tracts with the highest levels of cost-burdened homeowner households. These patterns appear to be generally consistent with the prior analyses regarding low and moderate-income households and access to opportunity. The intent of introducing new residential development in these areas (primarily at underutilized locations developed with existing commercial uses) is to add new housing to desirable areas and provide a range of housing choices at different prices to current and future residents. With only a few exceptions, the sites designated to accommodate the City's RHNA are not currently developed with residential uses and are not expected to displace current residents.

### *Site Analysis Findings*

To accommodate the City's RHNA allocation, key focus areas include the City's mixed-use districts, all of which allow and incentivize mixed-use development at the densities needed to stimulate affordable housing development. These areas, located along transportation corridors and near activity centers, are designated for mixed-use development in the City's General Plan. The sites identified to meet the City's RHNA at all income levels are largely accommodated in these locations, which do not represent extremely concentrated racial or ethnic populations, persons with disabilities, female-headed households, senior households, or LMI households. However, the City has included a program to encourage additional development of lower income units throughout the community by way of its accessory dwelling unit program. For these reasons, the City finds that the sites proposed to accommodate its RHNA allocation do not unduly burden existing areas of concentrated racial or ethnic homogeneity, poverty, or other characteristics. Moreover, the sites affirmatively further fair housing by helping to stimulate investment in areas where additional opportunities are desired, and where new residential and/or mixed-use development can help to improve some of the opportunity level characteristics discussed earlier in this chapter.

## **6C. Contributing Factors, Goals, and Actions/Programs**

The 2015 Affirmatively Furthering Fair Housing Rule Guidebook prepared by HUD identifies examples of contributing factors by each fair housing issue area: outreach, fair housing enforcement and outreach capacity, integration and segregation, racially and ethnically concentrated areas of poverty, disparities in access to opportunity, and disproportionate housing needs, including displacement risk.

The following are contributing factors that have been identified based on the fair housing issues presented in the County Analysis of Impediments (AI) and the analysis in this document that affect fair housing choice in Stanton. Table 6-10 lists the fair housing issues and contributing factors that exist in the City of Stanton and outlines the meaningful actions to be taken to address affirmatively furthering fair housing in the community. The meaningful actions listed in the table relate to the actions identified in the Housing Plan.

**TABLE 6-10: FAIR HOUSING ISSUES AND ACTIONS**

Fair Housing Issue	Contributing Factors	Priority Level	Meaningful Actions
Outreach	<ul style="list-style-type: none"> <li>Lack of resources for fair housing agencies and organizations</li> </ul>	Medium	<ul style="list-style-type: none"> <li>Program 18</li> <li>Program 19</li> </ul>
Fair Housing Enforcement and Outreach Capacity	<ul style="list-style-type: none"> <li>Lack of local private fair housing outreach and enforcement</li> <li>Lack of resources for fair housing agencies and organizations</li> </ul>	High	<ul style="list-style-type: none"> <li>Program 18</li> <li>Program 19</li> </ul>
Integration and Segregation	<ul style="list-style-type: none"> <li>Community opposition</li> <li>Displacement of residents due to economic pressures</li> <li>Lack of local or regional cooperation</li> <li>Land use and zoning laws</li> <li>Location and type of affordable housing</li> <li>Private discrimination</li> <li>Lack of public investment in specific neighborhoods, including services or amenities</li> </ul>	Medium	<ul style="list-style-type: none"> <li>Program 1</li> <li>Program 2</li> <li>Program 3</li> <li>Program 4</li> <li>Program 5</li> <li>Program 19</li> <li>Program 20</li> <li>Program 21</li> </ul>
Disparities in Access to Opportunity	<ul style="list-style-type: none"> <li>Community opposition</li> <li>Displacement of residents due to economic pressures</li> <li>Impediments to mobility</li> <li>Lack of access to opportunity due to high housing costs</li> <li>Lack of local or regional cooperation</li> <li>Land use and zoning laws</li> <li>Quality of affordable housing information programs</li> <li>Lack of public investment in specific neighborhoods, including services or amenities</li> <li>Access to transportation for persons with disabilities</li> <li>Lack of affordable in-home or community-based supportive services</li> </ul>	High	<ul style="list-style-type: none"> <li>Program 1</li> <li>Program 2</li> <li>Program 3</li> <li>Program 4</li> <li>Program 5</li> <li>Program 19</li> <li>Program 20</li> <li>Program 21</li> </ul>
Disproportionate Housing Needs and Displacement Risk	<ul style="list-style-type: none"> <li>Availability of affordable units in a range of sizes</li> <li>Displacement of residents due to economic pressures</li> <li>Lack of access to opportunity due to high housing costs</li> <li>Land use and zoning laws</li> <li>Lack of public investment in specific neighborhoods, including services or amenities</li> </ul>	High	<ul style="list-style-type: none"> <li>Program 1</li> <li>Program 2</li> <li>Program 3</li> <li>Program 4</li> <li>Program 5</li> <li>Program 19</li> <li>Program 20</li> <li>Program 21</li> </ul>

# 7 Other Requirements

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## 7A. Consistency with General Plan

Government Code Section 65300.5 states: “In construing the provisions of this article, the Legislature intends that the general plan and elements and parts thereof comprise an integrated, internally consistent and compatible statement of policies for the adopting agency.” Additionally, Government Code Section 65583(c)(7) requires the identification of “means by which consistency will be achieved with other general plan elements and community goals.”

The housing element of a general plan sets out a city's overall long-range planning strategy for providing housing for all segments of the community. The California Government Code requires general plans to contain an integrated, consistent set of goals and policies. The housing element is, therefore, affected by policies contained in other elements of a general plan. The housing element is most intricately related to the land use element. The land use element establishes the framework for development of housing by laying out the land use designations for residential development and indicating the type and density permitted by a city.

Working within this framework, the City of Stanton's Housing Element identifies priority goals, objectives, and program actions for the 2021-2029 planning period that directly address the housing needs of Stanton's existing and future residents. The policies contained in other elements of the City's General Plan affect many aspects of life that residents enjoy such as the amount and variety of open space; the preservation of natural, historic, and cultural resources; permitted noise levels in residential areas; and the safety of the residents in the event of a natural or man-made disaster. The Housing Element has been reviewed for consistency with the City's other General Plan elements and the policies and programs in this Element do not conflict with the policy direction contained in other parts of the General Plan. As portions of the General Plan are amended in the future, the Housing Element will be reviewed to ensure that internal consistency is maintained.

## 7B. Relationship to Other City Plans and Policies

The Housing Element identifies priority goals, objectives, policies, and action programs for the next eight years that directly address the housing needs of Stanton. The City's other plans and policies, including its Municipal Code, Zoning Code, and Specific Plans must all remain consistent with the Housing Element. As revisions are considered to the City's Zoning Code and various plans, each revision will be reviewed to ensure that no conflicts with the Housing Element occur.

## **7C. Priority for Water and Sewer**

Per Chapter 727, Statutes of 2004 (SB 1087), upon completion of an amended or adopted housing element, a local government is responsible for immediately distributing a copy of the element to area water and sewer providers. Water and sewer providers must grant priority for service allocations to proposed developments that include housing units affordable to lower income households. As the responsible agency, the City of Stanton will supply a copy of the adopted Housing Element to Golden State Water Company and the Orange County Sanitation District, as well as to all other water and sewer providers serving the City. The City is also preparing policy language to ensure that all lower income housing projects receive priority for water and sewer service, consistent with State law.

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# APPENDIX A SITE INVENTORY

**TABLE A-1: SUMMARY OF VACANT RES. SITES (SEE BACKGROUND REPORT TABLE 5-6)**

Site No.	APN	General Plan Designation	Zoning Designation	Permitted Density	Parcel Size (Acres)	Net Unit Potential
<b>Vacant Residential</b>						
1	079-771-36	HDR	RH	11.1 – 30 du/ac <sup>1</sup>	1.24	27
2	131-231-18	LDR	RL	2.1 – 6 du/ac	1.00	4
3	131-231-19	LDR	RL	2.1 – 6 du/ac	0.99	4
4	079-352-08	LDR	RL	2.1 – 6 du/ac	0.16	1
5	079-363-01	LDR	RL	2.1 – 6 du/ac	0.09	1
	079-363-16	LDR	RL	2.1 – 6 du/ac	0.07	
<b>TOTAL</b>					<b>3.55</b>	<b>37</b>

**TABLE A-2: SUMMARY OF MIXED-USE SITES (SEE BACKGROUND REPORT TABLE 5-7)**

Site No.	APN	General Plan Designation	Zoning Designation	Permitted Density	Parcel Size (Acres)	Net Unit Potential
<b>Mixed-Use</b>						
6	079-221-15	NGMU	NGMX	25 – 45 du/ac	4.75	171
7	126-281-10	NGMU	NGMX	25 – 45 du/ac	1.71	61
	126-281-11	NGMU	NGMX	25 – 45 du/ac		
	126-281-18	NGMU	NGMX	25 – 45 du/ac		
8	126-281-14	NGMU	NGMX	25 – 45 du/ac	0.57	12
9	131-131-07	GMU	GLMX <sup>1</sup>	25 – 45 du/ac	0.94	21
10	131-131-05	GMU	GLMX <sup>1</sup>	25 – 45 du/ac	0.40	9
11	131-211-02	GMU	GLMX <sup>1</sup>	25 – 45 du/ac	0.64	14
12	131-211-21	GMU	GLMX <sup>1</sup>	25 – 45 du/ac	1.14	41
13	131-221-16	GMU	GLMX <sup>1</sup>	25 – 45 du/ac	0.59	13
14	131-221-45	GMU	GLMX <sup>1</sup>	25 – 45 du/ac	1.09	39
15	131-241-45	GMU	GLMX <sup>1</sup>	25 – 45 du/ac	0.96	21
16	131-241-07	GMU	GLMX <sup>1</sup>	25 – 45 du/ac	0.84	18
	131-241-21	GMU	GLMX <sup>1</sup>	25 – 45 du/ac		
17	131-263-03	GMU	GLMX <sup>1</sup>	25 – 45 du/ac	0.51	11
	131-263-04	GMU	GLMX <sup>1</sup>	25 – 45 du/ac		
	131-263-05	GMU	GLMX <sup>1</sup>	25 – 45 du/ac		
18	131-411-15	GMU	GLMX <sup>1</sup>	25 – 45 du/ac	3.51	126
	131-411-20	GMU	GLMX <sup>1</sup>	25 – 45 du/ac		
	131-411-21	GMU	GLMX <sup>1</sup>	25 – 45 du/ac		
	131-411-22	GMU	GLMX <sup>1</sup>	25 – 45 du/ac		
	131-411-25	GMU	GLMX <sup>1</sup>	25 – 45 du/ac		
19	079-371-13	GMU	GLMX <sup>1</sup>	25 – 45 du/ac	0.49	11
	079-371-12	GMU	GLMX <sup>1</sup>	25 – 45 du/ac		
20	079-371-09	GMU	GLMX <sup>1</sup>	25 – 45 du/ac	0.48	10
21	079-371-26	GMU	GLMX <sup>1</sup>	25 – 45 du/ac	0.69	15

22	079-371-27	GMU	GLMX <sup>1</sup>	25 – 45 du/ac	0.46	10
23	126-363-10	GMU	GLMX <sup>1</sup>	25 – 45 du/ac	1.31	47
	126-363-11	GMU	GLMX <sup>1</sup>	25 – 45 du/ac		
	126-363-16	GMU	GLMX <sup>1</sup>	25 – 45 du/ac		
	126-363-17	GMU	GLMX <sup>1</sup>	25 – 45 du/ac		
24	131-482-36	SGMU	SGMX	30 – 60 du/ac	1.43	68
25	131-592-21	SGMU	SGMX	30 – 60 du/ac	2.44	117
	131-592-22	SGMU	SGMX	30 – 60 du/ac		
26	131-491-08	SGMU	SGMX	30 – 60 du/ac	9.44	453
	131-491-09	SGMU	SGMX	30 – 60 du/ac		
<b>TOTAL</b>					<b>34.39</b>	<b>1,288</b>

**TABLE A-3: HOUSING ELEMENT SITES INVENTORY**

Jurisdiction Name	Site Address/Intersection	5 Digit ZIP Code	Assessor Parcel Number	Consolidated Sites	General Plan Designation (Current)	Zoning Designation (Current)	Minimum Density Allowed (units/acre)	Max Density Allowed (units/acre)	Parcel Size (Acres)	Existing Use/Vacancy	Infrastructure	Publicly-Owned	Site Status	Identified in Last/Last Two Planning Cycles	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Total Capacity	Optional Information1	Optional Information2	Optional Information3	
STANTON	12063 LEXINGTON ST	90682	131-231-18		High Density Residential	RL	13.1 du/acre	18 du/acre	1.2414006	Vacant	YES - Current	YES - City-Owned	Available		25			4	4	Vacant	N/A	
STANTON	8191 BEVER PL	90682	131-231-18		Low Density Residential	RL	2.1 du/acre	6 du/acre	1.0038059	Vacant	YES - Current	NO - Privately-Owned	Available							Vacant	N/A	
STANTON	BEVER PL	90682	131-231-19		Low Density Residential	RL	2.1 du/acre	6 du/acre	0.9939711	Vacant	YES - Current	NO - Privately-Owned	Available					4	4	Vacant	N/A	
STANTON	1704M ST	90682	079-363-08		Low Density Residential	RL	2.1 du/acre	6 du/acre	0.1340510	Vacant	YES - Current	NO - Privately-Owned	Available					1	1	Vacant	N/A	
STANTON	DATE ST	90682	079-363-01	A	Low Density Residential	RL	2.1 du/acre	6 du/acre	0.0828738	Vacant	YES - Current	NO - Privately-Owned	Available							Vacant	N/A	
STANTON	0471 ST	90682	079-363-36	B	Low Density Residential	RL	2.1 du/acre	6 du/acre	0.0730541	Vacant	YES - Current	NO - Privately-Owned	Available					1	1	Vacant	N/A	
STANTON	10181 BEACH BLVD	90682	079-221-15		North Gateway Mixed-Use	NGMX	30 du/acre	45 du/acre	4.7483703	Commercial, used	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non Vacant	43	32		96	173	Underutilized	1962	
STANTON	8171 STARS ST	90682	126-281-10	A	North Gateway Mixed-Use	NGMX	30 du/acre	45 du/acre	0.5665161	Residential, 1	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non Vacant				7	Underutilized	1922	1922	
STANTON	8193 STARS ST	90682	126-281-11	B	North Gateway Mixed-Use	NGMX	30 du/acre	45 du/acre	0.5686703	Residential, 1	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non Vacant				3	Underutilized	1922	1922	
STANTON	8201 STARS ST	90682	126-281-18	C	North Gateway Mixed-Use	NGMX	30 du/acre	45 du/acre	0.5896740	Vacant	YES - Current	NO - Privately-Owned	Available		15	12		34	61	7	N/A	
STANTON	8221 STARS ST	90682	126-281-14		North Gateway Mixed-Use	NGMX	30 du/acre	45 du/acre	0.5873397	Residential, 1	YES - Current	NO - Privately-Owned	Available		2	10		12	8	Underutilized	1928	
STANTON	11182 BEACH BLVD	90682	131-133-07		General Mixed-Use	GLMX	30 du/acre	45 du/acre	0.5933792	Commercial	YES - Current	NO - Privately-Owned	Available		7	14		21	9	Stanton Plaza Special	1973	
STANTON	11296 BEACH BLVD	90682	131-133-05		General Mixed-Use	GLMX	30 du/acre	45 du/acre	0.5948272	Commercial, 5,300	YES - Current	NO - Privately-Owned	Available					8	9	Stanton Plaza Special	1976	
STANTON	11509 BEACH BLVD	90682	131-221-62		General Mixed-Use	GLMX	30 du/acre	45 du/acre	0.5795212	Commercial, used	YES - Current	NO - Privately-Owned	Available		4	29		33	14	Underutilized	1962	
STANTON	11626 BEACH BLVD	90682	131-221-21		General Mixed-Use	GLMX	30 du/acre	45 du/acre	1.4059355	Commercial, used	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non Vacant	8	10		18	12	Underutilized	1955	
STANTON	8022 LA MONTE BLVD	90682	131-221-16		General Mixed-Use	GLMX	30 du/acre	45 du/acre	0.5895789	Commercial, present	YES - Current	NO - Privately-Owned	Available		3	10		13	13	Underutilized	1949	
STANTON	11632 BEACH BLVD	90682	131-221-45		General Mixed-Use	GLMX	30 du/acre	45 du/acre	1.0705464	Commercial, mobile	YES - Current	NO - Privately-Owned	Available		13	26		39	14	Underutilized	1983	
STANTON	11819 BEACH BLVD	90682	131-241-45		General Mixed-Use	GLMX	30 du/acre	45 du/acre	0.9564218	Commercial, mobile	YES - Current	NO - Privately-Owned	Available		7	14		21	13	Underutilized	1972	
STANTON	11893 BEACH BLVD	90682	131-241-07	A	General Mixed-Use	GLMX	30 du/acre	45 du/acre	0.4361382	Commercial, motel	YES - Current	NO - Privately-Owned	Available							Underutilized	1959	
STANTON	11879 BEACH BLVD	90682	131-241-21	B	General Mixed-Use	GLMX	30 du/acre	45 du/acre	0.3966172	Vacant	YES - Current	NO - Privately-Owned	Available			6		17	18	Vacant	1973	
STANTON	11783 BEACH BLVD	90682	131-263-03	A	General Mixed-Use	GLMX	30 du/acre	45 du/acre	0.5696512	Commercial, autom	YES - Current	NO - Privately-Owned	Available							Underutilized, gone	N/A	
STANTON	11793 BEACH BLVD	90682	131-263-04	B	General Mixed-Use	GLMX	30 du/acre	45 du/acre	0.5661919	Commercial, autom	YES - Current	NO - Privately-Owned	Available							Underutilized, gone	N/A	
STANTON	11793 BEACH BLVD	90682	131-263-05	C	General Mixed-Use	GLMX	30 du/acre	45 du/acre	0.5664059	Commercial, autom	YES - Current	NO - Privately-Owned	Available					11	11	Underutilized, gone	N/A	
STANTON	8040 CHAPMAN AVE	90682	131-411-15	A	General Mixed-Use	GLMX	30 du/acre	45 du/acre	1.5607201	Commercial, bank	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non Vacant						Underutilized	1971	
STANTON	12089 BEACH BLVD	90682	131-411-20	B	General Mixed-Use	GLMX	30 du/acre	45 du/acre	0.4456666	Vacant	YES - Current	NO - Privately-Owned	Available							Vacant	1973	
STANTON	12009 BEACH BLVD	90682	131-411-21	C	General Mixed-Use	GLMX	30 du/acre	45 du/acre	0.3026460	Commercial	YES - Current	YES - State-Owned	Available	Used in Prior Housing Element - Non Vacant						Underutilized	1959	
STANTON	12086 BEACH BLVD	90682	131-411-22	D	General Mixed-Use	GLMX	30 du/acre	45 du/acre	0.6366886	Vacant	YES - Current	NO - Privately-Owned	Available							Vacant	1961	
STANTON	8040 CHAPMAN AVE	90682	131-411-25		General Mixed-Use	GLMX	30 du/acre	45 du/acre	0.2750209	Commercial, retail	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non Vacant	31	24		71	126	Underutilized	1952	
STANTON	10921 WESTERN AVE	90682	079-371-13	A	General Mixed-Use	GLMX	30 du/acre	45 du/acre	0.2478078	Vacant	YES - Current	NO - Privately-Owned	Available							Vacant	N/A	
STANTON	10941 WESTERN AVE	90682	079-371-12	B	General Mixed-Use	GLMX	30 du/acre	45 du/acre	0.2426760	Vacant	YES - Current	NO - Privately-Owned	Available							Vacant	N/A	
STANTON	7455 KATELLA AVE	90682	079-371-09		General Mixed-Use	GLMX	30 du/acre	45 du/acre	0.4782783	Vacant	YES - Current	YES - City-Owned	Pending Project					10	10	Vacant	N/A	
STANTON	7401 KATELLA AVE	90682	079-371-26		General Mixed-Use	GLMX	30 du/acre	45 du/acre	0.6849460	Residential, 1 Unit	YES - Current	NO - Privately-Owned	Available			4		11	11	1933	1933	
STANTON	7421 KATELLA AVE	90682	079-371-27		General Mixed-Use	GLMX	30 du/acre	45 du/acre	0.6557943	Residential, 1 Unit	YES - Current	NO - Privately-Owned	Available					10	10	22	1969	
STANTON	10471 MAGNOLIA AVE	90682	126-363-10	A	General Mixed-Use	GLMX	30 du/acre	45 du/acre	0.5159077	Commercial, vacant	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non Vacant						Underutilized	1970	
STANTON	10481 MAGNOLIA AVE	90682	126-363-11	B	General Mixed-Use	GLMX	30 du/acre	45 du/acre	0.2756860	Commercial, retail	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non Vacant						Underutilized	1965	
STANTON	10425 MAGNOLIA AVE	90682	126-363-16	C	General Mixed-Use	GLMX	30 du/acre	45 du/acre	0.3444805	Converted comm	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non Vacant						Underutilized	N/A	
STANTON	10425 MAGNOLIA AVE	90682	126-363-17	D	General Mixed-Use	GLMX	30 du/acre	45 du/acre	0.1722188	Converted comm	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non Vacant	30	11		26	47	23	Underutilized	1965
STANTON	12398 BEACH BLVD	90682	131-482-36		South Gateway Mixed-Use	SGMX	60 du/acre	90 du/acre	1.4443639	Commercial, retail	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non Vacant	27	13		38	68	14	Underutilized	1962
STANTON	12605 BEACH BLVD	90682	131-592-21	A	South Gateway Mixed-Use	SGMX	60 du/acre	90 du/acre	1.4826170	Commercial, retail	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non Vacant						Underutilized	1962	
STANTON	12508 BEACH BLVD	90682	131-592-22	B	South Gateway Mixed-Use	SGMX	60 du/acre	90 du/acre	1.2881934	Commercial, plaza	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non Vacant	29	22		66	117	23	Underutilized	1989
STANTON	12540 BEACH BLVD	90682	131-492-08		South Gateway Mixed-Use	SGMX	60 du/acre	90 du/acre	3.8232423	Commercial, retail	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non Vacant						Underutilized, vacant	1989	
STANTON	LAAMPON AVE	90682	131-491-09	B	South Gateway Mixed-Use	SGMX	60 du/acre	90 du/acre	3.6078363	Commercial, park	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non Vacant	113	84		254	451	26	Underutilized	N/A

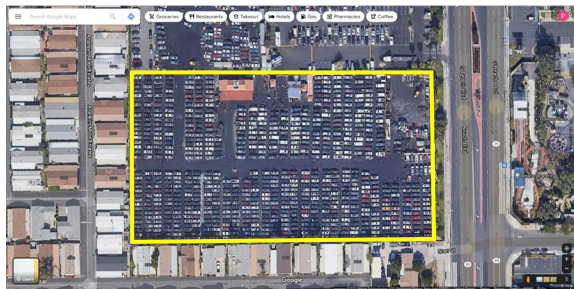
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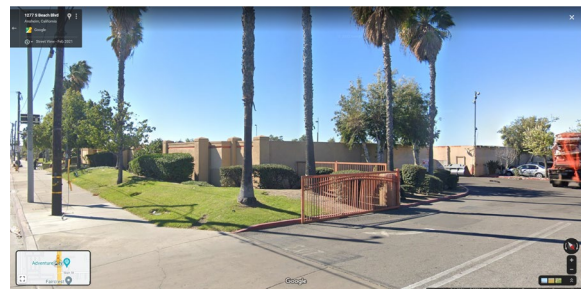
## SITE DETAILS: 10181 BEACH BOULEVARD

Housing Opportunity Sites Reference No.	6
Acreage	4.75
Accessor Parcel Number	079-221-15
Ownership	PNM Properties
Existing Use	Commercial, auto part salvage yard; Pick Your Part
Existing Lot Coverage	N/A; small buildings exist on site
Existing Floor Area Ratio	N/A
Existing General Plan	North Gateway Mixed-Use
Existing Zoning	NGMX
Proposed General Plan	Same
Proposed Zoning	Same
Potential Capacity by Household Income Level	171 Net Unit Potential (80% of max. capacity) (43 Lower, 32 Moderate, 96 Above Moderate)
Factors Supporting Development	The property owner has expressed interest in redeveloping the site. The site is essentially a large parking lot and highly underutilized, with small accessory buildings existing on the site. The allowable density is 25-45 du/ac.

