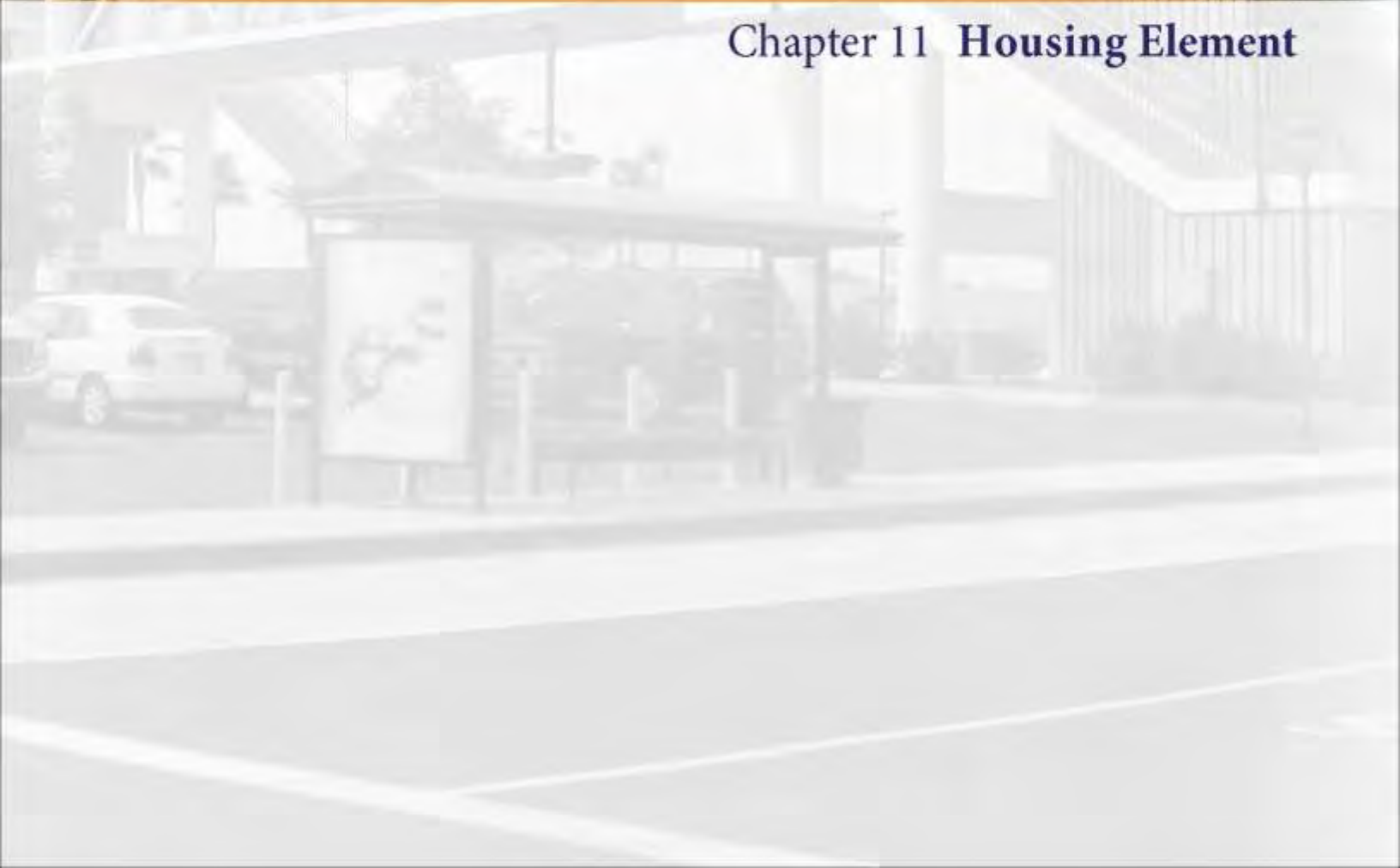




Chapter 11 Housing Element



CITY OF BUENA PARK
2021-2029 HOUSING ELEMENT

CITY COUNCIL ADOPTED
JANUARY 2022



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

ACKNOWLEDGEMENTS

City Council

Connor Traut, Mayor
Sunny Youngsun Park, Mayor Pro-Tem
Art Brown, Councilmember
Susan Sonne, Councilmember
Elizabeth Swift, Councilmember

Planning Commission

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Pradip Desai, Vice Chair
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Veronica Tam & Associates
Morse Planning Group

RESOLUTION NO. 14445
GENERAL PLAN AMENDMENT NO. GP-21-1

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BUENA PARK, CALIFORNIA, APPROVING GENERAL PLAN AMENDMENT NO. GP-21-1 TO UPDATE THE HOUSING ELEMENT FOR THE PERIOD OF 2021-2029 AND ADOPT THE ENVIRONMENTAL JUSTICE ELEMENT OF THE 2035 GENERAL PLAN

WHEREAS, the City Council Planning Commission has heretofore conducted a duly noticed public hearing, as required by law, to consider General Plan Amendment No. GP-21-1 to update the Housing Element, and create a new element known as the Environmental Justice Element to the City's 2035 General Plan, along with a Negative Declaration No. MND-21-1, for the project. Said public hearing was conducted on December 8, 2021 and was concluded prior to adoption of this Resolution.

WHEREAS, this City Council has reviewed and considered all elements of said proposed General Plan Amendment together with the associated Negative Declaration and the information contained therein.

WHEREAS, the Public Review draft of 2021-2029 Housing Element was made publicly available for public comment from October 1, 2021 to December 8, 2021 for a period of 68 days and the City Council hearing draft was made available for public review from January 14, 2022 to January 25, 2022 for a period of 11 days.

WHEREAS, based on dated and deteriorating conditions of non-residential structures on non-vacant sites, as well as the likelihood of commercial uses on non-vacant sites converting to mixed-use residential developments due to the continued decline of existing retail-only uses specifically within General Mixed-Use, Central Buena Park Mixed-Use, and Entertainment Mixed-Use zones, recent development trends where conversion of non-residential uses on non-vacant sites to affordable housing developments to accommodate lower income households has been prevalent, and documented interest from affordable homebuilders to construct lower income housing projects in the City, the existing uses on the sites identified in the site inventory to accommodate the lower income RHNA are likely to be integrated with new residential uses or discontinued during the planning period, and therefore are not considered significant impediments to additional residential development during the period covered by the housing element.

WHEREAS, the City Manager is authorized to make iterative changes and refinements to the 2021-2029 Housing Element in response to comments from the State Department of Housing and Community Development to support certification of the Housing Element by the State.

WHEREAS, the Planning Commission has conducted a duly noticed public hearing, as required by law, to consider General Plan Amendment No. GP-21-1 to update the Housing Element, and create a new element known as the Environmental Justice Element to the City's 2035 General Plan, along with a Negative Declaration No. MND-21-1, for the project. Said

public hearing was conducted on December 8, 2021, and was concluded prior to adoption of this Resolution.