***Site Boundary (Aerial with Parcel Boundary)***



***Photographs***





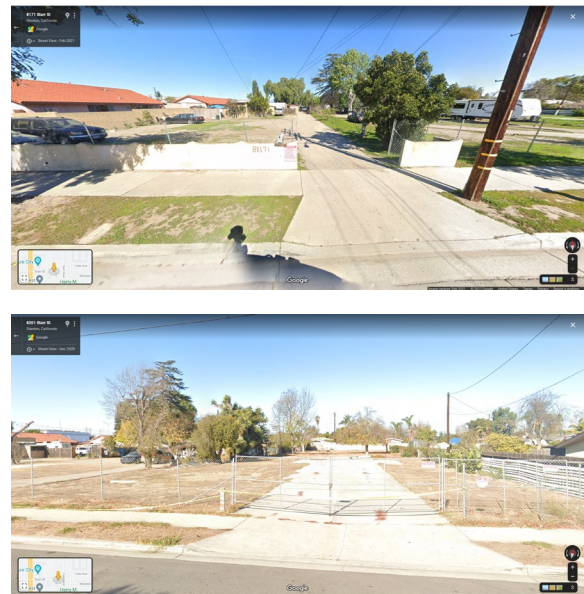
## SITE DETAILS: 8171, 8191 & 8201 STARR STREET

Housing Opportunity Sites Reference No.	7
Acreage	1.71
Accessor Parcel Number	126-281-10, 126-281-11 and 126-281-18
Ownership	JJPA LLC and CA JJPA
Existing Use	126-281-10 – Residential, one SFR 126-281-11 – Residential, one SFR 126-281-18 – Vacant
Existing Lot Coverage	N/A; 638 sf. dwelling and 1,343 sf. dwelling
Existing Floor Area Ratio	N/A
Existing General Plan	North Gateway Mixed-Use
Existing Zoning	NGMX
Proposed General Plan	Same
Proposed Zoning	Same
Potential Capacity by Household Income Level	61 Net Unit Potential (80% of max. capacity) (15 Lower, 12 Moderate, 34 Above Moderate)
Factors Supporting Development	Neighboring properties with similar characteristics recently developed in the 5 <sup>th</sup> Cycle planning period. The combined site is highly underutilized with two small residential units on two of the parcels and the third parcel being vacant. The three parcels making up the site have common ownership.

**Site Boundary (Aerial with Parcel Boundary)**



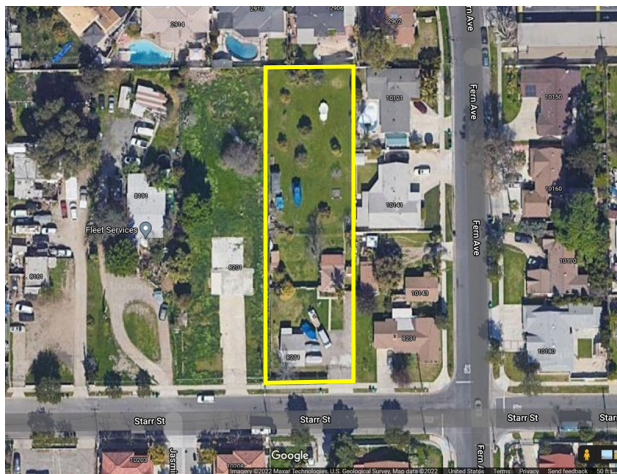
**Photographs**



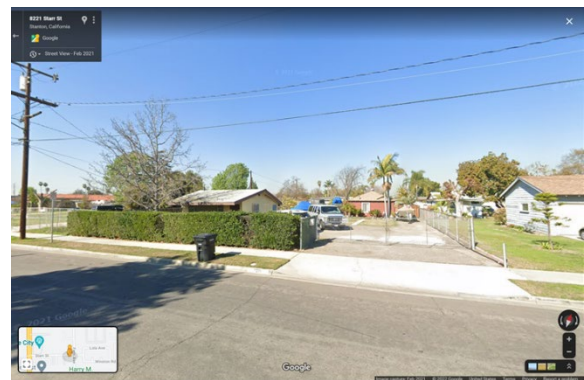
## SITE DETAILS: 8221 STARR STREET

Housing Opportunity Sites Reference No.	8
Acreage	0.57
Accessor Parcel Number	126-281-14
Ownership	Thomas Jay & Valerie Lynn Handzus
Existing Use	Residential, one SFR
Existing Lot Coverage	N/A
Existing Floor Area Ratio	N/A
Existing General Plan	North Gateway Mixed-Use
Existing Zoning	NGMX
Proposed General Plan	Same
Proposed Zoning	Same
Potential Capacity by Household Income Level	12 Net Unit Potential (50% of max. capacity) (2 Moderate, 10 Above Moderate)
Factors Supporting Development	Neighboring properties with similar characteristics recently developed in the 5th Cycle planning period. The site is underutilized with one small residential unit on-site, but with the capacity for 12.

**Site Boundary (Aerial with Parcel Boundary)**



**Photographs**



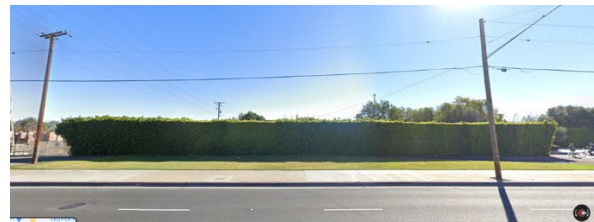
## SITE DETAILS: 11182 BEACH BOULEVARD

Housing Opportunity Sites Reference No.	9
Acreage	0.94
Accessor Parcel Number	131-131-07
Ownership	Ronnenberg Inc
Existing Use	Commercial
Existing Lot Coverage	N/A; 3,146 sf. building
Existing Floor Area Ratio	N/A
Existing General Plan	General Mixed-Use
Existing Zoning	GLMX
Proposed General Plan	Same
Proposed Zoning	Same
Potential Capacity by Household Income Level	21 Net Unit Potential (50% of max. capacity) (7 Moderate, 14 Above Moderate)
Factors Supporting Development	The site is underutilized with an Improvement to Land Value Ratio of 0.79. There is an unspecified commercial use on-site consisting of accessory buildings. The allowable density is 25-45 du/ac.

**Site Boundary (Aerial with Parcel Boundary)**



**Photographs**





## SITE DETAILS: 11296 BEACH BOULEVARD

Housing Opportunity Sites Reference No.	10
Acreage	0.40
Accessor Parcel Number	131-131-05
Ownership	Ronnenberg Inc
Existing Use	Commercial, office
Existing Lot Coverage	N/A; 4,500 sf. building
Existing Floor Area Ratio	N/A
Existing General Plan	General Mixed-Use
Existing Zoning	GLMX
Proposed General Plan	Same
Proposed Zoning	Same
Potential Capacity by Household Income Level	9 Net Unit Potential (50% of max. capacity) (9 Above Moderate)
Factors Supporting Development	The site is underutilized with the tenant space having had much turnover throughout recent years. The allowable density is 25-45 du/ac.

**Site Boundary (Aerial with Parcel Boundary)**



**Photographs**



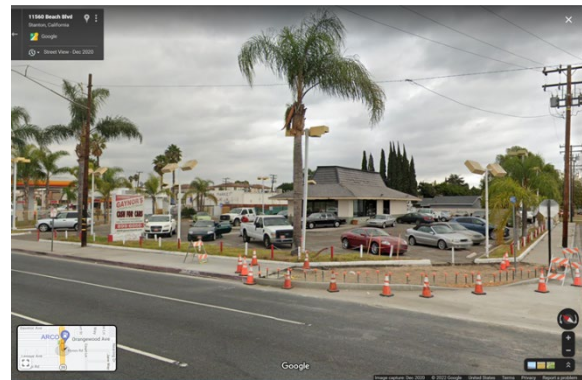
## SITE DETAILS: 11550 BEACH BOULEVARD

Housing Opportunity Sites Reference No.	11
Acreage	0.64
Accessor Parcel Number	131-211-02
Ownership	Gamanlal B Patel
Existing Use	Commercial, used automobile sales
Existing Lot Coverage	N/A; 1,764 sf. building
Existing Floor Area Ratio	N/A
Existing General Plan	General Mixed-Use
Existing Zoning	GLMX
Proposed General Plan	Same
Proposed Zoning	Same
Potential Capacity by Household Income Level	14 Net Unit Potential (50% of max. capacity) (4 Moderate, 10 Above Moderate)
Factors Supporting Development	The site is highly underutilized and operating as a used car sales business with only a small building existing on-site. The allowable density is 25-45 du/ac.

**Site Boundary (Aerial with Parcel Boundary)**



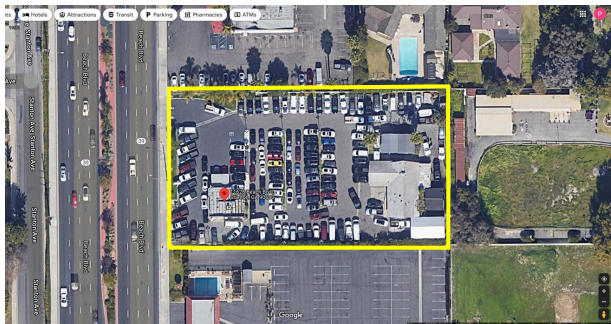
**Photographs**



## SITE DETAILS: 11626 BEACH BOULEVARD

Housing Opportunity Sites Reference No.	12
Acreage	1.14
Accessor Parcel Number	131-211-21
Ownership	Ajaz Siddiq
Existing Use	Commercial, used automobile sales
Existing Lot Coverage	N/A; small buildings exist on site
Existing Floor Area Ratio	N/A
Existing General Plan	General Mixed-Use
Existing Zoning	GLMX
Proposed General Plan	Same
Proposed Zoning	Same
Potential Capacity by Household Income Level	41 Net Unit Potential (80% of max. capacity) (8 Lower, 10 Moderate, 23 Above Moderate)
Factors Supporting Development	The site is highly underutilized with an Improvement to Land Value Ratio of 0.25, and with only small buildings existing on the site. The allowable density is 25-45 du/ac.

**Site Boundary (Aerial with Parcel Boundary)**



**Photographs**





## SITE DETAILS: 8022 LA MONTE ROAD

Housing Opportunity Sites Reference No.	13
Acreage	0.59
Accessor Parcel Number	131-221-16
Ownership	Athula & Mariel Ianthie Meepe
Existing Use	Commercial, preschool
Existing Lot Coverage	N/A; 4,161 sf. building and other accessory structures
Existing Floor Area Ratio	N/A
Existing General Plan	General Mixed-Use
Existing Zoning	GLMX
Proposed General Plan	Same
Proposed Zoning	Same
Potential Capacity by Household Income Level	13 Net Unit Potential (50% of max. capacity) (3 Moderate, 10 Above Moderate)
Factors Supporting Development	The site is underutilized with an Improvement to Land Value Ratio of only 0.06. Development pressure in the area will make this a viable site during the planning period. The allowable density is 25-45 du/ac.

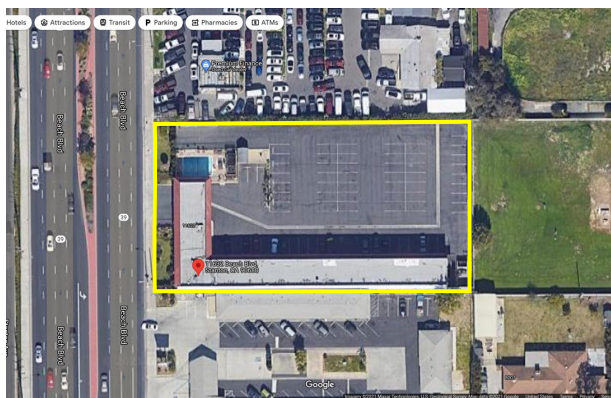
### *Site Boundary (Aerial with Parcel Boundary)*



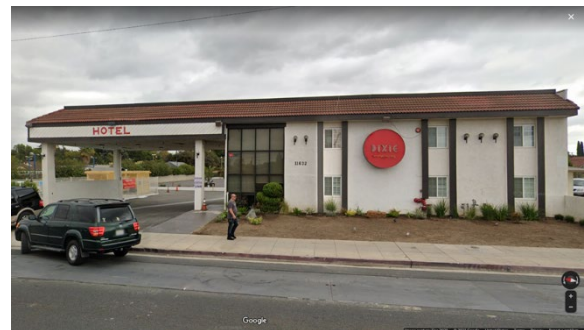
## SITE DETAILS: 11632 BEACH BOULEVARD

Housing Opportunity Sites Reference No.	14
Acreage	1.09
Accessor Parcel Number	131-221-45
Ownership	California One Hospitality
Existing Use	Commercial, motel
Existing Lot Coverage	N/A; 14,264 sf. building
Existing Floor Area Ratio	N/A
Existing General Plan	General Mixed-Use
Existing Zoning	GLMX
Proposed General Plan	Same
Proposed Zoning	Same
Potential Capacity by Household Income Level	39 Net Unit Potential (80% of max. capacity) (13 Moderate, 26 Above Moderate)
Factors Supporting Development	The site is highly underutilized with an Improvement to Land Value Ratio of 0.23. Structure is almost 40 years old. The allowable density is 25-45 du/ac.

**Site Boundary (Aerial with Parcel Boundary)**



**Photographs**



## SITE DETAILS: 11810 BEACH BOULEVARD

Housing Opportunity Sites Reference No.	15
Acreage	0.96
Accessor Parcel Number	131-241-45
Ownership	Blue Carpet Mobile Homes
Existing Use	Commercial, mobile home sales
Existing Lot Coverage	N/A
Existing Floor Area Ratio	N/A
Existing General Plan	General Mixed-Use
Existing Zoning	GLMX
Proposed General Plan	Same
Proposed Zoning	Same
Potential Capacity by Household Income Level	21 Net Unit Potential (50% of max. capacity) (7 Moderate, 14 Above Moderate)
Factors Supporting Development	The site is highly underutilized with an Improvement to Land Value Ratio of 0.14. All structures on-site are model manufactured homes without a permanent foundation. The allowable density is 25-45 du/ac.

**Site Boundary (Aerial with Parcel Boundary)**



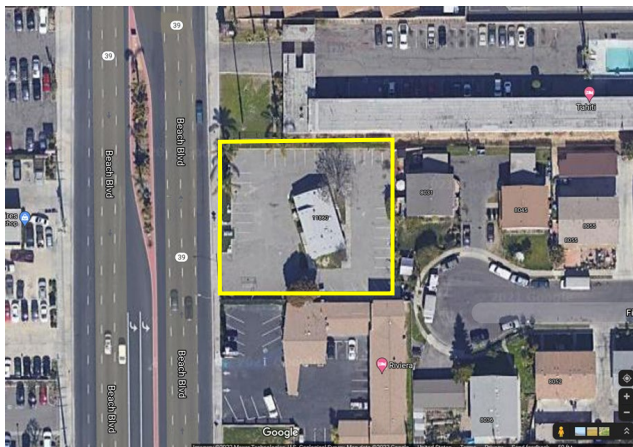
**Photographs**



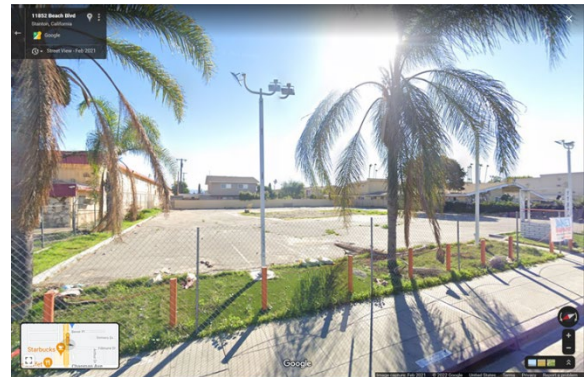
## SITE DETAILS: 11870 BEACH BOULEVARD

Housing Opportunity Sites Reference No.	16
Acreage	0.84
Accessor Parcel Number	131-241-07 and 131-241-21
Ownership	Asaad Hakim
Existing Use	Vacant
Existing Lot Coverage	N/A
Existing Floor Area Ratio	N/A
Existing General Plan	General Mixed-Use
Existing Zoning	GLMX
Proposed General Plan	Same
Proposed Zoning	Same
Potential Capacity by Household Income Level	18 Net Unit Potential (50% of max. capacity) (6 Moderate, 12 Above Moderate)
Factors Supporting Development	The site is vacant with the property owner having recently scraped the parcels in anticipation of redevelopment. The allowable density is 25-45 du/ac.

**Site Boundary (Aerial with Parcel Boundary)**



**Photographs**





## SITE DETAILS: 11763 & 11793 BEACH BOULEVARD

Housing Opportunity Sites Reference No.	17
Acreage	0.51
Accessor Parcel Number	131-263-03, 131-263-04 and 131-263-05
Ownership	Harvey D & Kazuko Y Kagasoff; Transcendent Properties
Existing Use	131-263-03 – Commercial, auto repair 131-263-04 – Commercial, auto repair 131-263-05 – Commercial, auto repair
Existing Lot Coverage	N/A; 836 sf. building (11763)
Existing Floor Area Ratio	N/A
Existing General Plan	General Mixed-Use
Existing Zoning	GLMX
Proposed General Plan	Same
Proposed Zoning	Same
Potential Capacity by Household Income Level	11 Net Unit Potential (50% of max. capacity) (11 Above Moderate)
Factors Supporting Development	The combined site is underutilized with an average Improvement to Land Value Ratio of 0.60. Development pressure in the area will make this a viable site during the planning period. The allowable density is 25-45 du/ac.

**Site Boundary (Aerial with Parcel Boundary)**



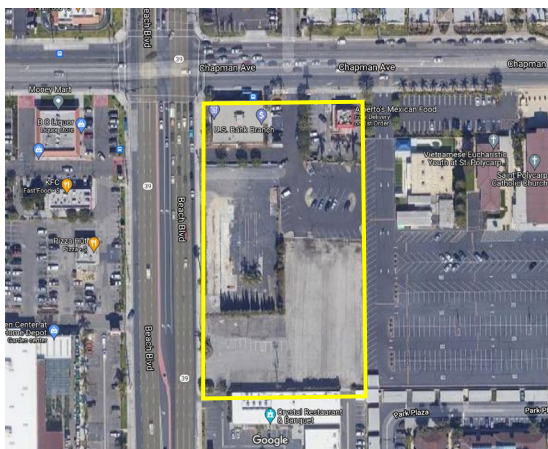
**Photographs**



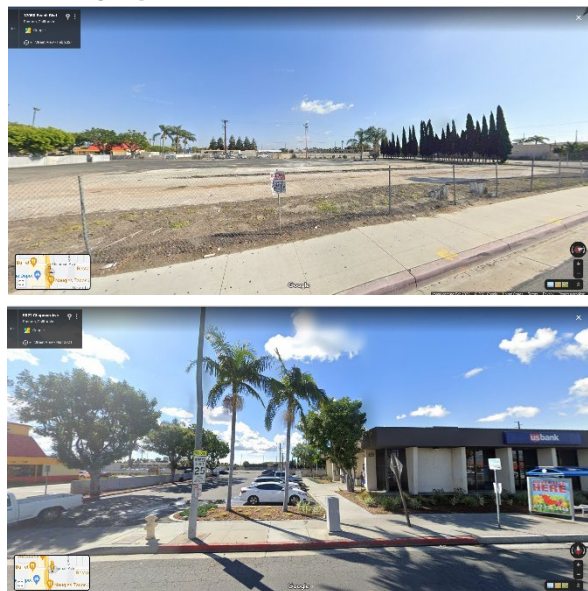
## SITE DETAILS: 12000, 12050 & 12080 BEACH BLVD. & 8040 CHAPMAN AVE.

Housing Opportunity Sites Reference No.	18
Acreage	3.51
Accessor Parcel Number	131-411-15, 131-411-20, 131-411-21, 131-411-22 and 131-411-25
Ownership	US Bank National Association; Laan Mary Van Der; State of California; Diane E Daniels
Existing Use	131-411-15 – Vacant 131-411-20 – Vacant 131-411-21 – Commercial; U.S. Bank 131-411-22 – Vacant 131-411-25 – Commercial, restaurant
Existing Lot Coverage	N/A
Existing Floor Area Ratio	N/A
Existing General Plan	General Mixed-Use
Existing Zoning	GLMX
Proposed General Plan	Same
Proposed Zoning	Same
Potential Capacity by Household Income Level	126 Net Unit Potential (80% of max. capacity) (31 Lower, 24 Moderate, 71 Above Moderate)
Factors Supporting Development	The site is primarily vacant with property owners having scraped the larger parcels in anticipation of redevelopment. The restaurant use is in a building that is over 60 years old. Although a U.S. Bank occupies the parcel at the corner of Beach Blvd and Chapman Ave, it is entirely feasible that the parcel would be absorbed into a larger redevelopment of the site.

**Site Boundary (Aerial with Parcel Boundary)**



**Photographs**



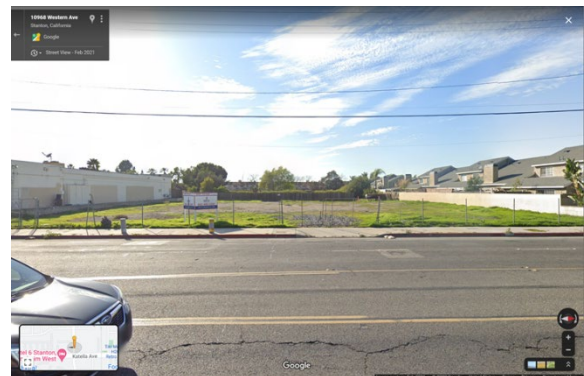
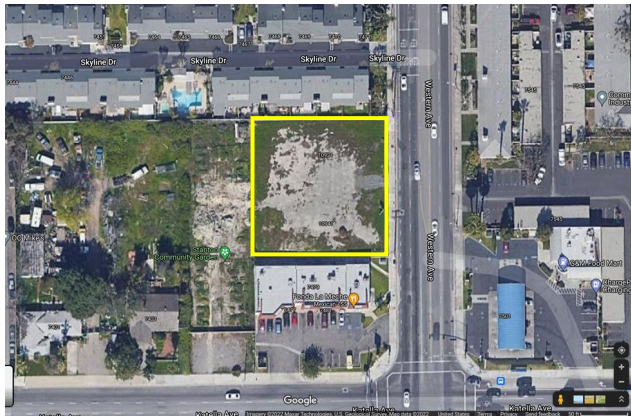


## SITE DETAILS: 10941 & 10921 WESTERN AVENUE

Housing Opportunity Sites Reference No.	19
Acreage	0.49
Accessor Parcel Number	079-371-13 and 079-371-12
Ownership	Brill C Paet
Existing Use	Both vacant
Existing Lot Coverage	N/A
Existing Floor Area Ratio	N/A
Existing General Plan	General Mixed-Use
Existing Zoning	GLMX
Proposed General Plan	Same
Proposed Zoning	Same
Potential Capacity by Household Income Level	11 Net Unit Potential (50% of max. capacity) (11 Above Moderate)
Factors Supporting Development	Both parcels comprising the site are vacant, have common ownership, and are on the market for development. The allowable density is 25-45 du/ac.

**Site Boundary (Aerial with Parcel Boundary)**

**Photographs**



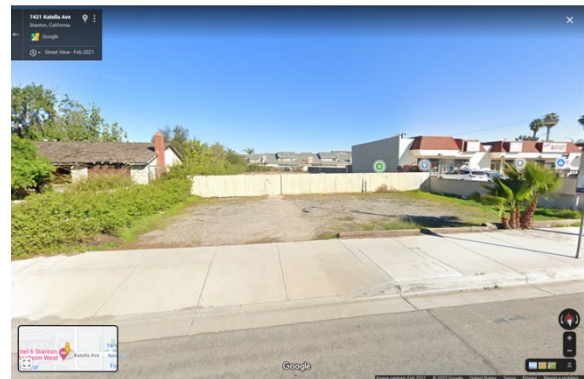
## SITE DETAILS: 7455 KATELLA AVENUE

Housing Opportunity Sites Reference No.	20
Acreage	0.48
Accessor Parcel Number	079-371-09
Ownership	Stanton Housing Authority
Existing Use	Vacant
Existing Lot Coverage	N/A
Existing Floor Area Ratio	N/A
Existing General Plan	General Mixed-Use
Existing Zoning	GLMX
Proposed General Plan	Same
Proposed Zoning	Same
Potential Capacity by Household Income Level	10 Net Unit Potential (50% of max. capacity) (10 Above Moderate)
Factors Supporting Development	The site is vacant, owned by the Housing Authority, and ready for development. The allowable density is 25-45 du/ac.

**Site Boundary (Aerial with Parcel Boundary)**



**Photographs**

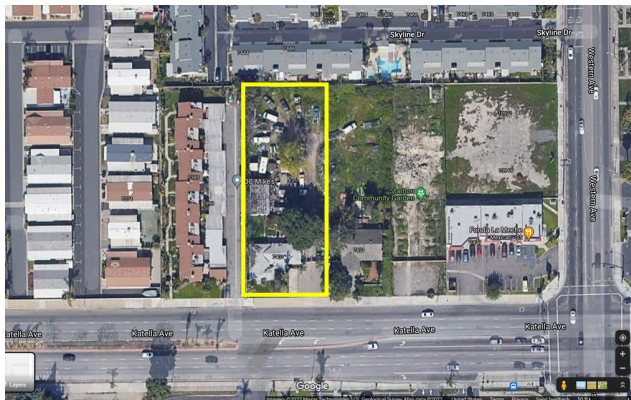


## SITE DETAILS: 7401 KATELLA AVENUE

Housing Opportunity Sites Reference No.	21
Acreage	0.69
Accessor Parcel Number	079-371-26
Ownership	Melinda Gail Wallace
Existing Use	Residential, one SFR (1,916 sf.)
Existing Lot Coverage	N/A
Existing Floor Area Ratio	N/A
Existing General Plan	General Mixed-Use
Existing Zoning	GLMX
Proposed General Plan	Same
Proposed Zoning	Same
Potential Capacity by Household Income Level	15 Net Unit Potential (50% of max. capacity) (4 Moderate, 11 Above Moderate)
Factors Supporting Development	The site is underutilized with a small SFR; zoning allows for higher density. The allowable density is 25-45 du/ac.

**Site Boundary (Aerial with Parcel Boundary)**

**Photographs**

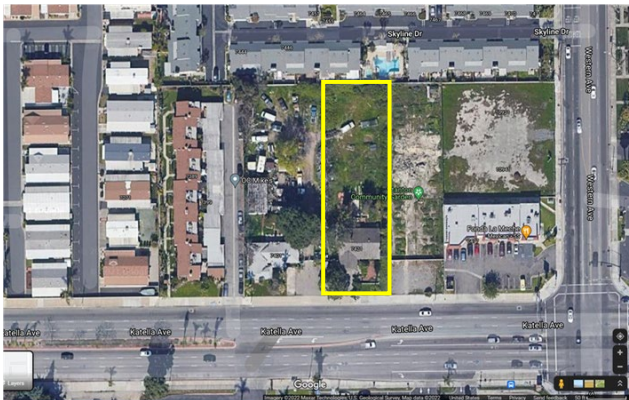


## SITE DETAILS: 7421 KATELLA AVENUE

Housing Opportunity Sites Reference No.	22
Acreage	0.46
Accessor Parcel Number	079-371-27
Ownership	Melinda Gail Wallace
Existing Use	Residential, one SFR (1,562 sf.)
Existing Lot Coverage	N/A
Existing Floor Area Ratio	N/A
Existing General Plan	General Mixed-Use
Existing Zoning	GLMX
Proposed General Plan	Same
Proposed Zoning	Same
Potential Capacity by Household Income Level	10 Net Unit Potential (50% of max. capacity) (10 Above Moderate)
Factors Supporting Development	The site is underutilized with a small SFR; zoning allows for higher density. The allowable density is 25-45 du/ac.

**Site Boundary (Aerial with Parcel Boundary)**

**Photographs**

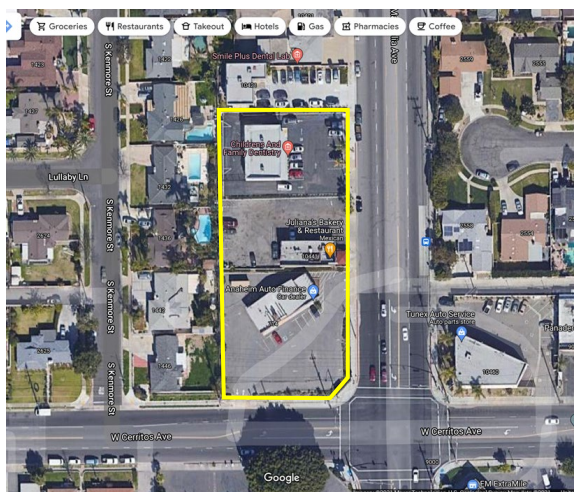




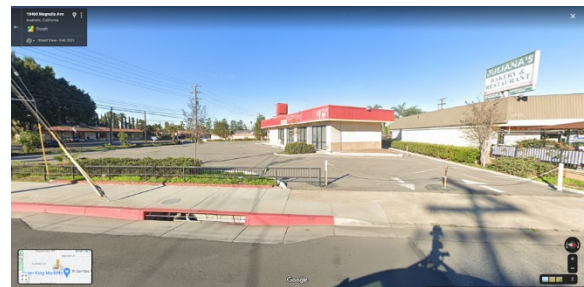
## SITE DETAILS: 10425, 10441 & 10471 MAGNOLIA AVENUE

Housing Opportunity Sites Reference No.	23
Acreage	1.31
Accessor Parcel Number	126-363-10, 126-363-11, 126-363-16 and 126-363-17
Ownership	Massoud Hajnabi; William Loi Ngo; Plaza Gentle; Nahum Investment
Existing Use	126-363-10 – Commercial, vacant 126-363-11 – Commercial, restaurant 126-363-16 – Commercial, vacant 126-363-17 – Commercial, vacant
Existing Lot Coverage	N/A
Existing Floor Area Ratio	N/A
Existing General Plan	General Mixed-Use
Existing Zoning	GLMX
Proposed General Plan	Same
Proposed Zoning	Same
Potential Capacity by Household Income Level	47 Net Unit Potential (80% of max. capacity) (10 Lower, 11 Moderate, 26 Above Moderate)
Factors Supporting Development	Commercial spaces are vacant with the exception of the restaurant use. The restaurant use is in a building that is over 50 years old. Each parcel is underutilized and could be redeveloped with 100% residential and it is feasible that the site could be assembled for a larger housing development.

**Site Boundary (Aerial with Parcel Boundary)**



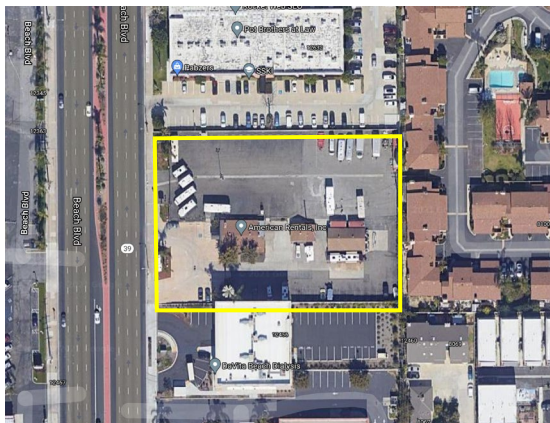
**Photographs**



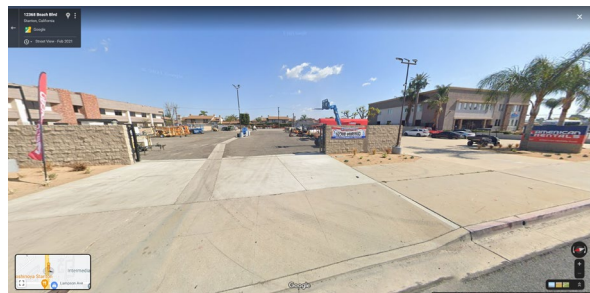
## SITE DETAILS: 12392 BEACH BOULEVARD

Site Inventory Map Number Reference	24
Acreage	1.43
Accessor Parcel Number	131-482-36
Ownership	TM2 Property Management LLC
Existing Use	Commercial, equipment rental
Existing Lot Coverage	N/A
Existing Floor Area Ratio	N/A
Existing General Plan	South Gateway Mixed-Use
Existing Zoning	SGMX
Proposed General Plan	Same
Proposed Zoning	Same
Potential Capacity by Household Income Level	68 Net Unit Potential (80% of max. capacity) (17 Lower, 13 Moderate, 38 Above Moderate)
Factors Supporting Development	The site is largely underutilized with only three small buildings constructed on-site. The open area is used to store equipment for rent, e.g., construction equipment, generators. Development in the southern portion of the City has been robust in recent years and there will be continued pressure on sites of this sort to redevelop.

**Site Boundary (Aerial with Parcel Boundary)**



**Photographs**





## SITE DETAILS: 12505 & 12605 BEACH BOULEVARD

Site Inventory Map Number Reference	25
Acreage	2.44
Accessor Parcel Number	131-592-21 and 131-592-22
Ownership	Jeong Suk Lee and Sanh V Truong
Existing Use	Commercial plaza; commercial, furniture store
Existing Lot Coverage	N/A
Existing Floor Area Ratio	N/A
Existing General Plan	South Gateway Mixed-Use
Existing Zoning	SGMX
Proposed General Plan	Same
Proposed Zoning	Same
Potential Capacity by Household Income Level	117 Net Unit Potential (80% of max. capacity) (29 Lower, 22 Moderate, 66 Above Moderate)
Factors Supporting Development	The parcel at 12605 Beach Blvd. has a single tenant in a large commercial space (20,532 sf.) in a building nearing 60 years old. The parcel is considered underutilized with an I/L ratio of 0.90. The parcel at 12505 Beach Blvd. has multiple tenants, but is still considered underutilized (I/L ratio of 0.76). Development in the surrounding area has been robust in recent years and there will be continued pressure on sites of this sort to redevelop.

**Site Boundary (Aerial with Parcel Boundary)**



**Photographs**



## SITE DETAILS: 12540 BEACH BOULEVARD

Site Inventory Map Number Reference	26
Acreage	9.44
Accessor Parcel Number	131-491-08 and 131-491-09
Ownership	Nominees Mideb and Son Dinh Nguyen
Existing Use	Commercial; Vacant tenant space (formerly Sam's Club)
Existing Lot Coverage	N/A
Existing Floor Area Ratio	N/A
Existing General Plan	South Gateway Mixed-Use
Existing Zoning	SGMX
Proposed General Plan	Same
Proposed Zoning	Same
Potential Capacity by Household Income Level	453 Net Unit Potential (80% of max. capacity) (113 Lower, 86 Moderate, 254 Above Moderate)
Factors Supporting Development	The large commercial space (108,340 sf.) has been vacant since 2018, and with big box retail stores struggling in the face of on-line shopping, a single tenant is unlikely to occupy the building. This market reality could easily result in the site being redeveloped for mixed-use during the 2021-2029 planning period.

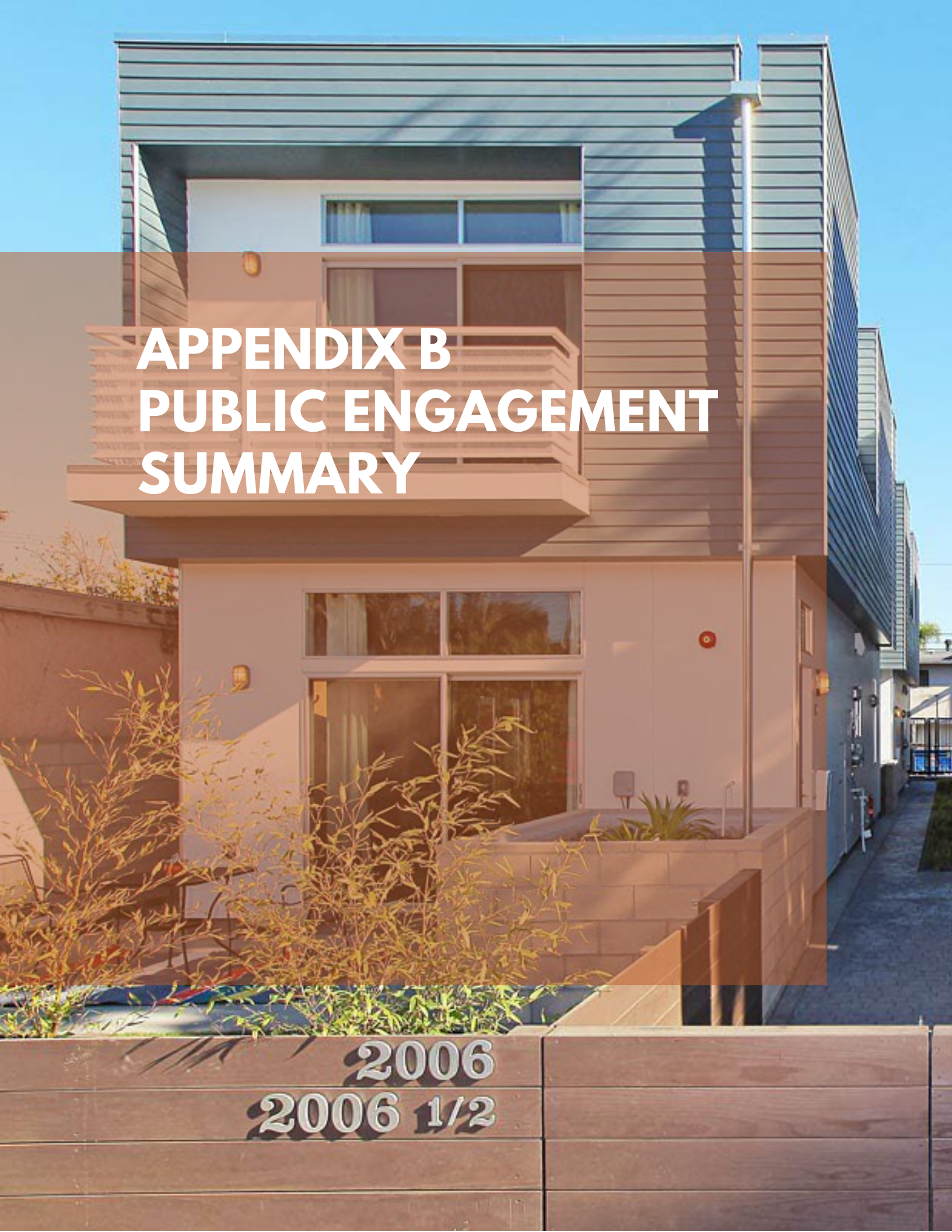
**Site Boundary (Aerial with Parcel Boundary)**



**Photographs**







# **APPENDIX B PUBLIC ENGAGEMENT SUMMARY**

**2006**  
**2006 1/2**



# Public Engagement Summary Report

## City of Stanton Housing Element Update

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January 2022

In partnership with De Novo Planning Group



## Contents

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# Introduction

The City of Stanton updated its Housing Element as part of the 2021-2029 Housing Element Cycle (Cycle 6). Stanton is dedicated to meeting the future housing needs of its residents. The Housing Element Update process is a unique opportunity to connect with residents of Stanton and learn more about residents' values, priorities, concerns, and ideas.

The City's public engagement program connected to the Housing Element Update began in October 2020. Throughout the process, the City made efforts to involve all economic segments of the community in the Housing Element Update. This included efforts to involve low- and moderate-income households and representative organizations by sending direct advertisements, posting to social media, hosting surveys, facilitating workshops, and sharing summaries of feedback to validate what we heard. By using multiple outreach methods, different segments of the community were able to participate in a way that was most convenient for them. Throughout the public review period of the Draft Housing Element, the City continued to engage the community to seek feedback on the goals, policies, and programs included in the Housing Plan as well as input regarding key issues and challenges identified in the Background Report, including the City's plan to accommodate its fair share of future regional housing growth. The City provided direction on how individuals could direct letters to stakeholders engaged in housing services in and around Stanton.

The following activities have been conducted in support of the Housing Element Update and are summarized in this document; screenshots of key advertisements and links to presentations are included at the end of this document and are also available on the project website at <https://letstalkstanton.com/housingelement>.

- General Education and Advertisements
- Project Website
- Virtual Community Workshop
- Fair Housing Survey
- Public Review of Draft 2021-2029 Housing Element

## Outreach Campaign

The City engaged in a multifaceted campaign to advertise the update to the City's Housing Element and collect feedback.

## Social Media

The City of Stanton maintains various social media accounts including Twitter, Instagram, NextDoor, and Facebook. Starting in October 2020 and continuing throughout the project, the City posted updates to its social media platforms advertising opportunities to provide input and alerting the public to upcoming meetings and workshops.



# Fact Sheet

A fact sheet was prepared to answer commonly asked questions, provide information about the update process, and let people know how to get involved.



## City of Stanton 2021-2029 HOUSING ELEMENT UPDATE

The City of Stanton is in the process of preparing the 2021-2029 Housing Element. This Fact Sheet is intended to answer commonly asked questions, provide information about the update process, and let you know how to get involved.

### What is a Housing Element?

The Housing Element is a section of the City's General Plan that looks at housing needs and conditions within Stanton. It is a policy document that identifies goals, policies, and programs that the City uses to direct and guide actions related to housing.

### Why is the City updating its Housing Element?

Each city and county in California is required to have a Housing Element and update it at least every 8 years. Updating the Housing Element gives the City a clear picture of housing-related issues such as: housing supply and demand, the types of housing available within the City, housing affordability, and homelessness. Once the Housing Element is updated, it must be approved by the California Department of Housing and Community Development. Updating our Housing Element will ensure that we meet State requirements, and make Stanton eligible for State grants and other funding resources. It will also give our elected and appointed officials clear guidance on housing issues facing Stanton.

### Some key features of the Housing Element include:

- » Population and housing characteristics
- » An assessment of fair housing
- » An evaluation of housing constraints and existing resources
- » An analysis of potential sites appropriate for housing
- » An evaluation of existing policies and programs
- » Development of policies and programs to support housing production

The Community Health and Safety Element will also be updated to address climate change resiliency and emergency access.



[www.ci.stanton.ca.us](http://www.ci.stanton.ca.us) (714) 379-9222 [communitydevelopment@ci.stanton.ca.us](mailto:communitydevelopment@ci.stanton.ca.us)

### What is the Regional Housing Needs Allocation (RHNA)?

The State of California is facing a housing shortage. As such, the State requires that every city and county must help accommodate a portion of new housing growth. Since people often live and work in different places, housing needs are assessed at a regional level based on population trends and other factors to determine how much growth each local jurisdiction will need to accommodate. This is called the "Regional Housing Needs Allocation" or "RHNA" for short. The RHNA quantifies the need for housing on a regional level, and then allocates a portion of new growth to each city and county.

RHNA stands for: Regional Housing Needs Allocation. The RHNA quantifies the need for housing on a regional level, and then allocates a portion of new growth to each City.

Stanton's RHNA allocation for the 2021-2029 planning period is 1,227. This means that Stanton is responsible for identifying areas that can accommodate 1,227 new housing units. Stanton's RHNA allocation is divided into income categories as seen in the table below. The City of Stanton is NOT responsible for building new homes. However, Stanton must show that there is enough land zoned for housing to accommodate our allocated share of new homes. Furthermore, a special focus is placed on planning for affordable housing.

### City of Stanton 2021-2029 RHNA Housing Needs Allocation

INCOME GROUP	% OF MEDIAN HOUSEHOLD INCOME	INCOME RANGE (4-PERSON HOUSEHOLD)		RHNA ALLOCATION (HOUSING UNITS)
		Min.	Max.	
Very-Low Income	<50% of AMI	\$<38,451	\$64,050	164
Low Income	50- 80% of AMI	\$64,051	\$102,450	144
Moderate Income	80- 120% of AMI	\$102,451	\$123,600	231
Above-Moderate Income	>120% of AMI	\$123,601+		688
<b>Total</b>				<b>1,227</b>

AMI: Area Median Income. Orange County Area Median Income (AMI) for 2020 is \$103,000 (California Department of Housing and Urban Development, 2020).