WHEREAS, the Orange County Airport Land Use Commission conducted a meeting on December 16, 2021, and found the City of Buena Park Housing Element Update inconsistent with the adopted Airport Environs Land Use Plans.

WHEREAS, the Orange County Airport Land Use Commission conducted a meeting on January 20, 2022, and found the City of Buena Park Housing Element Update in consistent with the adopted Airport Environs Land Use Plans.

WHEREAS, all legal prerequisites to the adoption of this Resolution have occurred.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF BUENA PARK does hereby determines, finds, and resolves as follows:

Section 1. In all respects as set forth in the Recitals, of this Resolution are true and correct.

Section 2. This Council finds that General Plan Amendment No. GP-21-1 will continue to promote the orderly development of the City and the public health, safety, and welfare.

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

Section 4. This Council finds that Negative Declaration No. MND-21-1 for the Housing Element and Environmental Justice Element of the City of Buena Park has been prepared in compliance with the California Environmental Quality Act of 1970, as amended, and the Guidelines promulgated thereunder and said Negative Declaration reflects the independent judgment of the City of Buena Park. Further, the Council has reviewed and considered the information contained in the Negative Declaration and determines that no significant adverse environmental effects will occur with respect to the project identified in this Resolution.

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

Section 6. This City Council hereby approves and adopts the General Plan amendment updating the Housing Element and creating the Environmental Justice Element of the General Plan.

Section 7. The City Clerk of the City of Buena Park shall:

- (a) Certify to the adoption of this Resolution.

(b) Forthwith transmit a copy of this Resolution of the City of Buena Park together with all documents prepared with respect to the submitted application, including proposed General Plan Amendment No. GP-21-1 and Negative Declaration No. MND-21-1 and minutes of any and all hearings conducted with respect to the application recommended for approval herein to the State Department of Housing and Community Development.

PASSED AND ADOPTED this 25th day of January 2022 by the following called vote:


AYES: COUNCILMEMBERS: Brown, Sonne, Swift, Traut, Park

NOES: COUNCILMEMBERS: None

ABSENT: COUNCILMEMBERS: None

ABSTAIN: COUNCILMEMBERS: None

ATTEST:



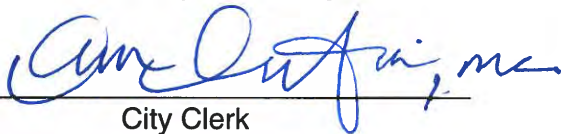
City Clerk





Mayor

I, Adria M. Jimenez, MMC, City Clerk of the City of Buena Park, California, hereby certify that the foregoing resolution was duly and regularly passed and adopted at a regular meeting of the City Council of the City of Buena Park, held this 25th day of January 2022.



City Clerk

RESOLUTION NO. 14446
NEGATIVE DECLARATION NO. MND-21-1

A RESOLUTION OF THE CITY COUNCIL BUENA PARK, CALIFORNIA, APPROVING A NEGATIVE DECLARATION NO. MND-21-1 FOR GENERAL PLAN AMENDMENT NO. GP-21-1 TO UPDATE THE HOUSING ELEMENT FOR THE PERIOD OF 2021-2029 AND CREATE THE ENVIRONMENTAL JUSTICE ELEMENT

WHEREAS, an Initial Study for the Project was prepared pursuant to Section 15060 of the State Guidelines based on the California Environmental Quality Act (CEQA [California Public Resources Code Section 21000 et. Seq]). The Initial Study concluded that there was no substantial evidence that the Project will have a significant effect on the environment. The City contracted with an independent consultant for the preparation of the Initial Study.

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

WHEREAS, a Negative Declaration (ND) was prepared pursuant to the State CEQA Guidelines (California Code of Regulations, Title 14, Section 15000 et seq.) and local procedures adopted pursuant thereto; and

WHEREAS, on November 5, 2021, a Notice of Intent to Adopt a Negative Declaration was filed and the ND was forwarded to interested persons, organizations, and agencies;

WHEREAS, the public comment period for the draft ND began on November 5, 2021 and closed on November 25, 2021; and

WHEREAS, on December 8, 2021, the Planning Commission of the City of Buena Park, held a duly noticed public hearing to consider a recommendation recommending the City Council approve General Plan Amendment No. GP-21-1, with associated Draft Negative Declaration No. MND-21-1. Said public hearing was concluded prior to adoption of this Resolution.

WHEREAS, on January 25, 2022, the City Council of the City of Buena Park, held a duly noticed public hearing to consider approval of General Plan Amendment No. GP-21-1, with associated Draft Negative Declaration No. MND-21-1. Said public hearing was concluded prior to adoption of this Resolution.

WHEREAS, all legal prerequisites to the adoption of this resolution have occurred.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF BUENA PARK does hereby determines, finds, and resolves as follows:

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

Section 2. The City Council finds the Initial Study prepared by the City of Buena Park and Negative Declaration No. MND-21-1 is legally adequate and determines that no significant adverse environmental effects will occur with respect to the project identified in this Resolution.

Section 3. This City Council adopts the attached draft Negative Declaration No. MND-21-1, and certification that the Negative Declaration for General Plan Amendment No. GP-21-1, has been completed in compliance with the California Environmental Quality Act, the State CEQA Guidelines and local procedures adopted pursuant thereto, and has reviewed and considered the information contained in the Negative Declaration.

Section 4. This City Council certifies the completion of Negative Declaration No. MND-21-1. The City of Buena Park shall file a Notice of Determination with the County Clerk of Orange County and the Secretary of the Resources Agency pursuant to the provisions of Section 21152 of Public Resources Code and State CEQA Guidelines adopted pursuant thereof. There is no evidence before the City that the proposed project will have any adverse impacts on wildlife resources. A Certificate of Fee Exemption has been filed with the State Department of Fish and Game.

PASSED AND ADOPTED this 25 day of January 2022 by the following called vote:

AYES: COUNCILMEMBERS: Brown, Sonne, Swift, Traut, Park

NOES: COUNCILMEMBERS: None

ABSENT: COUNCILMEMBERS: None

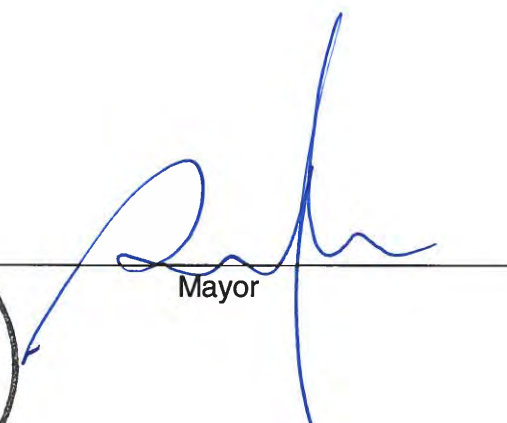
ABSTAIN: COUNCILMEMBERS: None

ATTEST:



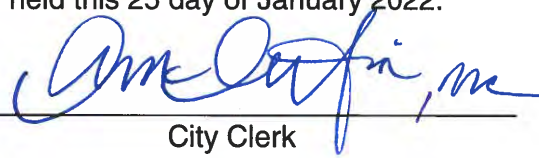
City Clerk





Mayor

I, Adria M. Jimenez, MMC, City Clerk of the City of Buena Park, California, hereby certify that the foregoing resolution was duly and regularly passed and adopted at a regular meeting of the City Council of the City of Buena Park, held this 25 day of January 2022.



City Clerk

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Chapter 11

Housing Element

11.1 Introduction

The Housing Element represents an awareness of the need within the City of Buena Park to assure that housing is provided for all economic segments of the community. The Element also satisfies the legal requirements that housing policy be a part of the General Plan. This Buena Park Housing Element complies with the 2021-2029 update cycle for jurisdictions in the Southern California Association of Governments (SCAG) region.

11.1.1 Community Context

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

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

Buena Park offers a mix of housing types. Single-family homes make up about 65.7 percent of the housing stock, the multi-family share is about 32.8 percent, and mobile homes comprise the remaining 1.4 percent. The majority of the Buena Park housing stock is approximately 40 years old (built before 1980), with only 2.1 percent of the housing stock constructed in 2010 or later. Many homes are well maintained; however, some may be in need of nominal rehabilitation. Programs offered by the city to encourage rehabilitation will prevent deterioration.

The median price of a single-family home in Buena Park was estimated at \$724,946 and \$632,818 for a condominium as of April 2021¹. Apartment rents range from \$1,700 for a studio apartment to \$3,400 for a four-bedroom unit.² As discussed further in this document, the high median home price and

¹ Source: Zillow.com, accessed April 2021.

² Source: Zillow.com, accessed April 2021.

rental rates represent a substantial barrier for lower income households to be able to afford a home in the city.

Demographic shifts continue to occur in the city. In 1990, almost 60 percent of the population was non-Hispanic White. The Hispanics/Latinos of any race and non-Hispanic Asian share of the population was 25 percent and 14 percent, respectively. The 2000 Census documented an increase in Hispanic/Latinos resident of any race to 34 percent of the city population, while the share of Asian residents increased to 21 percent. The 2010 Census documented a continued increase in Hispanic/Latino residents of any race to 39 percent and non-Hispanic Asian residents to 26 percent. However, the 2015-2019 ACS reported a slight decrease in Hispanic/Latino residents of any race to 38 percent but an increase in non-Hispanic Asian residents to 33 percent.

Buena Park has been actively working to address its housing affordability and housing quality by developing affordable housing, improving the existing housing, and providing assistance to households in need. As part of this Housing Element update, the city will assess its current housing issues and cost-effectiveness of housing programs to ensure that an appropriate and effective housing strategy is developed for the 2021-2029 planning period.

11.1.2 Role of Housing Element

The primary purpose of the Housing Element is to identify ways in which the housing needs of existing and future resident population can be met. This Housing Element covers the planning period of October 15, 2021 through October 15, 2029, and identifies strategies and programs that focus on:

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

In addition to supporting existing and future housing needs, an equally important goal of this element is to preserve the character of existing single-family residential neighborhoods and continue to improve the higher density neighborhoods. Providing a diversity of housing types in the city is necessary to accommodate a population with varying socioeconomic needs. This Housing Element provides policies and programs to address these issues.

The 2021-2029 Housing Element consists of the following components:

- Introduction: An overview of the purpose and contents of the Housing Element (Section 11.1).
- Housing Needs Assessment: An analysis of demographic and housing characteristics and trends (Section 11.2).
- Housing Constraints: A review of potential market, governmental, and environmental constraints to meeting the identified housing needs (Section 11.3).
- Housing Resources: An evaluation of resources available to address housing goals (Section 11.4).

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- Review of Past Accomplishments: An evaluation of accomplishments under the 5th Cycle Housing Element (2013-2021) (Section 11.5).
- Housing Plan: A statement of the Housing Plan to address the identified housing needs, including housing goals, policies, and programs (Section 11.6).
- Appendices:
 - Community Outreach (Appendix A)
 - 2013-2021 Housing Element Review (Appendix B)
 - Residential Site Inventory (Appendix C)
 - Affirmatively Furthering Fair Housing (Appendix D)

11.1.3 Public Participation

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

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

- City Council/Planning Commission joint virtual study session on April 8, 2021
- Stakeholder interviews on April 12, 13, 20, and 21, 2021
- Community workshop on June 28, 2021
- Planning Commission public hearing on October 27, 2021
- Community workshop on November 3, 2021
- Planning Commission public hearing on December 8, 2021
- City Council adoption public hearing on January 25, 2022

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

To ensure that the housing concerns of low- and moderate-income and residents with particular needs were addressed, invitations were distributed via email to agencies and organizations that serve the low- and moderate-income and special needs communities within Buena Park and the region. These

agencies were invited to review and comment on the 2021-2029 Housing Element and to attend the public meetings. Please see Appendix A for a list of organizations invited to participate in the Housing Element update.

11.1.4 Relationship to Other General Plan Elements

The Buena Park General Plan consists of ten elements:

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

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

Safety Element Update

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

Environmental Justice

Disadvantaged communities are defined in California Health and Safety Code Section §39711 as low-income areas that are disproportionately affected by environmental pollution and other hazards that can lead to negative health effects, exposure, or environmental degradation. During the 2035 General Plan adoption, no disadvantaged communities (DACs) were located within the city's planning area. However, utilizing the California Communities Environmental Health Screening Tool (or CalEnviroScreen), four census tracts within the city were identified as DACs. Pursuant to Senate Bill



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1000, the presence of DACs in the city will require Environmental Justice goals, objectives, and policies to be integrated into other elements of the General Plan to address environmental burdens and related health problems experienced by low-income residents, communities of color, tribal nations, and immigrant communities. The city developed a new Environmental Justice Element concurrent with the 2021-2029 Housing Element update, with adoption of Environmental Justice Element within the General Plan anticipated to occur by end of 2022.

Internal Consistency

The 2021-2029 Housing Element was prepared to ensure internal consistency with the adopted General Plan. As portions of the General Plan are amended in the future, the Housing Element will be reviewed along with other elements to ensure internal consistency is maintained.