[www.ci.stanton.ca.us](http://www.ci.stanton.ca.us) (714) 379-9222 [communitydevelopment@ci.stanton.ca.us](mailto:communitydevelopment@ci.stanton.ca.us)

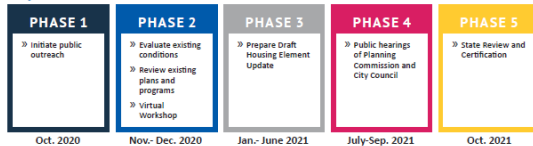
### How does the Housing Element impact me?

The availability and cost of housing impact all of us and have direct impacts on our residents' quality of life. Having a healthy mix of housing types and price ranges ensures that our community will continue to thrive by creating a healthy business and civic environment, and promoting well-being.

#### Some of the benefits of a healthy housing mix include:

- » Businesses are better able to attract or relocate potential employees
- » Rent and mortgages are a manageable percentage of monthly income
- » The community of Stanton is able to attract new employers to the area
- » Seniors and those on a fixed-income can afford to stay in their homes
- » Kids that have grown up in Stanton can afford to rent or buy here
- » A reduction in homelessness

### Project Timeline



### How can I get involved?

There are many ways that you can get involved and provide input. The success of the Housing Element depends on residents, like you, giving input and insight. It is important that the Housing Element reflects Stanton's values and priorities. There are a number of ways to get involved including:

- » Join the email list to stay informed
- » Participate in our outreach events
- » Complete a community survey
- » Call (714) 379-9222



[www.ci.stanton.ca.us](http://www.ci.stanton.ca.us) (714) 379-9222 [communitydevelopment@ci.stanton.ca.us](mailto:communitydevelopment@ci.stanton.ca.us)



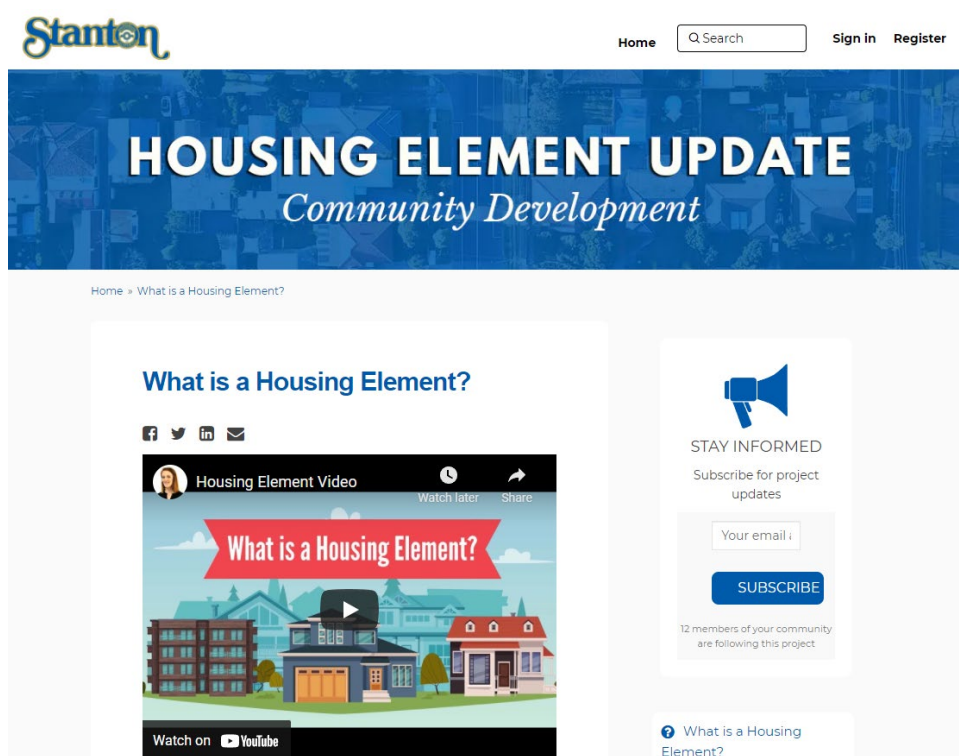
## Emails

The project team compiled a database of community members and stakeholders who registered to be notified via email of future public engagement opportunities and key deliverables. Direct emails were sent to these individuals to advertise the Virtual Community Workshop, the Fair Housing Survey, and the Public Review Draft of the 2021-2029 Housing Element.

## Project Website

A dedicated project website (<https://letstalkstanton.com/housingelement>) serves as the main conduit of information for individuals who can access material online (in nearly all cases, material has also been made available in hard copy for people with limited internet access, but the temporary closure of public facilities and other gathering places due to the COVID-19 pandemic has limited opportunities for members of the public to access hard-copy materials). The project website launched in October 2020 and is regularly updated to reflect ongoing community input opportunities, advertise draft work products, and answer commonly asked questions. The project website includes the following information:

- What is a Housing Element?: Brief video explaining what a Housing Element is
- Fair Housing Survey: Link to the Fair Housing Survey
- Stay Informed: People can enter their email to receive project updates
- FAQs: A presentation of common questions and answers such as why a Housing Element is needed, what's included in the update, and a project timeline
- Housing Orange County: Videos about housing in Orange County
- Meetings & Events: Information regarding upcoming and past meetings and events, including public workshops, open houses, and hearings
- Documents & Maps: Library of relevant documents and maps prepared for the project





## Virtual Community Workshop

A virtual community workshop was conducted to educate the community about housing issues and opportunities facing Stanton and gather input on housing-related topics. The virtual workshop was hosted on November 17, 2020, at 6:00 PM on Zoom. A recording of the workshop was also posted in the project website to allow community members and stakeholders to watch at their leisure and in accordance with their schedule and availability. The Virtual Community Workshop consistent of three parts:

**Part A:** [Overview video](#) providing an overview of the Housing Element and why the City is updating it right now

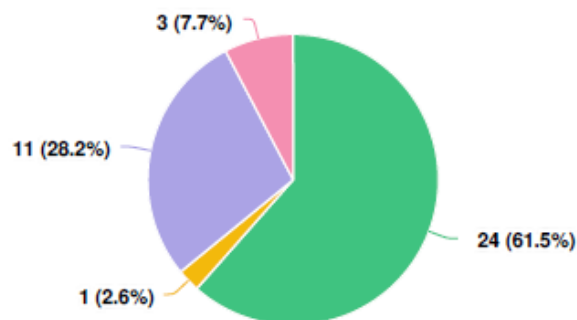
**Part B:** PowerPoint presentation describing existing conditions in Stanton and the City's Housing Element Update process ([English](#) and [Spanish](#) versions)

**Part C:** Survey to gather information on housing-related issues. The following section includes the results of the survey.

## Fair Housing Survey

- The survey was 32 questions long. It had 39 total responses.

### Q1 | Do you live and/or work in Stanton?



#### Question options

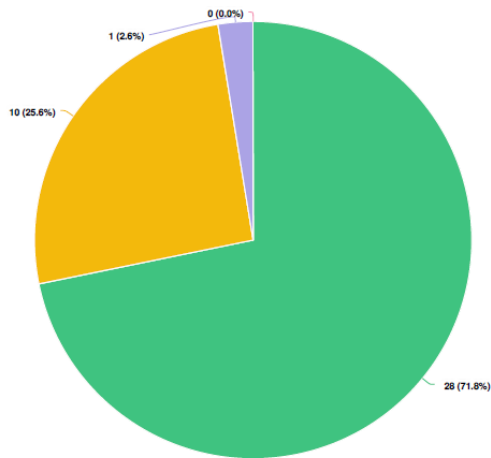
- I live in Stanton but my job is located somewhere else (pre-pandemic conditions)
- My job is in Stanton (pre-pandemic conditions) but I live somewhere else
- I live and work in Stanton (pre-pandemic conditions)
- I do not live or work in Stanton

*Mandatory Question (39 response(s))*

*Question type: Radio Button Question*



Q2 Do you currently own or rent your residence?

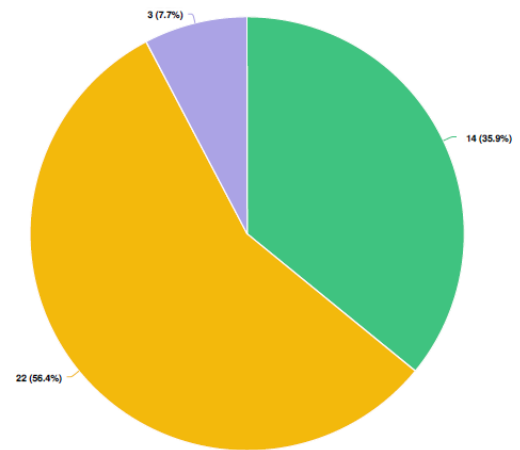


**Question options**

● I own my residence ● I rent my residence ● I live with another household (neither own nor rent)  
● I am currently without permanent shelter

Mandatory Question (39 response(s))  
Question type: Radio Button Question

Q3 Based on your monthly income before taxes, how much of your monthly income do you spend on housing?

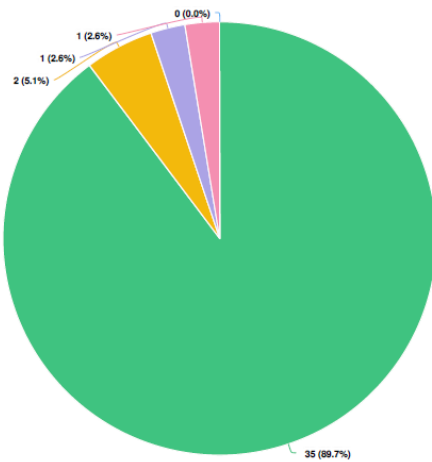


**Question options**

● Less than 30% ● Between 30%-50% ● More than 50%

Mandatory Question (39 response(s))  
Question type: Radio Button Question

Q4 Housing I can afford

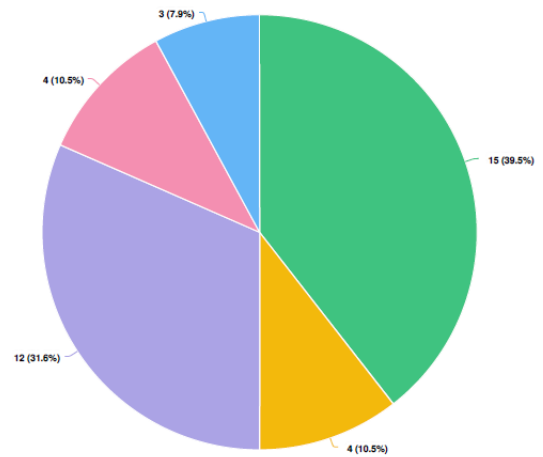


**Question options**

● Very Important ● Somewhat Important ● Neutral ● Unimportant ● Somewhat Unimportant

Optional question (39 response(s), 0 skipped)  
Question type: Radio Button Question

Q5 Housing that accommodates disability of a household member



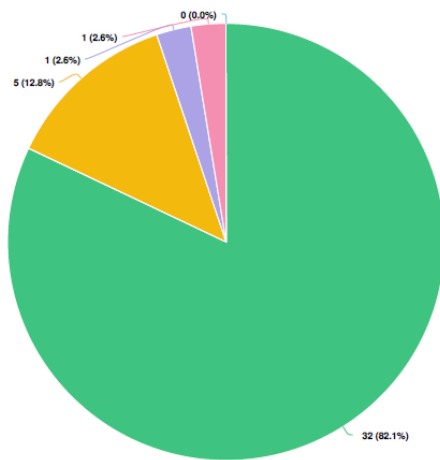
**Question options**

● Very Important ● Somewhat Important ● Neutral ● Somewhat Unimportant ● Unimportant

Optional question (38 response(s), 1 skipped)  
Question type: Radio Button Question



Q6 Housing large enough for my household

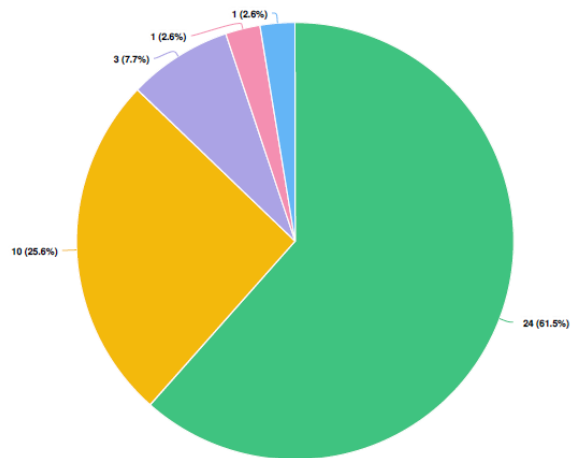


**Question options**

Very Important Somewhat Important Neutral Unimportant Somewhat Unimportant

Optional question (39 response(s), 0 skipped)  
Question type: Radio Button Question

Q8 The amount of money I have/had for deposit

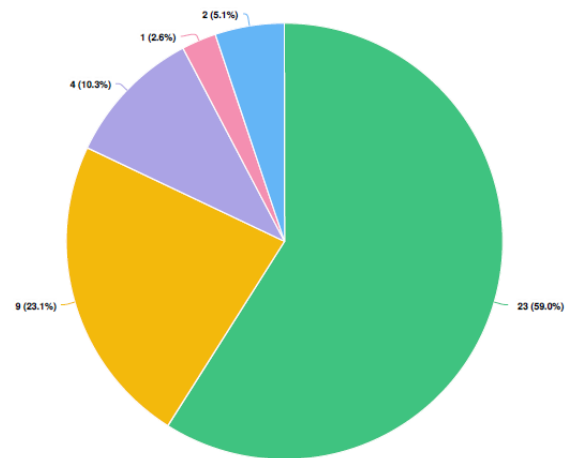


**Question options**

Very Important Somewhat Important Neutral Unimportant Somewhat Unimportant

Optional question (39 response(s), 0 skipped)  
Question type: Radio Button Question

Q7 My credit history and/or credit score

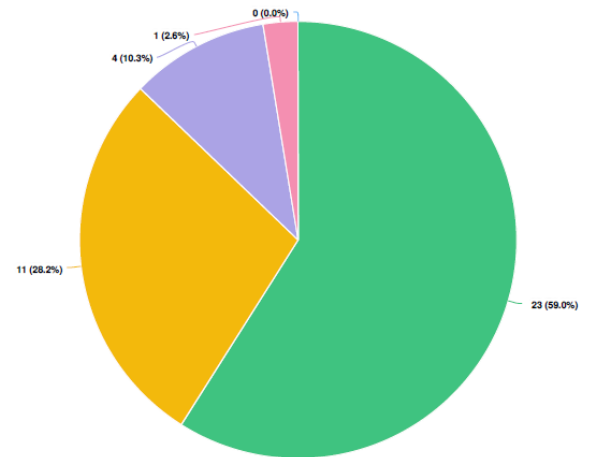


**Question options**

Very Important Somewhat Important Neutral Unimportant Somewhat Unimportant

Optional question (39 response(s), 0 skipped)  
Question type: Radio Button Question

Q9 Housing was available in the neighborhood I chose at the time I needed it



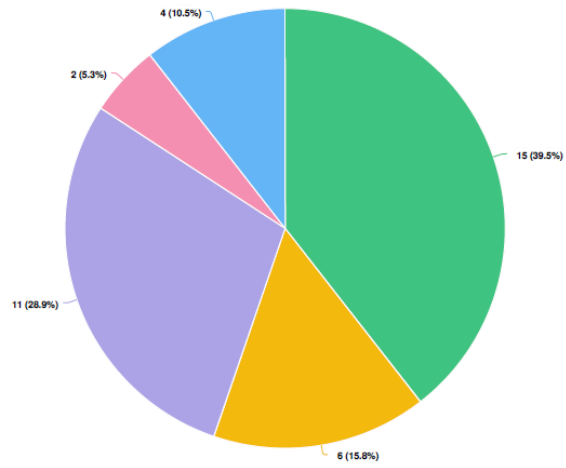
**Question options**

Very Important Somewhat Important Neutral Unimportant Somewhat Unimportant

Optional question (39 response(s), 0 skipped)  
Question type: Radio Button Question



Q10 Concern that I would not be welcome in that neighborhood



Question options

Very Important Somewhat Important Neutral Somewhat Unimportant Unimportant

Optional question (38 response(s), 1 skipped)  
Question type: Radio Button Question





#### Q11 | Other (please specify)

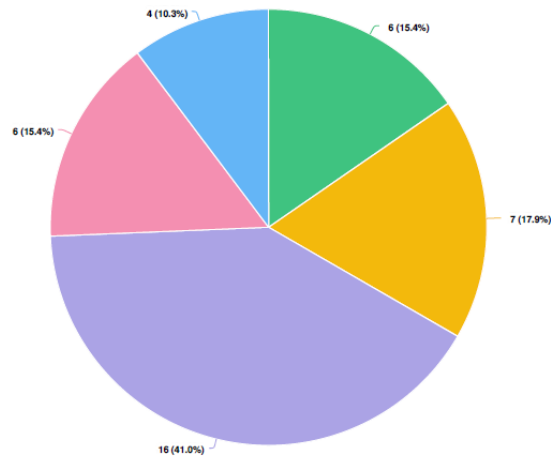
Anonymous 3/11/2021 02:42 PM	Too many homeless people in Stanton. Too many drug users in Stanton. Too many gangs and gang members in Stanton. Trash EVERYWHERE in Stanton. Too much crime in Stanton.
Anonymous 3/11/2021 03:21 PM	I live in a mobile home so own & rent both.
Anonymous 3/11/2021 06:58 PM	Somewhere that is relatively safe and no gangs or gunshots
Anonymous 3/11/2021 10:12 PM	Gentrificación is happening all over Stanton, none of the current builds support a salary of people whom already live here. The rents are ridiculous and now you have moved away from single family homes, which is why we moved here on the first place
Anonymous 3/11/2021 10:26 PM	Low income homes for families - very important
Anonymous 3/11/2021 11:19 PM	Parking lot is big issue everywhere, that is very important too.
Anonymous 3/12/2021 05:56 AM	Housing that is safe, I live with a disabled adult and safety is important
Anonymous 3/17/2021 04:07 AM	Didn't expect homeless people that are thieves or disrespectful and didn't think that the city of Stanton wouldn't do anything about it had i known that I would have chose somewhere else to live....
Anonymous 3/22/2021 04:42 PM	Proximity to transit, walkability to local services, diversity of housing types, diversity in the neighborhood population,
Anonymous 3/29/2021 08:06 PM	The upkeep of the area. Sad to see the prostitution and transient activities on Cerritos and Beach. We can do better.
Anonymous	Crime in the neighborhood and resources for the family.

Optional question (11 response(s), 28 skipped)