11.1.5 Data Sources

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

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

11.2 Housing Needs Assessment

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

11.2.1 Population Characteristics

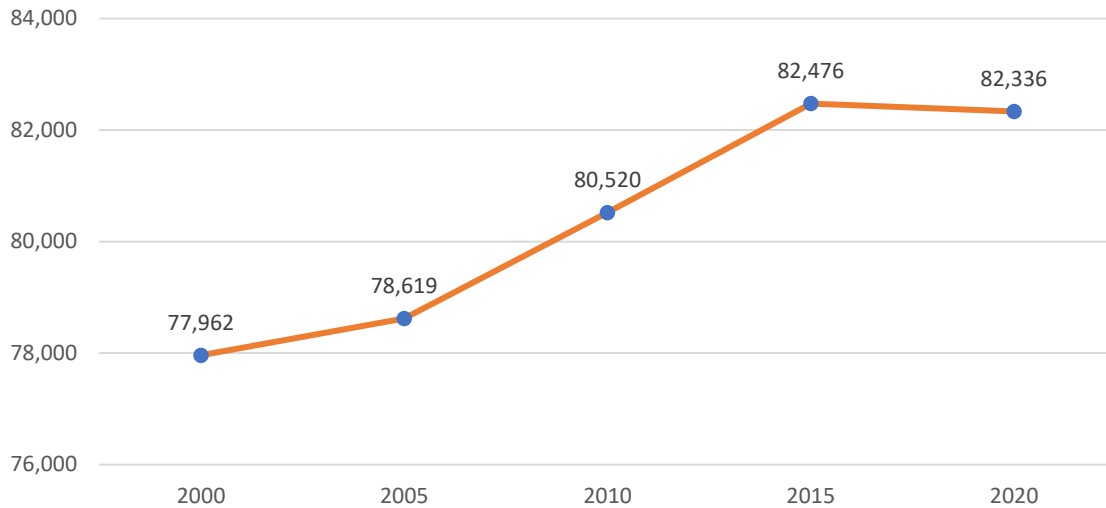
Understanding the characteristics of a population is vital in the process of planning for the future needs of a community. Characteristics such as size, age, race and ethnicity provide a unique demographic profile of the city.

Population Growth Trends

California Department of Finance (DOF) data show a steady increase in the city's **population** since 2000. Between 2000 and 2020 the population of Buena Park grew approximately 6 percent, from 77,962 to 82,336 residents (**Figure 1**). However, the city experienced a slight decrease (0.2 percent) in population in 2020 for the first time in 20 years. This reduction in population may be attributed to several factors, including declining birth rates, domestic out-migration, and lower immigration. These

same trends are seen across the county and the state, with the population leveling off or declining in many areas over the past three years, even if there was overall growth over the past two decades.

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



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

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

Table 1: Population Growth – Buena Park and Neighboring Jurisdictions

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

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

Age Characteristics

The city’s age distribution in the population is an important factor in determining housing demand. Traditional assumptions are that the younger adult population (20 to 34 years old) has lower income than the middle-age population and therefore tends to favor lower-cost housing, such as apartments, low to moderate cost townhomes/condominiums, and smaller single-family units. The adult population aged (35 to 64 years old) represents the major market for moderate to relatively high cost condominiums and single-family homes. The senior population (65 years and older) tends to generate demand for low- to moderate- cost apartments and condominiums, group quarters, and mobile homes. To create a balanced community, it is important to provide housing options that suit the needs of various age groups and their income levels.

Chapter 11 *Housing Element*

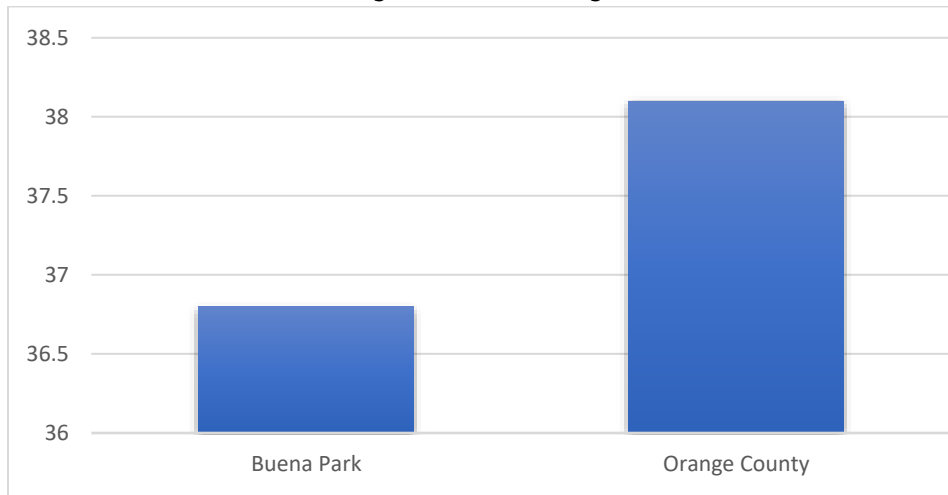
The age distribution in Buena Park is relatively similar to that of Orange County. The 2015-2019 ACS reported that the largest proportion (43 percent) of Buena Park residents were in the young adult to middle adult age groups 25 to 54 years of age (**Table 2**). There was also a significant proportion of children aged 19 and under (20,145 persons making up 24 percent of the population) in the city. This indicates a large number of families with children in the city. Families tend to gravitate towards single-family homes and townhomes. A total of 10,743 people (or 12 percent of the population) were over the age of 65. The age distribution reveals that Buena Park is a community made up mostly of families, much like Orange County as a whole. The overall median age in Buena Park was 36.8 years, compared to the 38.1 years countywide (**Table 2, Figure 2**).

Table 2: Age Distribution – 2015-2019

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

Source: American Community Survey, 2015-2019

Figure 2: Median Age



Source: American Community Survey, 2015-2019

Race and Ethnicity

Race and ethnicity³ provide valuable insight about the housing needs of a community because housing preferences can vary along cultural lines with different cultures having different housing desires. For example, in some cultures, it is more common or acceptable to live with extended family members or other relatives, or have larger families.

Table 3 shows that Buena Park’s racial and ethnic makeup has experienced significant changes from 1990 to 2019. In 1990, almost 59 percent of the population was non-Hispanic White. By 2000, the proportion of non-Hispanic White residents in the city had dropped to 38 percent, and by 2019, had dropped to 24 percent of Buena Park’s population. Conversely, the city experienced dramatic increases in its proportion of Hispanic or Latino and non-Hispanic Asian residents. In 1990, Hispanic or Latino residents comprised about 25 percent of the city’s residents, but this proportion had increased to 38 percent by 2019. Similarly, non-Hispanic Asian residents made up just 14 percent of the population in 1990 but, by 2019, Asians comprised nearly 33 percent of the city’s residents.

Table 3: Race and Ethnicity – 1990 to 2019

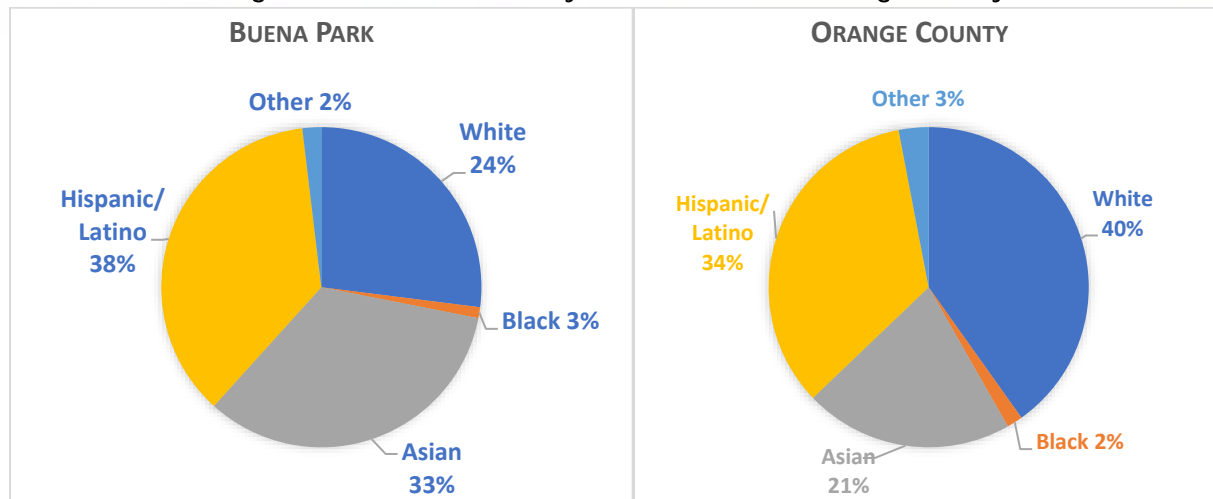
Race/Ethnicity	1990		2000		2010		2019	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Non-Hispanic or Latino								
White	40,298	59%	29,885	38%	23,362	29%	19,450	24%
Black	1,640	2%	2,826	4%	3,252	4%	2,369	3%
American Indian	345	0.5%	315	0.4%	352	0.4%	211	0.2%
Asian/Pacific Islander	9,508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

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

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

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

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



Source: American Community Survey, 2015-2019.

11.2.2 Household Characteristics

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

Household Type

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

Conversely, the proportion of married couples without children increased by 32 percent between 2000 and 2019. These residents tend to live in apartments rather than single family homes. There was also a

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

41 percent increase in households of elderly residents living alone from 2000 to 2010. However, this increase slowed significantly to 10 percent between 2010 and 2019 due to fewer age-restricted housing units developed to serve the elderly population.

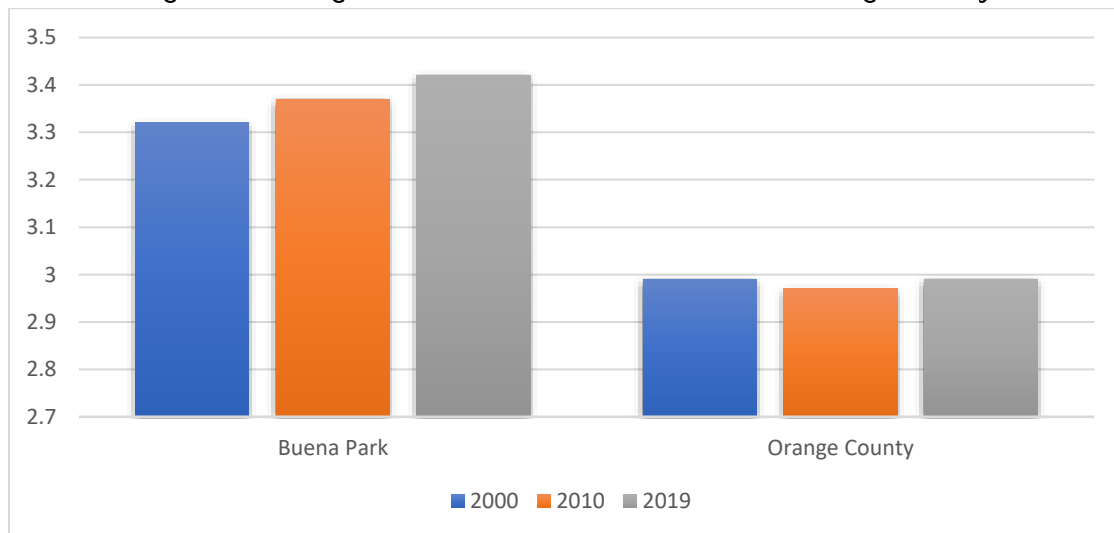
Table 4: Household Types – Buena Park

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

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

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

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

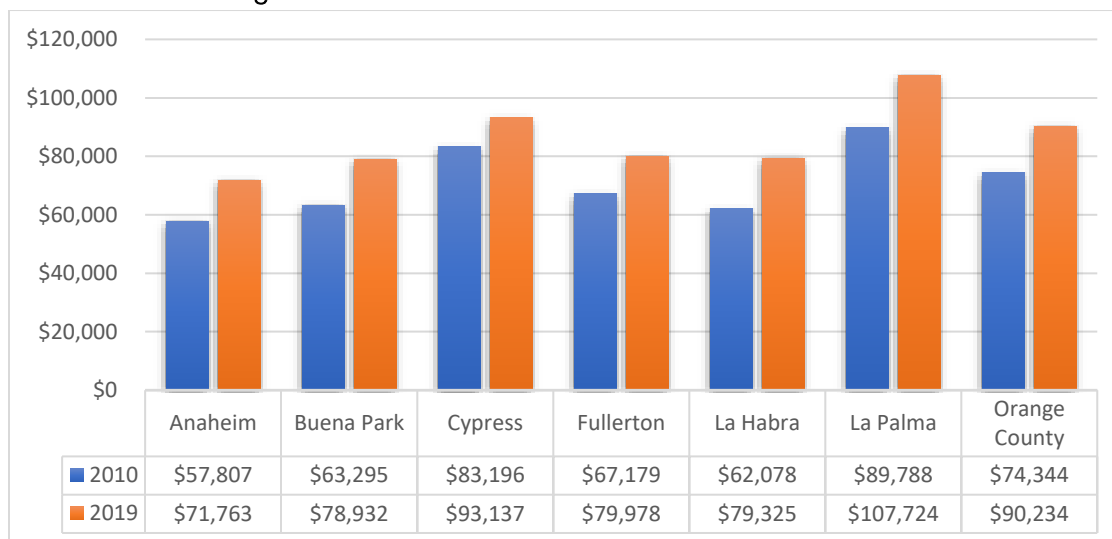


Sources: Bureau of the Census, 2000 and 2010. American Community Survey, 2015-2019.

Household Income

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

Figure 5: Median Household Income – 2010 and 2019



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

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

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

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

Table 5: Income Distribution – 2013-2017

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

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

2020 COVID-19 Pandemic Impact

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

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

11.2.3 Employment Market

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

Table 6: Major Employers – 2018-2019

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

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

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

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

Table 8 displays mean annual wage data for occupations compiled by the California Employment Development Department (EDD) through the first quarter of 2020. While the industries used in the Census do not align perfectly with the occupations used by the EDD, they are useful tools to analyze wages in the area. Overall, the top four employment industries in Buena Park pay between \$32,613 and \$65,620, well below the 2019 median household income for the city (\$78,932) and the county (\$90,234):

- The education, health and social services industry falls into either the community and social services occupations earning an average annual salary of \$51,991 or the healthcare support occupations earning an average annual salary of \$34,790.
- Those working in the manufacturing industry fall into the production occupation category with a mean salary of \$42,101.
- Those working in the retail industry fall into the sales occupation category with a mean salary of \$51,402.
- Those working in arts, entertainment, recreation, accommodation and food service occupations fall into either the arts, design, entertainment, sports and media occupations earning an average of \$65,620 per year, and the food preparation and serving occupations earning \$32,613 per year on average.