Question type: Essay Question



Q12 I am satisfied with the schools in my area

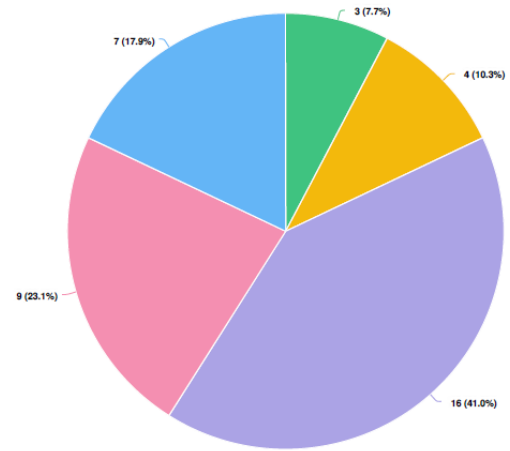


Question options

Strongly Agree Somewhat Agree Neutral Somewhat Disagree Strongly Disagree

Mandatory Question (39 response(s))  
Question type: Radio Button Question

Q13 There are quality jobs in my neighborhood

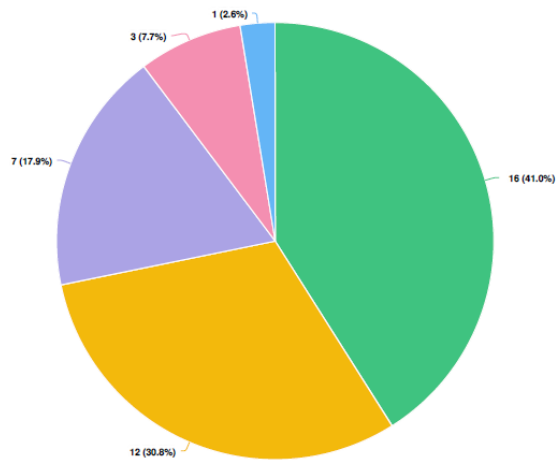


Question options

Strongly Agree Somewhat Agree Neutral Somewhat Disagree Strongly Disagree

Mandatory Question (39 response(s))  
Question type: Radio Button Question

Q14 There is access to public transit close to my neighborhood

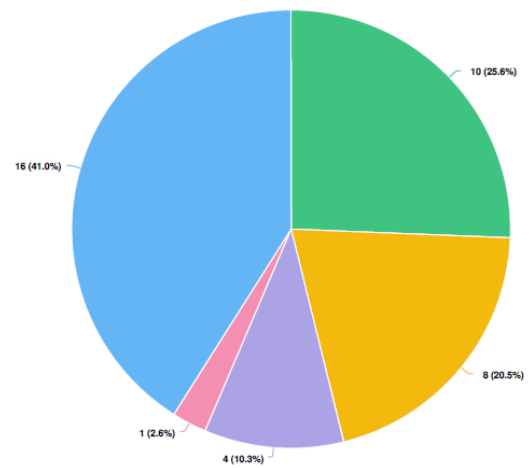


Question options

Strongly Agree Somewhat Agree Neutral Somewhat Disagree Strongly Disagree

Mandatory Question (39 response(s))  
Question type: Radio Button Question

Q15 There is enough parking in my area of town



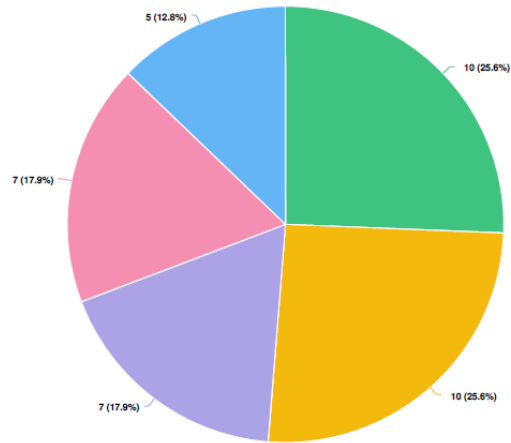
Question options

Strongly Agree Somewhat Agree Neutral Somewhat Disagree Strongly Disagree

Mandatory Question (39 response(s))  
Question type: Radio Button Question



Q16 There are plenty of parks, playgrounds, or green space near me

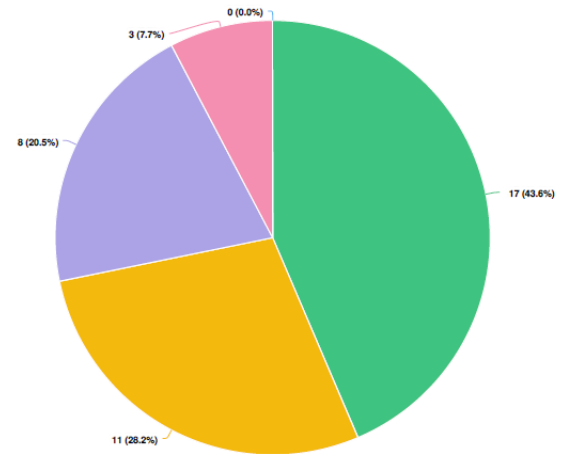


**Question options**

Strongly Agree Somewhat Agree Neutral Somewhat Disagree Strongly Disagree

Mandatory Question (39 response(s))  
Question type: Radio Button Question

Q17 There is a pharmacy close to my house

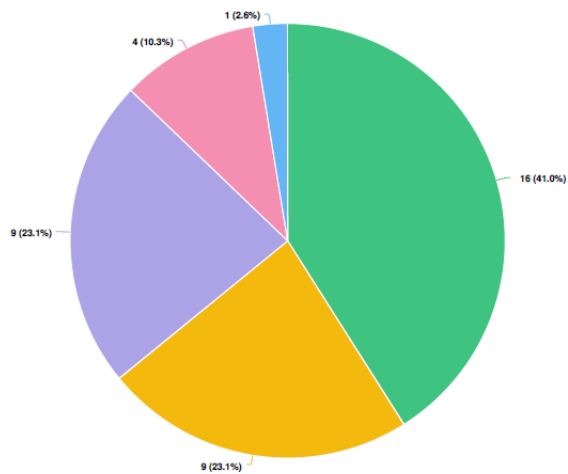


**Question options**

Strongly Agree Somewhat Agree Neutral Somewhat Disagree Strongly Disagree

Mandatory Question (39 response(s))  
Question type: Radio Button Question

Q18 There is a public library close to my house

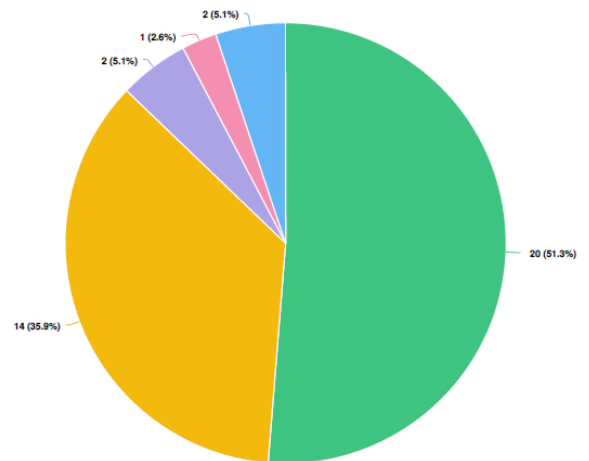


**Question options**

Strongly Agree Somewhat Agree Neutral Somewhat Disagree Strongly Disagree

Mandatory Question (39 response(s))  
Question type: Radio Button Question

Q19 There are grocery stores close to my neighborhood



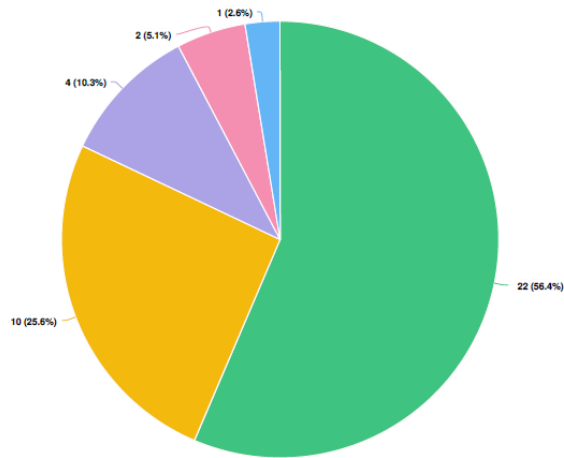
**Question options**

Strongly Agree Somewhat Agree Neutral Somewhat Disagree Strongly Disagree

Mandatory Question (39 response(s))  
Question type: Radio Button Question



Q20 There are banks and credit unions near where I live

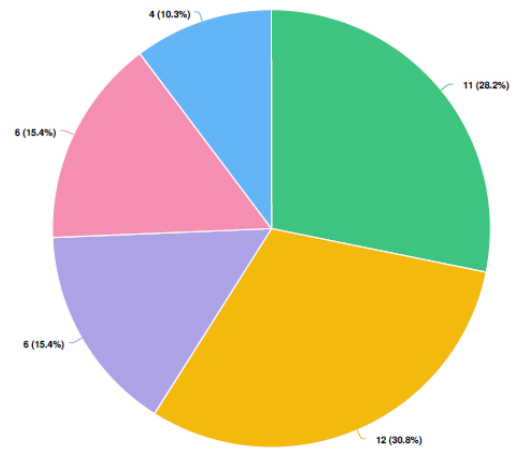


**Question options**

Strongly Agree Somewhat Agree Neutral Somewhat Disagree Strongly Disagree

Mandatory Question (39 response(s))  
Question type: Radio Button Question

Q21 The condition of the homes in my neighborhood are acceptable

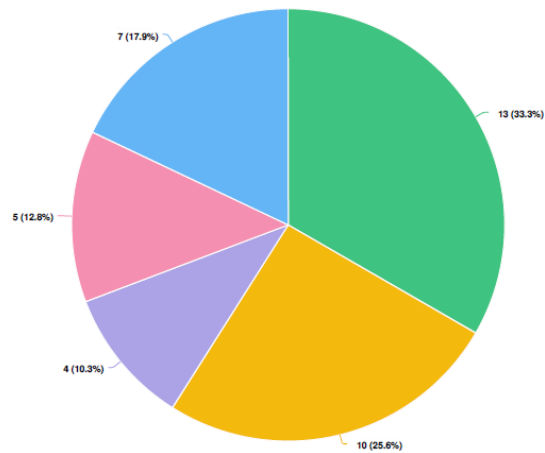


**Question options**

Strongly Agree Somewhat Agree Neutral Somewhat Disagree Strongly Disagree

Mandatory Question (39 response(s))  
Question type: Radio Button Question

Q22 The streets and sidewalks near my home are well kept

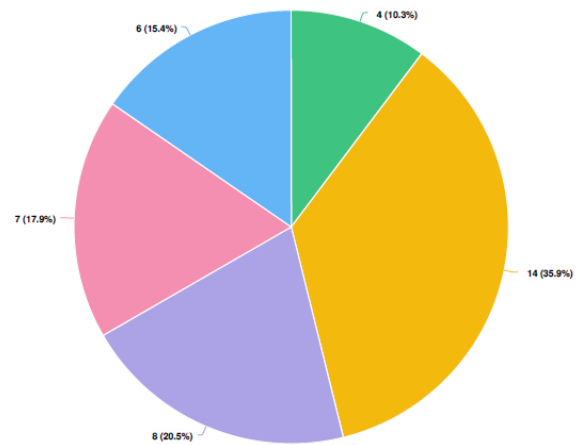


**Question options**

Strongly Agree Somewhat Agree Neutral Somewhat Disagree Strongly Disagree

Mandatory Question (39 response(s))  
Question type: Radio Button Question

Q23 There are plenty of other public spaces near my home



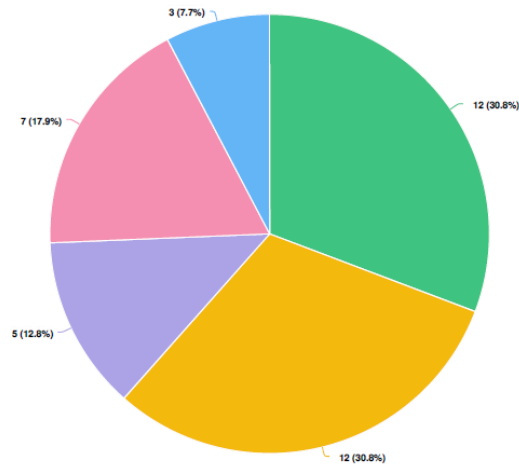
**Question options**

Strongly Agree Somewhat Agree Neutral Somewhat Disagree Strongly Disagree

Mandatory Question (39 response(s))  
Question type: Radio Button Question



Q24 The streets and sidewalks in my neighborhood have adequate lighting

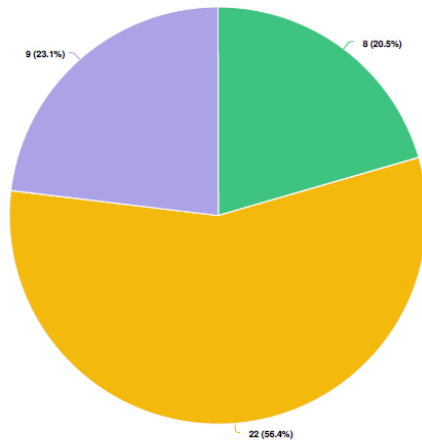


**Question options**

Strongly Agree Somewhat Agree Neutral Somewhat Disagree Strongly Disagree

Mandatory Question (39 response(s))  
Question type: Radio Button Question

Q26 Have you ever experienced or witnessed housing discrimination in the city of Stanton?  
(Reminder: Housing discrimination occurs when factors like a person's race, color, national origin, religion, sex, familial status, and/or disability are used in ...)

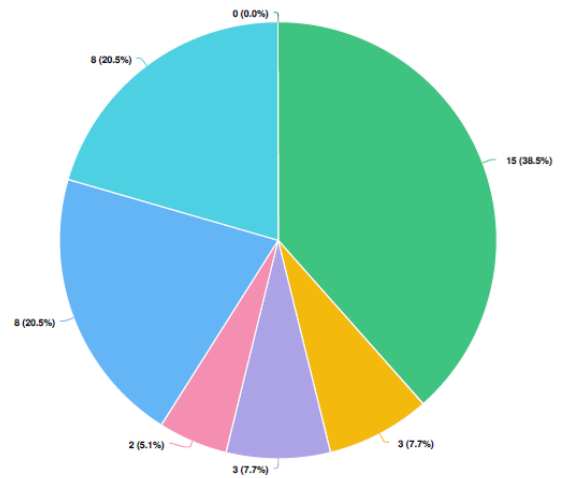


**Question options**

Yes No I don't know

Mandatory Question (39 response(s))  
Question type: Radio Button Question

Q25 The federal Fair Housing Act prohibits discrimination in the sale, rental, and financing of housing based on race, color, national origin, religion, sex, familial status, and disability. Of those, which do you think is the biggest problem in housi...

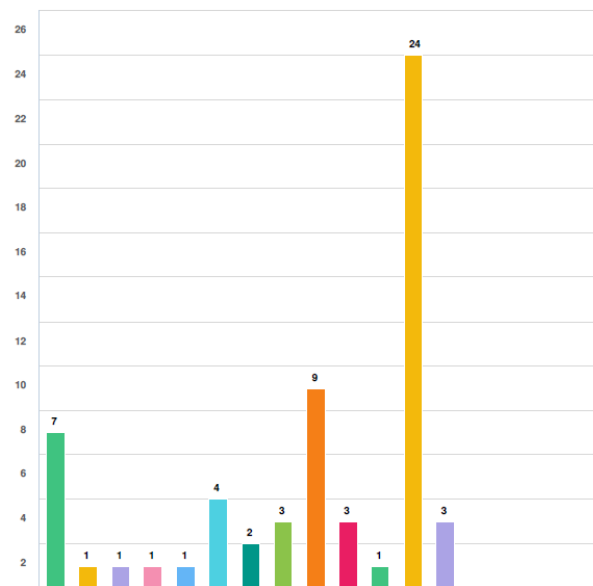


**Question options**

Race/Ethnicity (i.e. Caucasian, Asian, Latino, etc.) Color (physical appearance) National Origin (the country where a person was born) Sex Familial Status Disability Religion

Mandatory Question (39 response(s))  
Question type: Radio Button Question

Q27 On what grounds do you believe you witnessed housing discrimination in Stanton?  
(Select all that apply)



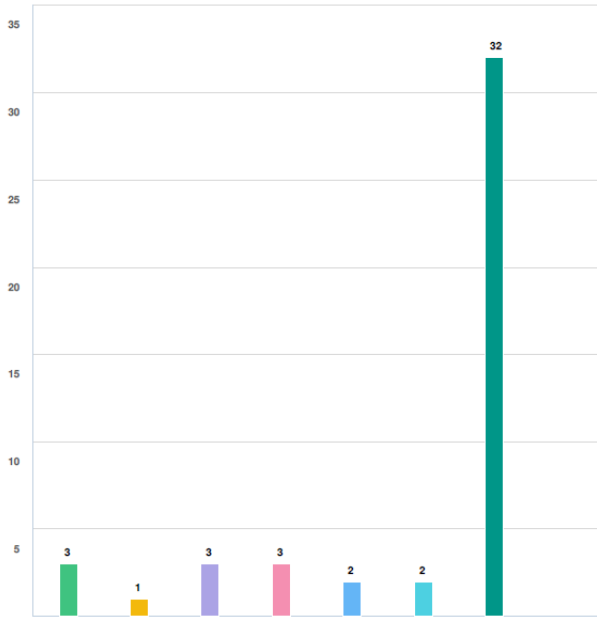
**Question options**

Race/Ethnicity (i.e. Caucasian, Asian, Latino, etc.) Color (physical appearance) Marital Status National Origin (the country where a person was born) Familial Status (families with children) Disability English Spoken as a Second Language Citizenship Status Level/Source of Income Use of Housing Choice Voucher or Other Assistance Criminal Background I have not witnessed housing discrimination Other (please specify) Age Religion Sex/Gender/Gender Identity Political Ideas

Mandatory Question (39 response(s))  
Question type: Checkbox Question



Q28 Do you know anyone in Stanton who has faced the following: (Select all that apply)

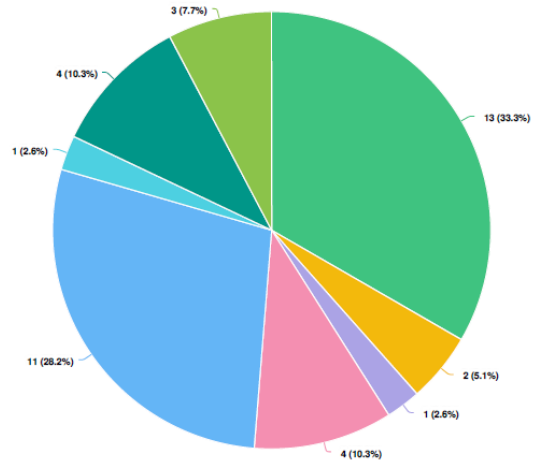


**Question options**

- Unfairly refused a rental or sale agreement
- Unfairly directed to a certain neighborhood and/or locations
- Not given reasonable accommodation for a disability
- Offered unfair terms when buying or selling
- Not applicable/None

Mandatory Question (39 response(s))  
Question type: Checkbox Question

Q29 Where would you refer someone if they felt their fair housing rights had been violated?

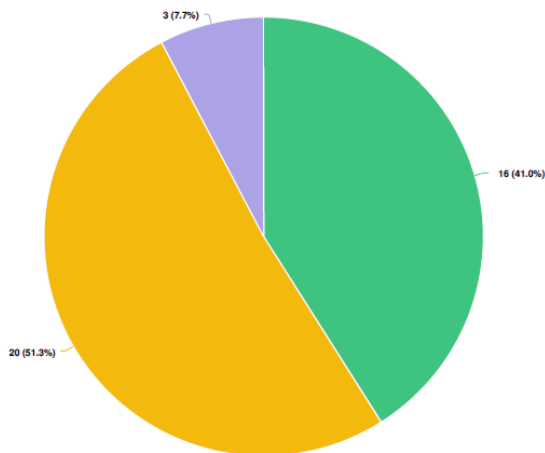


**Question options**

- I wouldn't know what to do
- Complain to the individual/organization discriminating
- A local nonprofit
- Local, state, or federal government
- The California Office of Housing and Community Development
- The U.S. Department of Housing and Urban Development
- A private attorney
- Other (please specify)

Mandatory Question (39 response(s))  
Question type: Radio Button Question

Q30 How familiar are you with Fair Housing laws?

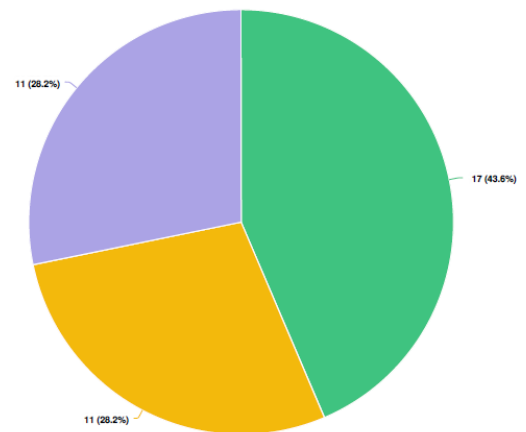


**Question options**

- Not familiar
- Somewhat familiar
- Very familiar

Mandatory Question (39 response(s))  
Question type: Radio Button Question

Q31 Do you think Federal and/or State Fair Housing laws are difficult to understand or follow?



**Question options**

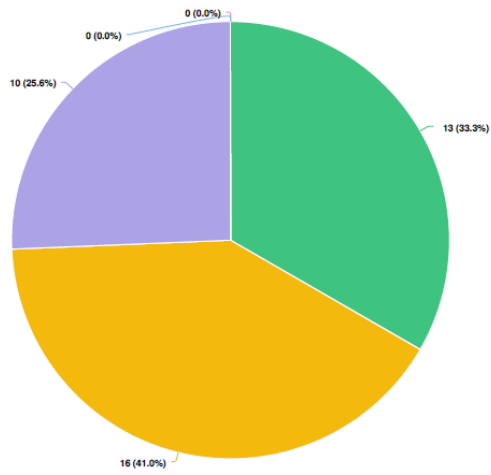
- Yes
- No
- I don't know

Mandatory Question (39 response(s))  
Question type: Radio Button Question





Q32 What age range most accurately describes you?



**Question options**

24-39 years old 40-55 years old 56-74 years old 0-23 years old 75+ years old

Optional question (39 response(s), 0 skipped)  
Question type: Radio Button Question

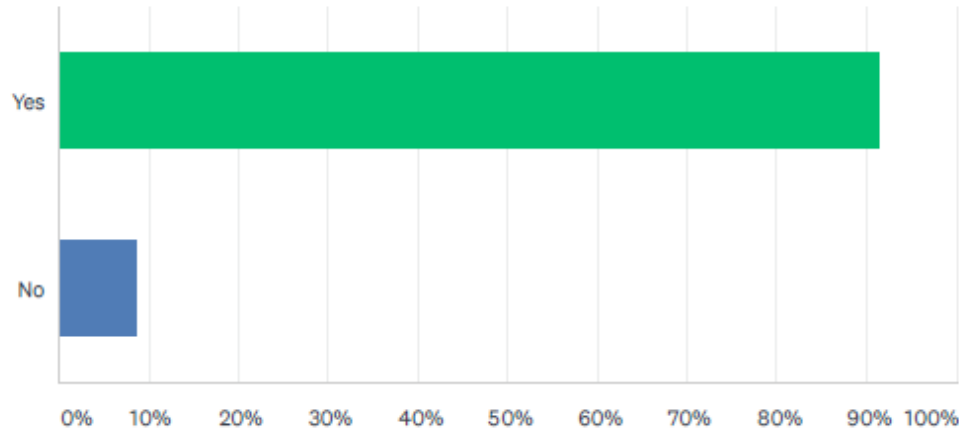


## Housing & Safety Survey

- The survey was 19 questions long. It had 163 total responses.

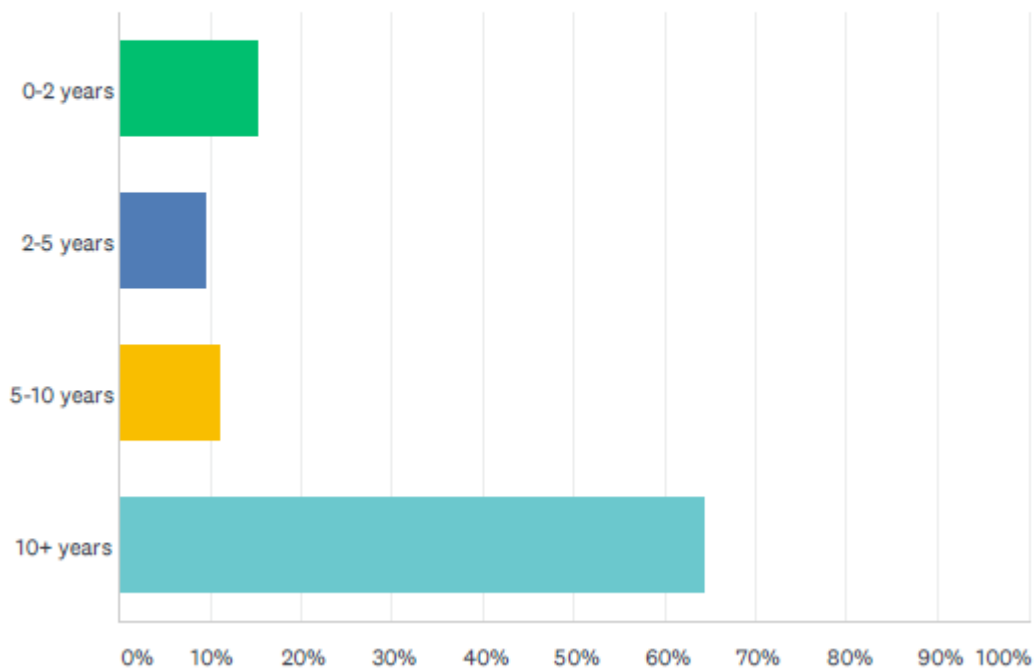
### Q1 Do you live in Stanton?