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

Table 7: Employment by Industry – 2015-2019

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

Source: American Community Survey, 2015-2019.

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

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

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

11.2.4 Housing Challenges

The SCAG data estimating the number of households at each income level presented earlier does not provide any detail on the specific housing needs and challenges faced by the city’s lower income households. However, 2013-2017 CHAS data (the most recent data available) provides detailed information on housing needs by income level for different types of households in Buena Park displayed in (Table 9). Housing challenges considered by CHAS include:

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

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

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

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

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

Note: Data presented in this table are based on special tabulations from sample Census data. The number of households in each category usually deviates slightly from the 100% total due to the need to extrapolate sample data out to total households. Interpretations of these data should focus on the proportion of households in need of assistance rather than on precise numbers. Source: HUD Comprehensive Housing Affordability Strategy (CHAS), 2013-2017. American Community Survey, 2015-2019.

Cost Burden (Overpayment)

It is important to identify the rate of housing overpayment in a community in order to assess the availability of affordable housing. State and federal programs typically define over-payers as those paying over 30 percent of household income for housing costs. A household is considered to be

experiencing a cost burden if it spends more than 30 percent of its gross income on housing and experiencing a *severe* cost burden if it spends more than 50 percent of its gross income on housing.

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

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

Overcrowding

The California Department of Housing and Community Development (HCD) defines overcrowding as a household with more than one person in a room (excluding bathrooms and the kitchen). Severe overcrowding is more than 1.5 persons per room. Typically, overcrowding occurs when there are not enough adequately sized housing units in a community that are affordable to households with various income levels. When this occurs, families may live in housing units that are too small in order to afford other necessities or they may “double-up” with other families. Overcrowding is a serious health and safety concern and must be addressed appropriately. The overall rate of overcrowding in Buena Park has decreased between 2010 and 2019 by approximately 2 percent (**Table 10**). Overcrowding among renter-households was more prevalent than among owner-households in 2010 and this pattern continued through 2019. However, in 2019, the rate of severe overcrowding in renter-households was substantially higher than for owner-households (8 percent versus 0.5 percent, respectively). This sharp increase in severe overcrowding in renter-households may be attributed to demographic shifts including the need for intergeneration living conditions as a result of the 2008 economic recession.

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

Overcrowding	Owner-Household		Renter-Household		Total	
	Number	Percent	Number	Percent	Number	Percent
2000						
Total Overcrowded (>1.0 persons per room)	1,401	6.0%	3,659	15.7%	5,060	21.7%
Severely Overcrowded (>1.5 persons per room)	719	3.1%	2,356	10.1%	3,075	13.2%
2010						
Total Overcrowded (>1.0 persons per room)	582	4.6%	1,260	11.9%	1,842	16.5%
Severely Overcrowded (>1.5 persons per room)	144	1.1%	413	3.9%	557	5.0%
2019						
Total Overcrowded (>1.0 persons per room)	508	3.2%	751	7.7%	1,259	10.9%
Severely Overcrowded (>1.5 persons per room)	87	0.5%	747	7.6%	834	8.1%

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

11.2.5 Persons with Particular Needs

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

Table 11: Particular Needs Groups

Particular Needs Groups	Number of Households or Persons	Owners		Renters		Percent of Total Household or Persons
		Number	Percent	Number	Percent	
Households that include at least one Senior (person age 65 or over)	5,317	n.a.	n.a.	n.a.	n.a.	22.4%
Senior-Headed Households	2,828	2,250	79.5%	578	20.4%	11.9%
Senior Living Alone	1,443	976	67.6%	476	32.9%	6.0%
Persons with Disabilities	9,014	n.a.	n.a.	n.a.	n.a.	11.1%
Large Households	9,106	5,197	57.0%	3,909	42.9%	38.4%
Female-Headed Households With Children	1,117	n.a.	n.a.	n.a.	n.a.	4.7%
People Living in Poverty	10,115	n.a.	n.a.	n.a.	n.a.	12.3%
Homeless ¹	287	n.a.	n.a.	n.a.	n.a.	1.2%
Farmworkers (persons) ²	300	n.a.	n.a.	n.a.	n.a.	1.2%

Notes:

1. 2019 Census data not available. 2019 Orange County Homeless Management Information System (HMIS).
2. Category includes civilians employed in the "agriculture, forestry, fishing and hunting, and mining" industry as reported in the ACS.

n.a. = Data not available.

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

Elderly

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

Table 12: Elderly Households by Tenure

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

Source: American Community Survey, 2015-2019.

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

Resources Available

The city recognizes the broad housing needs of seniors in the community and assisted/facilitated the approval of the 66-unit Orchard View Senior Apartments in 2020. In addition, the city contracts with the Orange County Housing Authority to provide Section 8 assistance to very low-income households. Senior households that pay more than 50 percent of their income on housing generally receive priority for assistance. The city also facilitates housing options for the elderly through residential care facilities. As of June 2021, there were 27 licensed residential care facilities for the elderly with a total of 309 beds located in Buena Park (Table 13).

Table 13: Residential Care Facilities in Buena Park - 2021

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

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

Senior residents can also benefit from the activities and programs offered at the Buena Park Senior Activity Center located at 8150 Knott Avenue. The Senior Activity Center offers a range of recreational, educational, social and human service programs, including Meals on Wheels, medical transportation, Senior Cafe (Nutrition Program), and a senior daycare program. A monthly newsletter (The KEY) is distributed by the Senior Activity Center to residents that details weekly programs available. Senior residents in need of further of assistance with food distribution programs, medical transportation, affordable housing, and assisted living facilities can contact the Orange County Office on Aging.

Disability Status

Physical, mental, and/or developmental disabilities may prevent a person from working, restrict one’s mobility, or make it difficult to care for oneself. Thus, disabled persons often have special housing needs related to limited earning capacity, a lack of accessible and affordable housing, and higher health

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costs associated with a disability. Some residents in Buena Park have disabilities that prevent them from working, restrict their mobility, or make it difficult to care for themselves. An additional segment of residents suffers from disabilities that require living in an institutional setting. Because of these conditions, persons with disabilities have special housing needs.

According to 2015-2019 ACS data, disabled persons make up approximately ten percent of the population in Buena Park (**Table 14**). Many of the city’s **disabled residents (46 percent)** were between the ages of 18 and 64. About 46 percent of disabled persons were elderly. The ACS also tallied the number of disabilities by type for residents with one or more disabilities. Among the disabilities calculated, ambulatory difficulties were the most prevalent (52.3 percent), while those with independent living (41.7 percent) and cognitive (37.2 percent) difficulties and were also common.

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

Table 14: Disability Status

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

Notes:

*Persons may have multiple disabilities.

Source: American Community Survey, 2015-2019.

Persons with Developmental Disabilities

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

- Is attributable to a mental or physical impairment or combination of mental and physical impairments;
- Is manifested before the individual attains age 22;
- Is likely to continue indefinitely;
- Results in substantial functional limitations in three or more of the following areas of major life activity: a) self-care; b) receptive and expressive language; c) learning; d) mobility; e) self-direction; f) capacity for independent living; or g) economic self-sufficiency; and

- Reflects the individual's need for a combination and sequence of special, interdisciplinary, or generic services, individualized supports, or other forms of assistance that are of lifelong or extended duration and are individually planned and coordinated.

The California Department of Developmental Services (DDS) currently provides community-based services to approximately 360,000 persons with developmental disabilities and their families through a statewide system of 21 regional centers, four developmental centers, and two community-based facilities. As of September 2019, the DDS reported that approximately 967 residents living in Buena Park (zip codes 90620 and 90621) received services of which about 33 percent were age 18 and under.

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

Resources Available

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

- 38 Adult Residential Care facilities – 244 beds total
- 27 Residential Care for the Elderly facilities – 309 beds total

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

Large Households

Large households are a special needs group because their income is stretched to support more people due to the size of their household. A large household is one with five or more members. Large households often face overcrowding and cost burden issues because of their size and income constraints.

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In 2010, 22 percent of the Buena Park households were considered large households. This proportion decreased to 19 percent by 2019 (**Table 15**). According to 2015-2019 ACS data, approximately 2,668 large households owned their homes, while 1,899 large households (45 percent) were renters. The majority of households in the city continue to be small households.

Lower income large renter-households usually face several housing issues, including cost burden, overcrowding, and deteriorated housing conditions.

Table 15: Household Size

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

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

Resources Available

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

Single-Parent Households

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

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

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Table 16: Single-Parent Households – 2000–2019

Household Type	2010		2019	
	Number	Percent	Number	Percent
Single Male with Children	664	2.8%	701	2.9%
Single Female with Children	1,605	6.8%	1,954	8.2%
Total Single Parent Households	2,269	9.6%	2,655	11.2%
Total Households	23,686	100.0%	23680	100.0%

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

Resources Available

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

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

A number of service agencies located in areas surrounding Buena Park provide services including emergency and transitional shelter, food distribution, vouchers for various needs, and rental and utility assistance that can benefit lower income single-parent households living in poverty or are at risk of becoming homeless. **Table 17** details the service providers and services offered.

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

Organization	Beds and/or Services Provided
Buena Park Navigation Center 6494 Caballero Blvd Buena Park, CA 90620	Total of 90 beds for men, 49 beds for women, 10 beds for couples. Dogs allowed. Provides wrap-around services for medical, mental health, temporary and permanent housing, and job placement among others.
Placentia Navigation Center 731 S. Melrose St Placentia CA 92870	Total of 100 beds for adult men and women. Provides wrap around services for medical, mental health, temporary and permanent housing, and job placement among others.
Bridges at Kramer Place Homeless Shelter 1000 N. Kramer Place Anaheim, CA 92806	200 bed capacity for adult men and women. Provides wrap-around services for medical, mental health, temporary and permanent housing, and job placement among others.
Salvation Army Anaheim Emergency Shelter 1455 S. Salvation Pl Anaheim CA 90805	Total of 325 beds for adult men and women. Provide wrap around services for medical, mental health, temporary and permanent housing, and job placement among others.
Via Esperanza Shelter – Pathways of Hope 626 N Pauline St Anaheim, CA - 92805	Provides shelter for families experiencing homelessness. Supportive case management and connections to resources and permanent housing are provided.
New Vista Shelter - Pathways of Hope Fullerton, CA 92834	Provides shelter for families experiencing homelessness. Supportive case management and connections to resources and permanent housing are provided.
Hub of Hope - Pathways of Hope 611 S Ford Street Fullerton, CA	Provides services including food, rental assistance, utilities (when funds are available), referrals to other social service providers, motel vouchers, grocery vouchers, home-delivered meals, and transitional housing.

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Organization	Beds and/or Services Provided
Family Support Network 1894 N. Main Street Orange, CA 92865	Provide services and resources that help children with special needs or who are “at risk” and their families. Provide resources for temporary and permanent housing, food, and referrals to other services.
Women’s Transitional Living Center 210 N. Pomona Avenue Fullerton, CA 92832	Provides shelter for battered women and children. Services include food, clothing, employment assistance, and counseling. Stays of 9 months to 2 years are permitted in their transitional living program (must be referred from their emergency shelter). Emergency shelter program offers a 45-day program.

Residents Living Below the Poverty Level

Families with incomes below the poverty level, typically with extremely low and very low incomes, are at greatest risk of becoming homeless and typically require special programs to assist them in meeting their rent and mortgage obligations so as to not become homeless. The 2015-2019 ACS identified 12 percent of all Buena Park residents as living below the poverty level. Seniors often face greater difficulties related to poverty, exacerbated by limited incomes, health care costs, and disabilities. According to SCAG’s Pre-Certified Local Housing Data Report, approximately 47.5 percent of the city’s elderly households earn less than 50 percent of the surrounding area income, compared to 30.9 percent in the SCAG region. With the number of seniors and elderly residents in Buena Park is anticipated to increase. These residents living below the poverty level need assistance with housing subsidies, utilities and other living expense subsidies, and other supportive services.

Resources Available

City households living in poverty can benefit from services offered by providers located in neighboring communities. Assistance is often provided in cases of financial emergencies by providing services such as, food vouchers, gasoline vouchers, bus tokens, rental assistance, utility payments, and referrals to other services. Agencies offering such services include the Catholic Charities Outreach Family Center, Family Support Network, Pathways of Hope, and Salvation Army Family Services. **Table 17** above details a complete list of providers and the services they offer, including providers of emergency and transitional housing. Additionally, the city will encourage housing developments targeting lower income seniors by continuing to facilitate affordable and age-restricted residential projects such as the Orchard View Gardens Senior Apartments (100% affordable with 65 deed-restricted units for seniors only) and OnBeach (60 deed-restricted units for seniors only).

Homeless

According to a 2019 Point-In-Time (PIT) count conducted by Orange County, a total of 6,860 homeless persons were estimated to be living in the county. **Orange County’s homeless population** consists of working families and individuals as single individuals made up 77 percent of the PIT homeless population, while persons in families made up 23 percent. Approximately 3,961 homeless persons identified were unsheltered. Many homes individuals and families live in cars, parks, under bridges, motels, and in homeless shelters trying to maintain their dignity while they struggle to survive. As a result, most homeless remain hidden.

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

Resources Available

In 2017, the North SPA received state funding to open Navigation Centers in Buena Park and Placentia. Navigation Center are regional resource hubs that provide emergency shelter beds and co-located supportive services provided by the Coordinated Homeless Assessment and Response Team (CHART) and community organizations. CHART is a group of county departments that complete intake, assessment and linkages to public benefits, mental health, behavioral health, physical health, and employment and housing resources.

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

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

The city annually provides CDBG funds to various local agencies that provide services and referrals to the homeless, those at risk of becoming homeless, and lower income households in general. Services and facilities available to the homeless in and around Buena Park are listed in **Table 17** above. Residents needing further assistance can utilize 2-1-1 Orange County, a toll-free phone number available 24 hours a day that connects people quickly and effectively to existing health and human service programs, joblessness support, and disaster response information.