Answered: 163 Skipped: 0



### Q2 How long have you lived in the City?

Answered: 118 Skipped: 45





### Q3 What made you decide to live here? (Select all that apply)

Answered: 118 Skipped: 45

ANSWER CHOICES	RESPONSES	
Close to job/work	31.36%	37
Quality of housing	10.17%	12
Close to family and/or friends	37.29%	44
Affordable	54.24%	64
Quality of local school system	4.24%	5
Safety of neighborhood	5.93%	7
City services and programs	5.08%	6
Close to shopping and services	18.64%	22
Other (please specify)	20.34%	24
Total Respondents: 118		

#	OTHER (PLEASE SPECIFY)
1	New home, affordable pricing, good commute
2	.
3	By chance. We found a home that met our needs at the time.
4	house crisis made up relocate to a mobile home
5	friend
6	Born here, can't afford to move out
7	The right house came up for sale
8	Worked for City of Stanton
9	We found a previously owned mobile home for the right price in a nice park.
10	New housing development
11	School
12	Cheapest apt at the time I could find
13	small community
14	Rental was available
15	Parents lived here first
16	Parents homeowners
17	Born and raise in stanton
18	Born here
19	Parents bought the house
20	I grew up here!
21	It is what i could afford at the time
22	It's where I have lived most of my life. Like it here.
23	Just happened to find the perfect townhouse to purchase for myself
24	house size and monthly rent



## Q4 Do you currently own or rent your home?

Answered: 117 Skipped: 46

ANSWER CHOICES	RESPONSES	
I own my home	68.38%	80
I rent my home	23.93%	28
I live with another household (neither own nor rent)	7.69%	9
I am currently without permanent shelter	0.85%	1
Total Respondents: 117		

## Q5 Select the type of housing that best describes your current home.

Answered: 118 Skipped: 45

ANSWER CHOICES	RESPONSES	
Single-family home (detached)	51.69%	61
Duplex/attached home	5.08%	6
Multi-family home (apartment/condominium)	35.59%	42
Accessory Dwelling Unit, granny flat, guest house	0.85%	1
Mobile home	4.24%	5
Currently without permanent shelter	0.00%	0
Other (please specify)	6.78%	8
Total Respondents: 118		

#	OTHER (PLEASE SPECIFY)
1	Single family attached.
2	APARTMENT
3	Room a room with sheared bathroom and no kitchen access
4	PUD
5	PUD - Townhouse
6	Townhome
7	Townhouse
8	Townhouse



## Q6 How satisfied are you with your current housing situation?

Answered: 119 Skipped: 44

ANSWER CHOICES	RESPONSES	
Very satisfied	26.89%	32
Somewhat satisfied	44.54%	53
Somewhat dissatisfied	16.81%	20
Dissatisfied	12.61%	15
Total Respondents: 119		

#	PLEASE PROVIDE MORE INFORMATION BELOW.
1	Our home is lovely, but some of the areas surrounding us, not so much
2	Around my house are homeless people and prostitution no good for family and kids
3	Place keeps raising prices on different things that were free in the past
4	There is a home that was recently bought and renters who live their are trashing the neighborhood with their chop shop and possible drug dealing.
5	The Illumination Foundation wants to make the shelter right by my house The Stanton Inn into a permanent HUD housing project. We are already inundated with property crimes and homeless everywhere because of this group and the motel 6 opportunists that stalk our neighborhoods.
6	out land loard keep rasing the rent even through this crisis... also we are paying for a street repavement that was unnecessary and ists broken again for 10 years
7	Would like to own.
8	Neighbors and parking are difficult
9	Cost of ground lease continues to be raised as property values have climbed.
10	The homelessness with stealing and crime at an all time high
11	A lot of crime. A lot of homeless. The streets and shopping centers are dirty with trash and not cleaned compared to surrounding citys.
12	Homeless individuals and local crime make me look into moving elsewhere
13	want my own space saving for a home
14	The permit parking sucks you can't park anywhere without getting a ticket or your car towed away I wish I knew this before I moved here
15	I wish there were more parking spots and I wish it was more affordable to buy one of these condos instead of rent.
16	Costs are rising, lots of homeless and crime this year, too much new housing on Beach Blvd. dding to traffic congestion.
17	Safety issues with motels & homeless situation
18	Rental increases have made it difficult to consider staying.
19	The street parking sucks because everyone rents rooms out and I'm always have no parking for family and friends that come to visit
20	Traffic on Santa Rosalia is horrible cars go about 40mph we need road humpans to slow down these people who are taking short cuts from Beach/Orangewoof and Chapman n Santa Rosalia. It's very dangerous
21	No parking
22	The property is very neglected, and the rent is very expensive.
23	Parking is an imprisonment. My husband and I can't have visitors because there is no parking. Both us can't leave at the same time because upon our return guaranteed- no parking. Plus cars are getting broken into.
24	My house borders a railroad track which often has overgrown weeds and graffiti. It's also within walking distance of Stanton Central Park.
25	You are cramming people in our city creating more infrastructure issues/ parking is a HUGE issue and you insist on authorizing new construction with under amount of parking spaces, us homeowners are paying the price for this UNFAIR
26	House almost paid off
27	Would like to own.
28	Parking enforcement on my street has led to unexpected guests having their vehicle ticketed.



## Q7 How would you rate the physical condition of the residence you live in?

Answered: 117 Skipped: 46

ANSWER CHOICES	RESPONSES	
Excellent condition	29.91%	35
Shows signs of minor deferred maintenance (e.g., peeling paint, chipped stucco, etc.)	45.30%	53
Needs one or more modest rehabilitation improvements (e.g., new roof, new wood siding, etc.)	17.95%	21
Needs one or more major upgrades (e.g., new foundation, new plumbing, new electrical, etc.)	17.09%	20
Other (please specify)	1.71%	2
Total Respondents: 117		

#	OTHER (PLEASE SPECIFY)
1	Outside stucco, modernization of kitchen and bathrooms
2	Needs security cameras & clickers for trash bin and newly installed gates. During pandemic, another thing to touch is not good.

## Q8 Which of the following housing upgrades or expansions have you considered making on your home?

Answered: 116 Skipped: 47

ANSWER CHOICES	RESPONSES	
Room addition	8.62%	10
Roofing	18.10%	21
HVAC	16.38%	19
Painting	30.17%	35
Solar	18.97%	22
Backup generator	6.03%	7
Accessory Dwelling Unit, granny flat, guest house	5.17%	6
Does not apply	37.07%	43
Other (please specify)	14.66%	17
Total Respondents: 116		





#	OTHER (PLEASE SPECIFY)
1	Just completely renovated my home last year.
2	kitchen, bathrooms, pre-fab studio
3	I already renovated my house and built an ADU
4	Replace front stairs and porch, upgrade electrical, remodel kitchen.
5	I want to put five 2 1/2 story homes on my small parcel like the Palazoo got to do.
6	Remodeling my backyard and upgrading features in my house.
7	Flooring
8	So many issues with SCE and power outages and flickering lights, as well as trouble with Spectrum internet.
9	Fencing
10	None
11	LED lights
12	Yard upgrade to newly built townhouse
13	New plumbing system, the wood for the patios and balconies are very bad conditions, many things here are bad.
14	Bathroom remodel
15	Currently have plans submitted to do a renovation
16	I inside paint and new floors
17	Remodel outdated plumbing

## Q9 Which of the following best describes your household type?

Answered: 125 Skipped: 38

ANSWER CHOICES	RESPONSES	
Single person household	11.20%	14
Couple	27.20%	34
Couple with children under 18	21.60%	27
Single parent with children under 18	4.00%	5
Adult (non-parent) with children under 18	1.60%	2
Young adult living with parents	13.60%	17
Multi-generational family household (grandparents, parents, children, and/or grandchildren all under the same roof)	18.40%	23
Single person living with roommates	4.00%	5
Couple living with roommates	0.80%	1
Other (please specify)	4.80%	6
Total Respondents: 125		



#	OTHER (PLEASE SPECIFY)
1	Habitat OC is a community stakeholder with families living in Stanton and new construction under way.
2	Co-owned with my brother as a result of our parents' deaths
3	Engaged couple that are first time home owners.
4	I'm single mom and my son with disabilities and live with other single mom
5	Co-owned with my brother as a result of our parents' deaths
6	Couple with special needs adult child

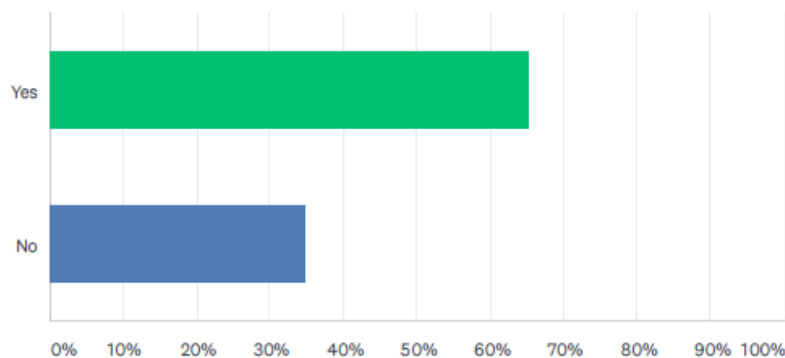
Q10 If you wish to own a home in Stanton but do not currently own one, what issues are preventing you from owning a home at this time? (Select all that apply)

Answered: 124 Skipped: 39

ANSWER CHOICES	RESPONSES	
I cannot find a home I can afford in Stanton	25.00%	31
I cannot afford a down payment	19.35%	24
I cannot afford a mortgage payment	16.13%	20
I cannot find a home that meets my needs in Stanton (housing size, disability accommodations)	6.45%	8
I cannot find a home that suits my quality standards in Stanton (safety, design/look, neighborhood)	11.29%	14
I do not currently wish to own or rent a home in Stanton	5.65%	7
I already own a home in Stanton	55.65%	69
Total Respondents: 124		

Q11 Do you feel that the range of housing types in Stanton currently meets your housing needs (e.g., single-family homes, condominiums, apartments, etc.)?

Answered: 121 Skipped: 42





## Q12 What types of housing are most needed in the City of Stanton? (Select all that apply)

Answered: 122 Skipped: 41

ANSWER CHOICES	RESPONSES	
Single-family (detached)	63.93%	78
Duplex/attached housing	22.95%	28
Condominiums (multi-family ownership homes)	27.05%	33
Apartments (multi-family rental homes)	14.75%	18
Senior housing	24.59%	30
Accessory Dwelling Unit, granny flat, guest house	7.38%	9
Housing for people with disabilities (please specify in comment field below)	8.20%	10
Housing for people that work in the City (please specify in comment field below)	4.92%	6
Other (please specify)	17.21%	21
Total Respondents: 122		

#	OTHER (PLEASE SPECIFY)
1	No more housing. The population is too dense already.
2	None, city needs to improve streets, lights and police needs to do their job, is criminal activity day and night
3	Homeless shelters
4	None
5	Homeless & Low Income
6	we don't need more housing in our city we are already overcrowded.
7	housing for homeless
8	we need good jobs not more housing.
9	We don't know. But we don't want high density because parking is a problem.
10	Don't know
11	We need places for good jobs, not housing.
12	Pud
13	Not apts because the permit parking
14	Affordable housing
15	Too many new buildings now on Beach, will be too crowded with the new style multi-unit condos and apartments.
16	Due to increased number of baby boomers, WE NEED MORE AFFORDABLE HOUSING!
17	Stop building 20 houses on lots that once held one house
18	Townhomes
19	Housing for the homeless
20	Low income housing
21	Mixed use development



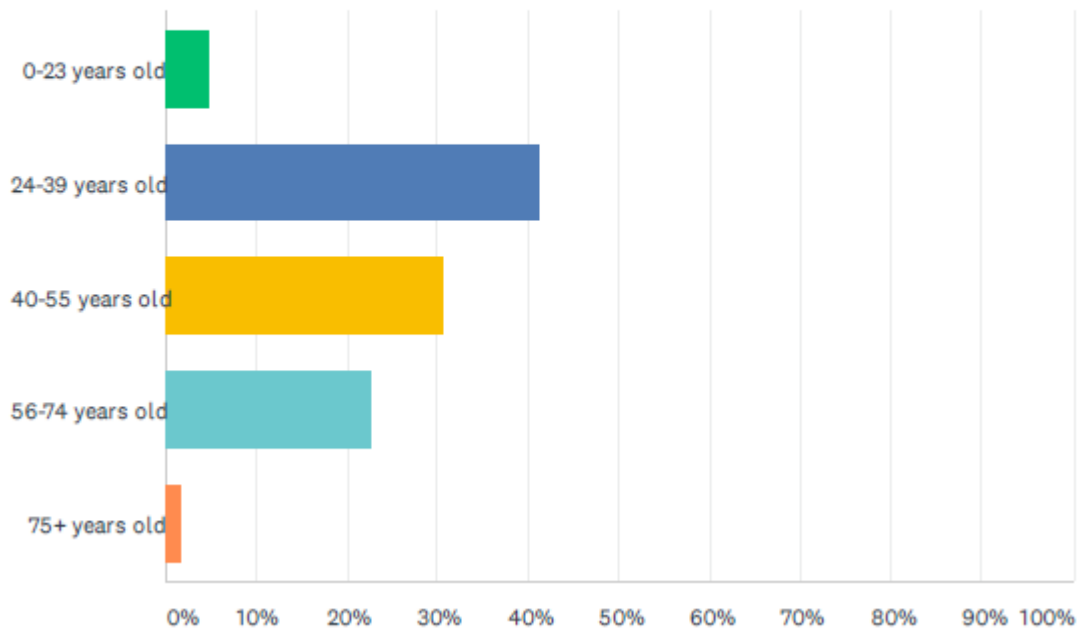
### Q13 If you are currently employed, approximately how long is your one-way commute to work?

Answered: 120 Skipped: 43

ANSWER CHOICES	RESPONSES	
Less than 5 miles	15.83%	19
5-10 miles	20.83%	25
10-25 miles	28.33%	34
25-40 miles	7.50%	9
More than 40 miles	1.67%	2
I am employed but work from my home	10.83%	13
I am not currently employed	15.83%	19
Total Respondents: 120		

### Q14 What age range most accurately describes you?

Answered: 124 Skipped: 39





## Q15 How important are the following housing priorities to you and your family?

Answered: 124 Skipped: 39

	VERY IMPORTANT	SOMEWHAT IMPORTANT	NOT IMPORTANT	DON'T KNOW	TOTAL
Provide more housing for all income levels	49.59% 60	30.58% 37	18.18% 22	1.65% 2	121
Housing affordable to working families	67.50% 81	20.00% 24	11.67% 14	0.83% 1	120
Build more single-family housing	52.54% 62	25.42% 30	20.34% 24	1.69% 2	118
Build more multi-family housing (apartments, condos, etc.)	29.66% 35	23.73% 28	44.07% 52	2.54% 3	118
Build more housing for young professionals	33.33% 39	36.75% 43	23.08% 27	6.84% 8	117
Rehabilitate existing housing	60.50% 72	29.41% 35	7.56% 9	2.52% 3	119
Encourage more senior housing	29.66% 35	37.29% 44	25.42% 30	7.63% 9	118
Provide ADA-accessible housing	31.36% 37	34.75% 41	20.34% 24	13.56% 16	118
Provide housing for homeless	31.93% 38	21.85% 26	40.34% 48	5.88% 7	119
Ensure that children who grow up in Stanton can afford to live in Stanton	59.02% 72	23.77% 29	13.11% 16	4.10% 5	122
Create more mixed-use (commercial/office and residential) projects to bring different land uses closer together	26.05% 31	30.25% 36	36.97% 44	6.72% 8	119
Integrate affordable housing throughout the community to create mixed-income neighborhoods	36.07% 44	27.87% 34	31.97% 39	4.10% 5	122
Establish programs to help at-risk homeowners keep their homes, including mortgage loan programs	57.72% 71	26.83% 33	13.82% 17	1.63% 2	123
Support fair/equitable housing opportunities and programs to help maintain and secure neighborhoods that have suffered foreclosures	50.00% 61	29.51% 36	17.21% 21	3.28% 4	122



## Q16 How important are the following resilience strategy priorities to you?

Answered: 116 Skipped: 47

	VERY IMPORTANT	SOMEWHAT IMPORTANT	NOT IMPORTANT	DON'T KNOW	TOTAL
Drought response and planning	46.96% 54	36.52% 42	13.91% 16	2.61% 3	115
Community emergency preparedness training	57.39% 66	36.52% 42	5.22% 6	0.87% 1	115
Clean backup power for critical community facilities	56.52% 65	33.04% 38	6.96% 8	3.48% 4	115
Promotion of plans and programs that increase sustainable energy sources	46.96% 54	37.39% 43	13.91% 16	1.74% 2	115
Fire risk reduction in most fire prone areas	61.74% 71	27.83% 32	8.70% 10	1.74% 2	115
Further improve access to public health services	52.59% 61	37.07% 43	8.62% 10	1.72% 2	116
Designation of public cooling centers for periods of extreme heat	35.34% 41	39.66% 46	21.55% 25	3.45% 4	116
Infrastructure improvements to prevent flooding	46.55% 54	37.93% 44	14.66% 17	0.86% 1	116
Access to flood protection resources and services (signage, sandbags, etc.)	45.61% 52	36.84% 42	16.67% 19	0.88% 1	114





Q17 If the list above does not reflect a resilience priority that you would like to see, please specify the priority below.

Answered: 21 Skipped: 142

#	RESPONSES
1	ensuring safety
2	Wider roads are needed
3	city cleanliness
4	Climate change, green initiatives, EV incentives/infrastructure
5	lower taxes, homeless clean up
6	Open more homeless shelters in industrial areas, away from housing and small businesses
7	mobile home landlords are raising rent
8	Community safety - Very Important.
9	Help get the homeless off the streets as promised.
10	I don't know
11	Get rid of the hookers and homeless out of the city. The hookers say they like beach cause the cops never hassle them
12	Safety of the community
13	Gang prevention
14	The motel 6 on western and katella has a lot of illegal activity going on with their tenants. Those people come into the Bradford condos and break into cars and garages. We are seeing more suspicious people every day! I wish we could have an increase of police presence within this neighborhood.
15	Parking. Put lines in the streets. People are too stupid to park right there taking parking away when parking is also scarce to begin with. This is one of the main reason for leaving Stanton this month. It shouldn't be a battle.
16	Address homelessness and safety along Beach Blvd
17	To help not increase the rental in general now, with the Covid-19 we live very hard times.
18	Redevelop Beach Blvd - get ride of hotels on Beach Blvd
19	Parking and safety
20	Neighborhood safety, crime, noise pollution
21	Cut funding for law enforcement and use for housing homeless

(Question 18 asked for names and emails. Those response are not included here.)



## Q19 Are there any comments or concerns you would like to share with the City of Stanton relevant to the upcoming Housing and Safety Element Update?

Answered: 34 Skipped: 129

#	RESPONSES
1	This city has great potential, I just see too many empty areas, run down areas, and more homeless/transient activity. More police presence to keep homeless at bay. More housing, retail and popular food options to revive the city
2	There has to be some kind of rule where manages at a senior complex cant keep raising rents of parking spots or storage fees when every they want at a Low income complex
3	No need for more housing as much as clean up of city, respect for small businesses and homeless off sreet
4	Shelters in industrial areas
5	Keep the railroads clear of debris and transients. Reduce the sales taxes.
6	We do not need more low income housing in our neighborhoods. It only decrease our home values and our quality of life.
7	Too many homeless in our neighborhood
8	none
9	Illuminated street signs at major intersections.
10	Great job with all the improvements along Beach Blvd! Would love to see more of the old motels etc with a higher and better use or at least renovated.
11	Better parking on mains streets
12	Get rid of the homeless, we still need them off the streets . We spent money on housing and they won't go there. Quit wasting our money .
13	There needs to be a proactive policy of adding additional lighting within the community. The city has many areas that are not well lit that create breeding for illegal activity. Any new development or redevelopment needs to address lighting concerns.
14	People will move where they can afford. We need parking for all the housing being crammed into the city
15	The survey is biased. Ask the residents what THEY want instead of forcing tiny housing on them then pretending they were part of the process. They are just along for the ride.
16	No
17	I highly disagree with the change of housing, especially turning "Stanton Inn and Suites" in to a homeless/veteran/low income housing. The crime rate and drug use is getting worse by the day in this area and the "Stanton Inn and Suites" is directly across from 2 huge housing complex that are heavily populated with Children and Family's and even schools near by. The other locations off of Beach Blvd are not next to heavily populated complex's with Children and familys or even schools near by. This locations needs to seriously be reconsidered.
18	They need less motels and apartments, they are bringing the problems to the area. They are loading these apartments with so many people that's there's no parking on the streets of almost all areas. You need to start making parking passes for the WHOLE city.
19	Homeless problem is getting too big of a problem, we don't feel safe



20	I am now looking for affordable housing or low income please help.
21	We need more police snd/or security patrolling communities. I live in an apt complex which has dumpster divers, cars vandalized or stolen and now beginning to see more tagging of properties. Criminals will need to learn there are consequences to their actions! If you can't keep criminals in jail, then start having them do REAL COMMUNITY SERVICE!!!
22	Traffic on residential streets. Horrible on Santa Rosalia
23	Carie Ln apartments need rehab
24	Suspicious people from motel 6 on katella and western has many suspicious people that come into the Bradford condos. Then cars and garages get broken into. Bikes, tools, change stolen from cars. Many people within the Bradford community would love to see more police presence in this neighborhood. We think it would help deter them from whats been going on.
25	Improve your parking
26	Almost all need help in this hard time with the COVID-19, and more pay rents.
27	there will soon be 2 former motels converted to places for homeless housing. My neighborhood has a 'Illumination Foundation home for homeless and currently building a shelter for addiction rehab.I do feel that we have More than ENOUGH/our fair share of these types of places in our city. NO MORE!!!!
28	City needs to do much better job with regard to illegal fireworks, loud parties, zoning. Many single residence homes are being used as boarding houses. This creates unreasonable noise traffic and other issues in areas designed for single family homes
29	One of the biggest problems is the homeless people camping out on railroad tracks withing the city.
30	First people move where they can afford to live, second if you only build housing and don't build any infrastructure we are going to look like downtown LA. We don't have enough public transportation and the roads are over crowded. We need to fix what we have first before bringing more people into a mess. our
31	Too many condos in Katella and Western going up
32	KEEP THE HOMELESS PEOPLE OUT OF STANTON
33	I live off of Bell st, and I am thankful for the added public parking lot that was created. If this goes away, there will be no place for people to park since other parts of the city require a parking pass and my street does not.
34	Please address the prostitution at Beach Blvd and Starr. It's an every night issue.



# Public Review of Draft Housing Element

The Public Review Draft of the 2021-2029 Housing Element was posted to the project website from October 21<sup>st</sup> – November 20<sup>th</sup>, 2021. Individuals registered for project notifications received emails, a press release was posted to the City's main website, and the availability of the Public Review Draft was also advertised at public hearings. The City provided direction on how individuals could provide public comment via its social media channels and direct letters to stakeholders engaged in housing services in and around Stanton.

Interested parties were invited to submit public comments using a fillable comment card available on the project website, provide written comments via mail to City Hall, or email comments to the City's Housing Element Project Manager.

## Feedback Influence

The feedback received from the public during preparation of the Housing Element and on the Public Draft Housing Element directly influenced the goals, policies, and programs included in the Housing Plan. The table below summarizes how public input is reflected in the Housing Plan.

General Input Received	Applicable Reference		
	Goal	Policy	Program
The majority (56.4%) of survey respondents reported spending between 30-50% of their monthly income on housing.	GOAL 2 Protect, encourage, and provide housing opportunities for persons of lower and moderate incomes.	Policy 2.1: Preserve and expand the City's supply of affordable rental and ownership housing for lower and moderate-income households.	Program 1: Residential Sites Inventory  Program 2: Monitor Residential Capacity (No Net Loss)  Program 5: Facilitate Affordable and Special Needs Housing Construction  Program 7: Accessory Dwelling Units (ADUs)  Program 11: Rental Assistance
Half of survey respondents	GOAL 1	Policy 1.4: Encourage both the	Program 5: Facilitate Affordable and Special



General Input Received	Applicable Reference		
	Goal	Policy	Program
reported that access to housing that accommodated disability of a household member is important.	Provide a broad range of housing opportunities to meet the existing and future needs of all Stanton residents.	private and public sectors to produce or assist in the production of housing with particular emphasis on housing affordable to seniors, persons with disabilities, large families, female-headed households with children, and the homeless.	Needs Housing Construction  Program 10: California Accessibility Standards Compliance Program
Survey respondents reported that discrimination on the basis of race/ethnicity is the biggest problem in housing discrimination in Stanton, followed by familial status and disability.	GOAL 5  Affirmatively further fair housing practices, promoting equal opportunity for all residents to reside in housing of their choice.	Policy 5.1: Prohibit discrimination in the sale, rental, or financing of housing based on race, color, ancestry, religion, national origin, sex, sexual orientation, gender identity, age, disability/medical condition, familial status, marital status, source of income, or other protected characteristics.	Program 20: Affirmatively Furthering Fair Housing Outreach and Coordination Program
Nearly half (45.3%) of survey respondents reported that their homes show signs of minor deferred maintenance such as peeling paint or shipped stucco. A sizeable number (35%) reported their homes need one or more modest or major improvements	GOAL 3  Preserve and maintain the existing housing stock so that all residents live in neighborhoods free from blight and deterioration.	Policy 3.1: Promote programs that improve the overall quality and conditions of existing housing in Stanton with an emphasis on housing that is affordable to lower income households.  Policy 3.2:	Program 13: Homeowner Rehabilitation Program  Program 14: Proactive Code Enforcement  Program 16: Monitor Changes in Federal and State Housing, Planning, and Zoning Laws



General Input Received	Applicable Reference		
	Goal	Policy	Program
such as foundation, roof, siding, plumbing, or electrical repairs.		<p>Promote and facilitate the conservation and rehabilitation of substandard residential properties by homeowners and landlords.</p> <p>Policy 3.3: Subject to the availability of funding, continue to offer rehabilitation and home improvement loans to qualified households.</p> <p>Policy 3.4: Promote resources and programs available to homeowners and landlords for residential maintenance and rehabilitation.</p> <p>Policy 3.5: Use the code enforcement program to bring substandard units into compliance with City codes and to improve housing quality and conditions.</p>	
The majority (64%) of survey respondents reported that single-family detached housing is the most needed housing type in Stanton.	<p>GOAL 1</p> <p>Provide a broad range of housing opportunities to meet the existing and future needs of all Stanton residents.</p>	<p>Policy 1.1: Allow for the development of a variety of housing opportunities (ownership and rental) in Stanton including low-density single-</p>	<p>Program 1: Residential Sites Inventory</p>





General Input Received	Applicable Reference		
	Goal	Policy	Program
		family homes, moderate-density townhomes, higher-density apartments and multifamily projects, mixed-use development, accessory dwelling units, and mobile homes to fulfill regional housing needs.	
Numerous comments received regarding concerns about the homeless population.	GOAL 1  Provide a broad range of housing opportunities to meet the existing and future needs of all Stanton residents.	Policy 1.4: Encourage both the private and public sectors to produce or assist in the production of housing with particular emphasis on housing affordable to seniors, persons with disabilities, large families, female-headed households with children, and the homeless.  Policy 1.6: Continue to work with the County of Orange and surrounding jurisdictions to address the needs of the homeless on a regional basis.  Policy 5.5: Broaden the availability and accessibility of housing to special needs	



General Input Received	Applicable Reference		
	Goal	Policy	Program
		residents such as seniors, disabled persons, developmentally disabled, large households, families with children, female-headed households, and persons experiencing homelessness.	
The majority of survey respondents reported the following priorities as very important:			
Providing more housing for all income levels.	GOAL 1  Provide a broad range of housing opportunities to meet the existing and future needs of all Stanton residents.	Policy 1.2: Maintain adequate capacity to accommodate the City's unmet Regional Housing Needs Allocation (RHNA) for all income categories throughout the planning period.	Program 1: Residential Sites Inventory  Program 2: Monitor Residential Capacity (No Net Loss)  Program 7: Accessory Dwelling Units (ADUs)
Housing affordable to working families.	GOAL 1  Provide a broad range of housing opportunities to meet the existing and future needs of all Stanton residents.  GOAL 4  Reduce or remove governmental and nongovernmental constraints to the	Policy 2.1: Preserve and expand the City's supply of affordable rental and ownership housing for lower and moderate-income households.  Policy 2.3: Seek out partnerships with affordable housing developers, nonprofits, and other agencies to maximize	Program 1: Residential Sites Inventory  Program 2: Monitor Residential Capacity (No Net Loss)  Program 5: Facilitate Affordable and Special Needs Housing Construction  Program 11: Rental Assistance



General Input Received	Applicable Reference		
	Goal	Policy	Program
	development, improvement, and maintenance of housing where feasible and legally permissible.	resources available for the provision of housing affordable to lower and moderate-income households.  Policy 2.4: Actively pursue state and federal housing program funds to provide housing assistance and to support the development of housing affordable to lower and moderate-income households.  Policy 4.4: Provide incentives and regulatory concessions for residential projects constructed specifically for lower and moderate-income households.	
Building more single-family housing.	GOAL 1  Provide a broad range of housing opportunities to meet the existing and future needs of all Stanton residents.	Policy 1.1:  Allow for the development of a variety of housing opportunities (ownership and rental) in Stanton including low-density single-family homes, moderate-density townhomes, higher-density apartments and	Program 1: Residential Sites Inventory



General Input Received	Applicable Reference		
	Goal	Policy	Program
		multifamily projects, mixed-use development, accessory dwelling units, and mobile homes to fulfill regional housing needs.	
Rehabilitating existing housing.	GOAL 3  Preserve and maintain the existing housing stock so that all residents live in neighborhoods free from blight and deterioration.	Policy 3.1: Promote programs that improve the overall quality and conditions of existing housing in Stanton with an emphasis on housing that is affordable to lower income households.  Policy 3.2: Promote and facilitate the conservation and rehabilitation of substandard residential properties by homeowners and landlords.  Policy 3.3: Subject to the availability of funding, continue to offer rehabilitation and home improvement loans to qualified households.  Policy 3.4: Promote resources and programs available to homeowners and	Program 13: Homeowner Rehabilitation Program  Program 14: Proactive Code Enforcement  Program 16: Monitor Changes in Federal and State Housing, Planning, and Zoning Laws



General Input Received	Applicable Reference		
	Goal	Policy	Program
		landlords for residential maintenance and rehabilitation.  Policy 3.5: Use the code enforcement program to bring substandard units into compliance with City codes and to improve housing quality and conditions.	
Ensuring that children who grow up in Stanton can afford to live in Stanton.	GOAL 1  Provide a broad range of housing opportunities to meet the existing and future needs of all Stanton residents.  GOAL 4  Reduce or remove governmental and nongovernmental constraints to the development, improvement, and maintenance of housing where feasible and legally permissible.	Policy 2.1: Preserve and expand the City's supply of affordable rental and ownership housing for lower and moderate-income households.  Policy 2.3: Seek out partnerships with affordable housing developers, nonprofits, and other agencies to maximize resources available for the provision of housing affordable to lower and moderate-income households.  Policy 2.4: Actively pursue state and federal housing program funds to provide housing assistance and to support the development of housing affordable to	Program 1: Residential Sites Inventory  Program 2: Monitor Residential Capacity (No Net Loss)  Program 5: Facilitate Affordable and Special Needs Housing Construction  Program 11: Rental Assistance



General Input Received	Applicable Reference		
	Goal	Policy	Program
		lower and moderate-income households.  Policy 4.4: Provide incentives and regulatory concessions for residential projects constructed specifically for lower and moderate-income households.	
Integrating affordable housing throughout the community to create mixed-income neighborhoods.	GOAL 1  Provide a broad range of housing opportunities to meet the existing and future needs of all Stanton residents.  GOAL 2  Protect, encourage, and provide housing opportunities for persons of lower and moderate incomes.	Policy 1.1:  Allow for the development of a variety of housing opportunities (ownership and rental) in Stanton including low-density single-family homes, moderate-density townhomes, higher-density apartments and multifamily projects, mixed-use development, accessory dwelling units, and mobile homes to fulfill regional housing needs.  Policy 1.2: Maintain adequate capacity to accommodate the City's unmet Regional Housing Needs Allocation (RHNA) for all income categories	Program 11: Rental Assistance  Program 20: Affirmatively Furthering Fair Housing Outreach and Coordination Program





General Input Received	Applicable Reference		
	Goal	Policy	Program
		throughout the planning period.	
Establishing programs to help at-risk homeowners keep their homes, including mortgage loan programs.	GOAL 3  Preserve and maintain the existing housing stock so that all residents live in neighborhoods free from blight and deterioration.  GOAL 5  Affirmatively further fair housing practices, promoting equal opportunity for all residents to reside in housing of their choice.	Policy 3.7: Monitor “at-risk” affordable housing and proactively address potential conversion of affordable units to market-rate units prior to their transition.	Program 11: Rental Assistance  Program 12: Preservation of Existing Affordable Units  Program 19: Fair Housing Services
Supporting fair/equitable housing opportunities and programs to help maintain and secure neighborhoods that have suffered foreclosures.	GOAL 3  Preserve and maintain the existing housing stock so that all residents live in neighborhoods free from blight and deterioration.  GOAL 5  Affirmatively further fair housing practices, promoting equal opportunity for all residents to reside in housing of their choice.	Policy 3.7: Monitor “at-risk” affordable housing and proactively address potential conversion of affordable units to market-rate units prior to their transition.	Program 11: Rental Assistance  Program 12: Preservation of Existing Affordable Units  Program 19: Fair Housing Services
The majority of survey respondents reported the following priorities as			



General Input Received	Applicable Reference		
	Goal	Policy	Program
somewhat important:			
Building more housing for young professionals.	GOAL 1  Provide a broad range of housing opportunities to meet the existing and future needs of all Stanton residents.	Policy 1.1: Allow for the development of a variety of housing opportunities (ownership and rental) in Stanton including low-density single-family homes, moderate-density townhomes, higher-density apartments and multifamily projects, mixed-use development, accessory dwelling units, and mobile homes to fulfill regional housing needs.	Program 1: Residential Sites Inventory
Encouraging more senior housing.	GOAL 1  Provide a broad range of housing opportunities to meet the existing and future needs of all Stanton residents.  GOAL 5  Affirmatively further fair housing practices, promoting equal opportunity for all residents to reside in housing of their choice.	Policy 1.4: Encourage both the private and public sectors to produce or assist in the production of housing with particular emphasis on housing affordable to seniors, persons with disabilities, large families, female-headed households with children, and the homeless.  Policy 5.5: Broaden the availability and accessibility of	Program 7: Accessory Dwelling Units (ADUs)  Program 11: Rental Assistance



General Input Received	Applicable Reference		
	Goal	Policy	Program
		housing to special needs residents such as seniors, disabled persons, developmentally disabled, large households, families with children, female-headed households, and persons experiencing homelessness.	
Providing ADA-accessible housing.	GOAL 1  Provide a broad range of housing opportunities to meet the existing and future needs of all Stanton residents.	Policy 1.4: Encourage both the private and public sectors to produce or assist in the production of housing with particular emphasis on housing affordable to seniors, persons with disabilities, large families, female-headed households with children, and the homeless.	Program 5: Facilitate Affordable and Special Needs Housing Construction  Program 10: California Accessibility Standards Compliance Program

**City of Stanton 2021-2029 Housing Element  
HCD Findings**

**The City of Stanton has provided the following brief outline to record the City’s response to HCD’s Findings on the Draft 2021-2029 Housing Element. These references are not exhaustive and additional supporting analysis and response to comments may be available in other areas of the Adopted Housing Element beyond those page references listed below.**

**A1. Housing Needs, Resources, and Constraints: Fair Housing**

<b>Finding</b>	<b>Narrative Response</b>	<b>Final Page</b>
<u>Outreach</u> : Outreach specifically related to affirmatively furthering fair housing (AFFH) is foundational to a complete analysis and formulating appropriate goals and actions to overcome patterns of segregation and foster more inclusive communities. The City has made a tremendous outreach effort but must summarize and relate this input to all components of the AFFH analysis and modify or add goals and actions as appropriate. Further, the element mentions the County analysis of impediments to fair housing choice (AI) which includes outreach and had fair housing-related questions as part of the survey but should also tailor and summarize that outreach relative to the City’s fair housing issues and formulate an appropriate programmatic response.	A section on outreach specifically related to the fair housing analysis conducted as part of the Housing Element update is included in the AFFH chapter. Furthermore, the Fair Housing Enforcement and Outreach Capacity section of the AFFH analysis was revised to elaborate on the City and County’s fair housing education and enforcement efforts and provides details on the types of outreach activities that were conducted over the previous four years. As described in the AFFH chapter, multi-lingual outreach was conducted and a variety of tools were used in an attempt to broaden public awareness on fair housing issues. Program 20 in the Housing Plan is included to further strengthen the City’s fair housing outreach capacity.	BR-113
<u>Disproportionate Housing Need</u> : While the element provides data and analysis related to cost burden, overcrowding and substandard housing, it must also address persons experiencing homelessness for impacts on protected characteristics and disparities in access to opportunity. In addition, the element could consider Urban Displacement mapping data from the Urban Displacement project instead of the Sensitive Communities data.	A more detailed regional and local analysis of disproportionate housing needs is included which looks more closely at patterns and trends for all categories (i.e. cost-burdened households, overcrowding, substandard housing, displacement risk, and homelessness) and concludes with a summary of fair housing issues related to disproportionate housing needs. Specifically, the section on homelessness was added following HCD’s initial review. Analysis over time is also included in the Housing Needs Assessment for each of these topic areas.	BR-154
<u>Identified Sites and Affirmatively Furthering Fair Housing (AFFH)</u> : While the element includes some broad discussion and conclusions, it must identify and analyze sites throughout the community to	A separate section in the AFFH chapter is included and consolidates the analysis on the sites inventory. The distribution of sites was considered relative to all components of fair housing analysis (e.g.,	BR-166

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<b>Finding</b>	<b>Narrative Response</b>	<b>Final Page</b>
foster inclusive communities and affirmatively further fair housing. For example, the analysis should address the location of sites by income group and the number of units, magnitude of the impact on existing patterns of socio-economic characteristics, any isolation of the sites and number of units by income group and then conclude whether the identified sites improve or exacerbate each of the fair housing issue areas. For more information, See HCD's guidance at <a href="https://www.hcd.ca.gov/community-development/affh/index.shtml">https://www.hcd.ca.gov/community-development/affh/index.shtml</a> .	integration and segregation, access to opportunity, etc.). The analysis of sites concludes that the distribution of sites generally furthers fair housing. Nonetheless, programs such as Program 21: Economic Displacement Risk Analysis, which will help to monitor and address issues related to displacement, demonstrate the City's commitment to furthering fair housing.	
<u>Local Data and Knowledge, and Other Relevant Factors:</u> The element does not address this requirement. The element must include local data, knowledge, and other relevant factors to discuss and analyze any unique attributes about the City related to fair housing issues. The element should complement federal, state, and regional data with local data and knowledge where appropriate to capture emerging trends and issues, including utilizing knowledge from local and regional advocates and service providers. Also, the element must include other relevant factors that contribute to fair housing issues in the jurisdiction. For instance, the element should analyze historical land use, zoning, governmental and nongovernmental spending including transportation investments, demographic trends, historical patterns of segregation, or other information that may have impeded housing choices and mobility.	The AFFH chapter of the Background Report was largely revised and includes a more detailed local and regional analysis. Local data and knowledge are also incorporated throughout the Housing Element and support the fair housing analysis.	Throughout Chp. 6 of the Background Report
<u>Contributing Factors:</u> While the element currently establishes and prioritizes contributing factors, it should re-assess and prioritize contributing factors and make revisions as appropriate upon full analysis of the affirmatively furthering fair housing section.	Contributing factors for all fair housing issues have been identified and are described in Table 6-10 of the AFFH chapter. Table 6-10 also connects the fair housing issue and contributing factor(s) to the meaningful actions under the Housing Plan (i.e. the housing programs) that will mitigate the contributing factors.	BR-168; Table 6-10
<u>Goals, Actions, Metrics, and Milestones:</u> The element must be revised to add goals	The AFFH chapter of the Background Report was largely revised, including	BR-169; Table 6-10

**City of Stanton 2021-2029 Housing Element  
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<b>Finding</b>	<b>Narrative Response</b>	<b>Final Page</b>
and actions based on the outcomes of a complete analysis. Goals and actions must specifically respond to the analysis and the identified and prioritized contributing factors to fair housing issues and must be significant and meaningful enough to overcome identified patterns and trends. Actions must have specific metrics and milestones as appropriate and must address housing mobility enhancement, new housing choices and affordability in high opportunity areas, place-based strategies for community preservation and revitalization and displacement protection.	revisions to Table 6-10 which connects the identified fair housing issues and contributing factor(s) to the meaningful actions under the Housing Plan (i.e. the housing programs) that will mitigate the contributing factors. The housing programs in turn specify objectives/metrics and timeframes/milestones to overcome any patterns and trends of segregation or disparities.	

**A2. Housing Needs, Resources, and Constraints: Sites Inventory**

<b>Finding</b>	<b>Narrative Response</b>	<b>Final Page</b>
<u>Parcel Listing</u> : The parcel listing lists the existing uses for nonvacant sites. However, these descriptions are generic (e.g., commercial, industrial) and should be sufficiently detailed to facilitate an analysis that the use will likely discontinue in the planning period.	Appendix A Site Inventory has been revised to include detailed site profiles for all the Opportunity Sites identified as mixed-use/underutilized (i.e. not vacant residential).	Appendix A
<u>Realistic Capacity</u> : The element assumes 75 percent of maximum density based on some recent projects and also assumes sites zoned with the mixed-use overlay will be developed with residential uses based on recent trends. However, the element should include supporting information. For example, related to 75 percent of maximum density, the element should list recent developments by the number of units, built density, zone and affordability. For residential uses in the mixed-use overlay, the element should list all recent projects in the mixed-use overlay by zone and resulting use (e.g., residential, commercial, mixed-use) with emphasis on how often 100 percent nonresidential uses occur.	Under Section 5B. Residential Sites Inventory in the Housing Element Background Report, the subsection Realistic Capacity Assumption describes how an adjusted site capacity of (i) 75% of the maximum densities for high-density residential sites and (ii) 80% of the maximum densities for mixed-use sites $\geq 1.0$ acre in size and 50% of maximum densities for mixed-use sites less than 1.0 acre was calculated based on different adjustment factors including land use controls (see Table 5-7). The subsection Realistic Capacity Assumption also includes examples of recent development projects that support capacity assumptions, and in fact, show that the capacity assumptions are conservative. Two recent projects provided as examples – VRV and Cloud House – both demonstrate that residential development in nonresidential zones is not	BR-96



**City of Stanton 2021-2029 Housing Element  
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	only likely but also typically developing at 100% of maximum density or higher. Nonetheless, additional information is provided on page 96 to support the realistic capacity assumptions.	
<u>Suitability of Nonvacant Sites:</u> The element essentially only has a remaining need RHNA of 124 units for lower-income and 10 units for above moderate-income households. The element includes detailed descriptions of sites 6, 7, 18, 24, and 26 demonstrating the potential for redevelopment in the planning period. With this, the element demonstrates adequate sites. However, to utilize the remaining nonvacant sites toward maintaining adequate sites pursuant to Government Code section 65863, the element must demonstrate their potential for redevelopment. The element could utilize analysis similar to the revised Appendix A.	Appendix A Site Inventory has been revised to include detailed site profiles for all the Opportunity Sites identified as mixed-use/underutilized (i.e. not vacant residential).	Appendix A
<u>Infrastructure:</u> The element describes water and sewer providers but is it must also clarify whether there is sufficient total water and sewer capacity (existing and planned) to accommodate the RHNA and include programs if necessary.	Section 4D. Infrastructure Constraints has been revised to clarify that there is sufficient water and sewer capacity to accommodate the RHNA.	BR-84
<u>Environmental Constraints:</u> While the element generally describes a few environmental conditions, it must relate those conditions to identified sites and describe any other known environmental or other constraints that could impact housing development on identified sites in the planning period.	Section 4C. Environmental Constraints has been revised to relate environmental conditions to the sites inventory.	BR-84
<u>Electronic Sites Inventory:</u> For your information, pursuant to Government Code section 65583.3, the City must submit an electronic sites inventory with its adopted housing element. The City must utilize standards, forms, and definitions adopted by HCD. Please see HCD's housing element webpage at <a href="https://www.hcd.ca.gov/community-development/housing-">https://www.hcd.ca.gov/community-development/housing-</a>	Noted. The electronic Site Inventory Form was sent in conjunction with the City's Draft 2021-2029 Housing Element to the Department of Housing and Community Development on October 20, 2021 at <a href="mailto:sitesinventory@hcd.ca.gov">sitesinventory@hcd.ca.gov</a> . The document is also included with the resubmittal to HCD.	Site Inventory Form

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<b>Finding</b>	<b>Narrative Response</b>	<b>Final Page</b>
element/index.shtml#element for a copy of the form and instructions. The City can reach out to HCD at sitesinventory@hcd.ca.gov for technical assistance.		
<u>Zoning for a Variety of Housing Types (Emergency Shelters)</u> : The element should identify and analyze development standards (Section 20.400.150), including parking requirements for consistency with statutory requirements. For your information, parking requirements should be only sufficient parking to accommodate all staff working in the emergency shelter, provided that the standards do not require more parking for emergency shelters than other residential or commercial uses within the same zone.	The subsection Residential Parking Requirements in the Background Report (pg. 70) has been revised to address parking standards for emergency shelters. Furthermore, Program 17 will resolve the inconsistency between the Zoning Code and State law.	BR-72

**A3. Housing Needs, Resources, and Constraints: Governmental Constraints**

<b>Finding</b>	<b>Narrative Response</b>	<b>Final Page</b>
<u>Land-Use Controls</u> : While the element, through Program 18, commits to conduct a comprehensive review of the parking standards for residential development, and concludes that parking is not a constraint to residential development, additional analysis is required. For example, the City can incorporate developer comments regarding the parking requirements to conclude that parking requirements are not a constraint to development. Additionally, the element can include information regarding recent projects that have complied with the parking requirements, and the built densities of these projects. In addition, for the Stanton Plaza Specific Plan, the element should specifically analyze minimum lot areas and unit sizes for impacts on cost, supply, housing choice, and ability to achieve maximum densities and include programs to address identified constraints.	As noted, Program 18 will involve a comprehensive review of the City's parking regulations. As part of the outreach for this review, the City intends to engage the development community for its input on parking demand and construction trends.  The Stanton Plaza Specific Plan incorporates two residential areas, one mixed-use area, and one commercial area. The residential component of the Specific Plan has been completed and yielded a total of 157 units. The mixed-use portion has also been developed, which includes 12 residential units, seven of which are live-work units with the commercial component on the first floor and the residential component on the upper floors.	N/A

**City of Stanton 2021-2029 Housing Element  
HCD Findings**

<b>Finding</b>	<b>Narrative Response</b>	<b>Final Page</b>
<u>Processing and Permit Procedures:</u> The element notes all development is subject to a Site Plan and Design Review, including for most development, review by the Planning Commission. The element should include an analysis of this process, including the typical number of hearings, approval findings and other relevant information. The analysis should address impacts on housing cost, supply, timing, and approval certainty.	The subsection Site Plan and Design Review has been revised to provide further analysis on processing times and procedures.	BR-74
<u>Zoning, Development Standards and Fees:</u> The element must clarify compliance with new transparency requirements for posting all zoning, development standards and fees on the City's website and add a program to address these requirements, if necessary.	As noted on page 58 of the Background Report, "All City zoning regulations, development standards, specific plans, and fees are posted on the City's website and available to the public, consistent with the requirements of AB 1483."	BR-58
<u>Housing for Persons with Disabilities:</u> While the element, through Program 17, has committed to removing the conditional use permit (CUP) requirement for residential care facilities of seven or more persons, the element must also expand the allowable zones to include the RE and RL zones. Additionally, the element must remove the parking requirement for the 2 spaces per site for drop-off and pick-up purposes and defer to the requirements for the dwelling unit.	Program 17 will amend the Zoning Code to allow large residential care facilities by right in the RE and RL zones. Likewise, the parking requirements for large residential care facilities will be made consistent with State law.	HP-20; Program 17

**A4. Housing Needs, Resources, and Constraints: Non-Governmental Constraints**

<b>Finding</b>	<b>Narrative Response</b>	<b>Final Page</b>
<u>Approval Time and Requests Lesser Densities:</u> The element must include analysis of requests to develop housing at densities below those identified, the length of time between receiving approval for a housing development and submittal of an application for building permits. The element must address any hindrance to the development of housing and include programs as appropriate.	An analysis of development densities is provided under the Realistic Capacity Assumption subsection on page 96 of the Background Report. The timing between approval of a housing development and submittal for building permits has been included in the Site Plan and Design Review subsection on page 74.	BR-96 and BR-74

**City of Stanton 2021-2029 Housing Element  
HCD Findings**

**A5. Housing Needs, Resources, and Constraints: Special Needs Groups**

<b>Finding</b>	<b>Narrative Response</b>	<b>Final Page</b>
<p><u>Farmworkers</u>: The element indicates on Pages 49 and 50 that, given the limited agricultural operations in and around the City, it is likely that the 127 person American Community Survey (ACS) count overestimates the number of agricultural employees. However, the ACS likely underestimates the needs of farmworkers and farmworkers from the broader area and those employed seasonally may have housing needs, including within the City's boundaries. As a result, the element should at least acknowledge the housing needs of permanent and seasonal farmworkers at a county-level (e.g., using USDA county-level farmworker data) and include programs as appropriate.</p>	<p>The subsection Farmworkers on page 50 has been revised to identify the housing needs of farmworkers at the county-level.</p>	<p>BR-50</p>

**C1. Housing Programs: Programs**

<b>Finding</b>	<b>Narrative Response</b>	<b>Final Page</b>
<p>To have a beneficial impact in the planning period and address the goals of the housing element, all programs must have discrete timelines (e.g., month and year) and specific commitment. For example, programs to be revised with specific timelines include, but are not limited to, Programs 5 (Facilitate Affordable and Special Needs Housing Construction), 6 (Mixed-Use Development), 9 (Redevelop the Tina/Pacific Neighborhood), and 13 (Homeowner Rehabilitation Program). In addition:</p> <ul style="list-style-type: none"> <li>• Program 3 (Public Property Conversion to Housing) should also commit to a schedule of actions to facilitate development such as how often the City will collaborate with the development community, identify opportunities, and process proposals.</li> <li>• Program 7 (ADUs) should (a) go beyond evaluating incentives and commit to establishing incentives by a specified date early in the planning period, (b) amend the ADU ordinance by a specified date and (c)</li> </ul>	<ul style="list-style-type: none"> <li>• Program 3: Added timeframe (annual) to describe when the City will work with nonprofits and public agencies to evaluate the feasibility of transferring surplus city-owned lands for development of affordable housing by the private sector.</li> <li>• Program 5: Added timeframe (annual) to describe how often the City will monitor existing affordable housing stock and how often it will monitor options for special needs groups.</li> <li>• Program 6: Added timeframe (December 2023) to indicate when the City will establish objective design standards for mixed-use development.</li> <li>• Program 7: Added various milestones to the ADU program.</li> <li>• Program 8: Added timeframe (annual monitoring, annual outreach, ongoing implementation) to describe when the City will review State law updates that impact density bonuses and modify local plans and programs.</li> </ul>	<p>Housing Plan beginning on HP-9</p>

**City of Stanton 2021-2029 Housing Element  
HCD Findings**

<b>Finding</b>	<b>Narrative Response</b>	<b>Final Page</b>
<p>clearly commit to monitor production and affordability and take alternative action (e.g., additional incentives, rezone) if necessary within a specified time period (e.g., within six months).</p> <ul style="list-style-type: none"> <li>• Program 8 (Density Bonus Implementation) should go beyond “review” the ordinance and include specific commitment to update the density bonus ordinance by a specified date early in the planning period.</li> </ul>		

**C2. Housing Programs: Sites**

<b>Finding</b>	<b>Narrative Response</b>	<b>Final Page</b>
<p>As noted in Finding B2, the element does not include a complete site analysis, therefore, the adequacy of sites and zoning were not established. Based on the results of a complete sites inventory and analysis, the City may need to add or revise programs to address a shortfall of sites or zoning available to encourage a variety of housing types.</p>	<p>Appendix A Site Inventory has been revised to include detailed site profiles for all the Opportunity Sites identified as mixed-use/underutilized (i.e. not vacant residential). As well, Section 5B. Residential Sites Inventory has been revised to expand on the analysis. There is no shortfall of sites needing to be addressed.</p>	<p>Appendix A and BR-93</p>

**C3. Housing Programs: Constraints**

<b>Finding</b>	<b>Narrative Response</b>	<b>Final Page</b>
<p>As noted in Findings B3 and B4, the element requires a complete analysis of potential governmental and nongovernmental constraints. Depending upon the results of that analysis, the City may need to revise or add programs and address and remove or mitigate any identified constraints.</p>	<p>An analysis of governmental and nongovernmental constraints is provided throughout Chapter 4 of the Background Report, which was revised to address various other findings in the HCD review letter. The City remains committed to removing governmental constraints and Program 18: Parking Standards Review has been included in the Housing Plan as part of this effort.</p>	<p>Chapter 4 of Background Report</p>

**C4. Housing Programs: AFFH**

<b>Finding</b>	<b>Narrative Response</b>	<b>Final Page</b>
<p>As noted in Finding B1, the element requires a complete analysis of affirmative furthering fair housing. Upon a full</p>	<p>The AFFH chapter of the Background Report was largely revised to complete the analysis of fair housing as discussed above</p>	<p>AFFH chapter, BR-113</p>

**City of Stanton 2021-2029 Housing Element  
HCD Findings**

<b>Finding</b>	<b>Narrative Response</b>	<b>Final Page</b>
analysis, the element will need to add or modify existing programs.	under Section A1. Housing Needs, Resources, and Constraints: Fair Housing.	

**D. Quantified Objectives**

<b>Finding</b>	<b>Narrative Response</b>	<b>Final Page</b>
The element must include quantified objectives to establish an estimate of housing units by income category that can be constructed, rehabilitated, and conserved over the planning period. While the element includes these new construction and conservation objectives, the element should also estimate the rehabilitation objectives for the planning period.	Rehabilitation objectives added in Table 1 of the Housing Plan.	HP-27; Table 1

**E. Public Participation**

<b>Finding</b>	<b>Narrative Response</b>	<b>Final Page</b>
While the element includes a general summary of the public participation process, the element should also demonstrate diligent efforts were made to involve all economic segments of the community in the development of the housing element. The element could describe the efforts to circulate the housing element among low- and moderate-income households and organizations that represent them and to involve such groups and persons in the element throughout the process. In addition, the element should also summarize the public comments and describe how they were considered and incorporated into the element.	<p>Language re: efforts to involve all economic segments of the community added to page 3 of the Public Engagement Summary (Appendix B).</p> <p>Summary of public comments and description of how they were considered and incorporated into the element added starting on page 31 of the Public Engagement Summary (Appendix B).</p>	Appendix B-31



**RESOLUTION NO. 2022-05**

**ADOPTING GENERAL PLAN AMENDMENT NO. GPA 22-01 UPDATE TO THE HOUSING ELEMENT FOR THE 2021-2029 PLANNING PERIOD AND UPDATE TO THE COMMUNITY HEALTH AND SAFETY ELEMENT AND MAKING FINDINGS IN SUPPORT THEREOF**

**WHEREAS**, California Government Code Section 65353 and 65354 require that prior to the adoption of any proposed amendment to the General Plan, the Planning Commission shall first review, approve and recommend to the City Council the adoption of any such proposed amendment. On January 19, 2022, the Planning Commission of the City of Stanton unanimously adopted Resolution No. 2547, recommending City Council Adopt a resolution to amend the City's General Plan and update the Housing Element and Community Health and Safety Element consistent with GPA 22-01; and

**WHEREAS**, On February 8, 2022, the City Council of the City of Stanton conducted a duly noticed public hearing, as required by law, on General Plan Amendment No. GPA 13-01 and an adoption of an Addendum to the Final Environmental Impact Report for the Revised City of Stanton General Plan, certified in 2008; and

**WHEREAS**, The project proponent is the City of Stanton, 7800 East Katella Avenue, Stanton, CA 90680; and

**WHEREAS**, Attached hereto, marked as Exhibit A and B and incorporated herein by this reference, is a proposed amendment to the General Plan of the City of Stanton consisting of updates to the Housing Element and Community Health and Safety Element; and

**WHEREAS**, All legal prerequisites to the adoption of this Resolution have occurred.

**NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF STANTON DOES HEREBY RESOLVE AS FOLLOWS:**

**SECTION 1.** That the above recitations are true and correct and, accordingly, are incorporated as a material part of this Resolution.

**SECTION 2.** That the environmental effects of the project are within the scope described in the Final Environmental Impact Report (FEIR) for the Revised City of Stanton General Plan which was certified in 2008. The City Council further finds that no subsequent EIR is necessary on the basis that no substantial evidence exists, in the light of the whole record, regarding any substantial changes in the project, or the circumstances under which the project is undertaken, which would require major revisions of the previous certified Final EIR; and, further, the City Council hereby certified that the Final Environmental Impact Report for the Revised City of Stanton General Plan was completed in compliance with the California Environmental Quality Act of 1972, as amended, and the Guidelines promulgated thereunder, and further that the City Council

has reviewed and considered information contained in said Final Environmental Impact Report.

**SECTION 3.** The City Council further finds, as follows:

- A. That General Plan Amendment No. GPA 22-01 is consistent with the goals of the General Plan. General Plan Amendment GPA22-01 promotes the orderly development of the City and addresses the City's housing needs for the 2021-2029 planning period. General Plan Amendment GPA22-01 comprehensively considers the health and safety of Stanton's residents from potential hazards including earthquakes, flooding, fire, emergency response, and climate resiliency.
- B. That General Plan Amendment No. GPA 22-01 will not be detrimental to the public interest, health, safety, convenience or welfare of the City. General Plan Amendment No. GPA 22-01 provides for and will not diminish land available for housing and promotes maintenance and improved viability of the City housing stock. General Plan Amendment No. GPA 22-01 provide goals, policies and strategies to protect the community health and safety from potential hazards and impact from climate change, and a set of feasible implementation measures to address climate adaptation and resiliency.
- C. State law provides for the adoption of a Housing Element as part of the General Plan of each municipality and said element shall be updated every seven years. The current Housing Element for the City of Stanton was adopted by City Council on October 3, 2013, for the 2014-2021 planning period and was certified by the State.
- D. As required by state law, during the preparation of an amendment to the General Plan, the planning agency has provided opportunities for the involvement of citizens, public agencies, civic, educational, and other community groups, through the public hearing and other means the City deems appropriate. Such public involvement has been summarized and included in the Exhibit B of the Housing Element. In addition, study sessions with the Council and Planning Commission occurred on October 20, 2021, and November 23, 2021 to consider the final housing needs and goals and confirm overall policy direction in the updated Housing Element.
- E. The update to the Housing Element was prepared in accordance with State Law and reviewed by the State Office of Housing and Community Development as required by the California Government Code. The City submitted a copy of the draft Housing Element to the California Department of Housing and Community Development (HCD) and received written correspondence from HCD on December 17, 2021 indicating that the draft Housing Element was in substantial conformance with State Law. Any comments received from HCD has been addressed and incorporated in the final document, as necessary.

**SECTION 4.** Based on the findings and conclusions set forth above, the City Council hereby approves and adopts the Housing Element Update and Community Health and Safety Element Update of the Stanton General Plan (General Plan Amendments GPA No. 22-01)

**SECTION 5.** The Mayor shall sign this Resolution and the City Clerk shall attest and certify to the passage and adoption thereof.

**ADOPTED, SIGNED AND APPROVED** this 8<sup>th</sup> day of February, 2022.

\_\_\_\_\_  
DAVID J. SHAWVER, MAYOR

APPROVED AS TO FORM:

\_\_\_\_\_  
HONGDAO NGUYEN, CITY ATTORNEY

ATTEST:

I, Patricia A. Vazquez, City Clerk of the City of Stanton, California DO HEREBY CERTIFY that the foregoing Resolution, being Resolution No. 2022-05 has been duly signed by the Mayor and attested by the City Clerk, all at a regular meeting of the Stanton City Council, held on February 8, 2022, and that the same was adopted, signed and approved by the following vote to wit:

AYES: \_\_\_\_\_

NOES: \_\_\_\_\_

ABSENT: \_\_\_\_\_

ABSTAIN: \_\_\_\_\_

\_\_\_\_\_  
PATRICIA A. VAZQUEZ, CITY CLERK

**RESOLUTION NO. 2022-09**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BELL GARDENS, CALIFORNIA ADOPTING THE FINAL "DRAFT" 2021-2029 GENERAL PLAN HOUSING ELEMENT UPDATE AND APPROVING THE INITIAL STUDY/NEGATIVE DECLARATION (FILE NO. 2021-062)**

**WHEREAS**, the preparation, adoption, and periodic update of the City of Bell Gardens' ("City") Housing Element is mandated by California State Law (Govt. Code Sections 65580-65589); and

**WHEREAS**, the City has completed a Final "Draft" of the General Plan Housing Element Update for the 2021-2029 planning period; and

**WHEREAS**, State law requires that the California Department of Housing and Community Development ("HCD") conduct a review of a local jurisdiction's Housing Element Update for compliance with State housing law; and

**WHEREAS**, the Housing Element is a policy document that, among other things, identifies programs intended to facilitate meeting and the housing needs of all of the City's residents, including those special and very low-income populations most in need, and explains how the City intends to accommodate the City's share of projected regional housing need, as determined by the Southern California Association of Government's Regional Housing Needs Assessment ("RHNA"); and

**WHEREAS**, the Planning Commission held virtual community workshops on February 17, 2021, and August 25, 2021, for purposes of discussion of the Draft 2021-2029 General Plan Housing Element Update and directed staff to submit the Draft 2021-2029 General Plan Housing Element Update to HCD for review; and

**WHEREAS**, the City submitted a copy of the Draft 2021-2029 General Plan Housing Element Update to HCD for review on September 9, 2021, in accordance with Govt. Code Sections 65585(b)(1); and

**WHEREAS**, the City received written comments dated November 8, 2021, from the HCD on the Draft 2021-2029 General Plan Housing Element Update and the City has incorporated revisions in the Final "Draft" 2021-2029 General Plan Housing Element Update in accordance with HCD recommendations; and

**WHEREAS**, the City prepared an Initial Study pursuant to the requirements of the California Environmental Quality Act ("CEQA") which determined that the project would not have any significant impacts on the environment and therefore, a Negative Declaration was prepared and made available for public comment for a period of 30 days beginning December 16, 2021, and ending January 14, 2022; and

**WHEREAS**, the Draft 2021-2029 General Plan Housing Element Update was available for public review from December 16, 2021, to January 14, 2022, on the City website; and

**WHEREAS**, the Final "Draft" 2021-2029 General Plan Housing Element Update is properly integrated, internally consistent, and compatible with the remaining elements of the General Plan; and

**WHEREAS**, on January 19, 2022, the Planning Commission conducted a public hearing and adopted Resolution #PC 2022-01 recommending adoption of the Final "Draft" 2021-2029 General Plan Housing Element Update and approval of the proposed Initial Study/Negative Declaration to the City Council; and

**WHEREAS**, the City Council conducted a duly noticed public hearing on February 14, 2022, adopting this Resolution for the Final "Draft" 2021-2029 General Plan Housing Element Update (File No. 2021-062) and approving the Initial Study/Negative Declaration prepared for the Final "Draft" 2021-2029 General Plan Housing Element Update.

**NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Bell Gardens as follows:**

**SECTION 1.** The City Council hereby finds the above recitals are true and correct and incorporates them herein by this reference.

**SECTION 2.** The adoption of the Final "Draft" 2021-2029 General Plan Housing Element Update will not be detrimental to the health, safety, and welfare of the general public and will not have a significant effect on the environment, therefore a Negative Declaration has been prepared in accordance with CEQA.

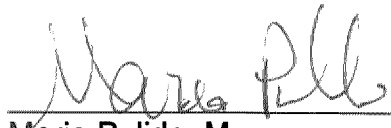
**SECTION 3.** The Final "Draft" of the 2021-2029 General Plan Housing Element Update constitutes a comprehensive element of the City's General Plan which contains analysis, strategies, policies and programs to address provision of sufficient housing for all income groups, preservation of affordable housing stock, methods to minimize governmental constraints to provision of housing, provision of affordable housing opportunities for low and moderate income households, and compliance with all applicable state and local laws, regulations, and guidelines relating to housing.

**SECTION 4.** The City Council hereby adopts the Final "Draft" 2021-2029 General Plan Housing Element Update and approves the Initial Study/Negative Declaration and transmit the Final "Draft" 2021-2029 General Plan Housing Element Update to HCD for final review and certification.

**SECTION 5.** The City Clerk shall attest and certify to the passage and adoption of this Resolution and enter it into the book of original resolutions, and it shall become effective immediately upon its approval.


**PASSED, APPROVED, AND ADOPTED** this 14<sup>th</sup> day of February 2022.

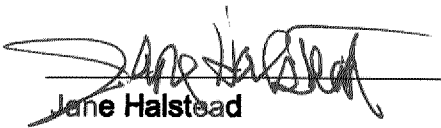
**THE CITY OF BELL GARDENS**

  
\_\_\_\_\_  
Maria Pulido, Mayor

**APPROVED AS TO FORM:**


**ATTEST:**

  
\_\_\_\_\_  
on behalf of  
Rick Olivarez  
City Attorney

  
\_\_\_\_\_  
Jane Halstead  
City Clerk

I, JANE HALSTEAD, City Clerk of the City of Bell Gardens, hereby CERTIFY that City **Council Resolution No. 2022-09** was adopted by the Bell Gardens City Council at a regular meeting of the City Council held on **Monday, February 14, 2022**, and was approved and passed by the following vote:

AYES: Council Member Barcena, Cortez, Flores, Mayor Pro Tem Chavez; Mayor Pulido  
NOES: None  
ABSENT: None  
ABSTAIN: None

  
\_\_\_\_\_  
Jane Halstead  
City Clerk



**Please Start Here, Instructions in Cell  
A2, Table in A3:B15**

**Form Fields**

Site Inventory Forms must be submitted to HCD for a housing element or amendment adopted on or after January 1, 2021. The following form is to be used for satisfying this requirement. To submit the form, complete the Excel spreadsheet and submit to HCD at [sitesinventory@hcd.ca.gov](mailto:sitesinventory@hcd.ca.gov). Please send the Excel workbook, not a scanned or PDF copy of the tables.

<b>General Information</b>	
Jurisdiction Name	STANTON
Housing Element Cycle	6th
<b>Contact Information</b>	
First Name	Jennifer
Last Name	Lilley
Title	Economic Development Director
Email	<a href="mailto:jlilley@stantonca.gov">jlilley@stantonca.gov</a>
Phone	(714) 890-4213
<b>Mailing Address</b>	
Street Address	<u>7800 Katella Ave</u>
City	Stanton
Zip Code	90680



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### Table C: Land Use, Table Starts in A2

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apartments, garden-style units, condominiums, townhomes, senior housing, etc.), as well as accessory residential dwelling units, duplexes, triplexes, fourplexes, cluster housing subdivisions, condominiums, townhomes that are combined in vertical or horizontal mixed-use projects represent the principal allowed uses. Townhomes that are combined in vertical or horizontal mixed-use projects represent the principal allowed uses. Townhomes that are combined in vertical or horizontal mixed-use projects represent the principal allowed uses.





























structures and uses. Allows a net density of 30 du/ac or greater in order to meet the lower-income growth needs, mobile home parks, as well as accessory structures and uses. Allows 6.1-11.0 du/ac. <http://www.smc.ca.gov>  
Allows 25-45 du/ac. SMC Section 20.230.050 Mixed-Use Overlay Zone Development Standards  
Stand-alone residential development may be permitted, subject to approval of a CUP. Allows 25-45 du/ac.  
Allows 60-90 du/ac. SMC Section 20.230.050 Mixed-Use Overlay Zone Development Standards





























with needs. [http://www.qcode.us/codes/stanton/view.php?topic=20-2-20\\_210-20\\_210\\_010&frames=o](http://www.qcode.us/codes/stanton/view.php?topic=20-2-20_210-20_210_010&frames=o)





























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