Farmworkers

Farmworkers are traditionally defined as persons whose primary incomes are earned through seasonal agricultural labor. They have special housing needs because of their relatively low-income and the transient, seasonal nature of their job. Currently, only nine parcels in the city are identified as “farmland” on the State Farmland Map provided by the California Department of Conservation. These parcels are used primarily as plant nurseries or easements for electrical transmission lines and towers. Such areas are identified on the Land Use Maps of the Buena Park General Plan or in the Buena Park Zoning Map as “Open Space.”

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Resources Available

Although the presence of farmworkers in the community is extremely limited, the city acknowledges the need for expanded housing opportunities for this group. The California Employee Housing Act requires that housing for six or fewer employees, including farmworkers, be treated as a typical residential use. This is not currently addressed in the city’s **municipal code**; therefore, an action has been added to Program 14 for compliance with state law.

Students

In general, students face challenges in finding housing because of their limited budget and need for temporary housing. The 2015-2019 ACS estimated that 6,942 persons in Buena Park were enrolled in college and graduate or professional schools. Nearby universities and colleges include California State University at Fullerton, Fullerton Community College, Cypress Community College, American Career College, University of Phoenix, South Baylor University and Huntington College. These are primarily commuter colleges where students commute from their place of residence or work to school. Compared to traditional colleges and universities that offer a full experience of campus life, commuter colleges tend to have less impact on the local housing market.

Resources Available

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

11.2.6 Housing Stock Characteristics

Housing Growth

Buena Park is a fully urbanized community and a majority of its housing stock was constructed in the 1950s and 1960s. As such, housing unit growth in Buena Park has occurred at much lower levels than for Orange County as a whole. Between 2000 and 2010, Orange County increased its housing stock by almost 8 percent while Buena Park experienced a 3 percent increase (**Table 18**). However, between 2010-2020, the pace of housing growth slowed considerably in Buena Park (1.9 percent), in most of the surrounding cities, and Orange County (5.9 percent), primarily a result of the 2008 economic recession and subsequent repressed housing market.

Table 18: Housing Stock Growth

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

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

Housing Type and Tenure

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

The vacancy rate in the city indicates the balance between the population and available housing units in the community. A low vacancy rate means there is a high demand for housing in the area. A high demand for housing can increase the cost of housing as well as become a disincentive for property owners to maintain their property. A vacancy rate between 3 and 5 percent is considered optimal for rental housing and optimal vacancy rate for ownership housing is usually estimated at 2 to 3 percent. Between 2015 and 2019, the city’s overall vacancy rate was 3.7 percent, indicating a healthy housing market.

Table 19: Housing Stock Characteristics

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

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

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

Age and Condition of Housing Stock

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

Overall, approximately 87 percent of the units in the city are older than 30 years of age (**Table 20**). The largest proportion (39 percent) of housing units in Buena Park was built between 1950 and 1959, making these units approximately 60 and 70 years of age. Most of these units have likely already undergone major rehabilitation that may enable them to continue to be useful in the coming years.

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Another 1 percent of the units were constructed prior to 1940 and if not already rehabilitated, will likely cease to be adequate housing within the next decade.

According to the city’s rehabilitation specialists and Code Enforcement staff, an estimated 30 percent of the units in the city require substantial rehabilitation and 5 percent require replacement.

Table 20: Age of Housing Stock

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

Source: American Community Survey, 2015-2019.

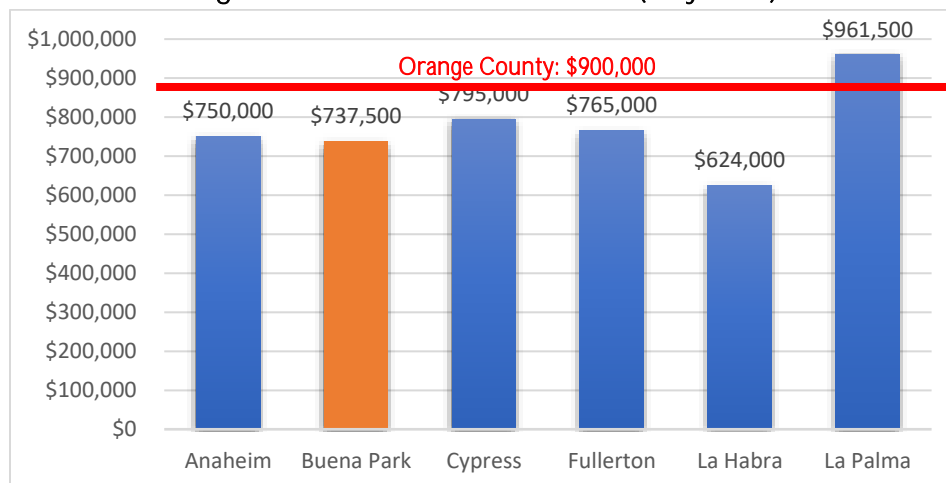
11.2.7 Housing Cost and Affordability

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

Ownership Housing

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

Figure 6: Median Home Sales Price (May 2021)



Source: Redfin.com. Accessed June 2021.

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

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

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

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

Rental Housing

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

Table 22: Apartment Rents

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

Source: ForRent.com, June 16, 2021

Housing Affordability by Income Level

In general, housing is considered affordable when it requires 30 percent or less of the household’s income. The 30 percent includes rent or mortgage payment, utilities, taxes, and insurance. The California Health and Safety Code §50052.5 and §50053 provide guidelines for estimating affordable housing costs for different income groups and tenure types. These guidelines are presented in Table 23. Affordable housing rents and home purchase prices based on these guidelines are estimated for different income groups and presented in Table 24.

Table 23: Affordable Housing Cost Guidelines

Income Level	For Sale	For Rent
Extremely Low	30% times 30% of AMI	30% times 30% of AMI
Very Low	30% times 50% of AMI	30% times 50% of AMI
Low	30% times 70% of AMI	30% times 60% of AMI
Median	30% times 100% of AMI	30% times 100% of AMI
Moderate	35% times 110% of AMI	30% times 110% of AMI

Note: Affordability levels should be adjusted for household size

When comparing the home prices and rents shown earlier in **Table 21** and **Table 22** with the maximum affordable housing costs presented in **Table 24**, it is evident that extremely low and very low-income households in Buena Park have limited housing options. Some low-income households and most moderate-income households are able to afford market rents in the city, though larger households in these income categories may still find it difficult to find affordable adequately sized units. Homeownership is generally beyond the reach of most lower- and moderate-income households.

Table 24: Maximum Affordable Housing Costs (2021)

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

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

11.2.8 Affordable Housing

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

- An inventory of restricted low-income housing projects in the city and their potential for conversion within 10 years from the Housing Element update deadline;
- An analysis of the costs of preserving and/or replacing the units at risk and a comparison of these costs;
- An analysis of the organizational and financial resources available for preserving and/or replacing the units “at risk”; and
- Programs for preserving the at-risk units.

The following discussion satisfies the first three requirements of state law listed above pertaining to the potential conversion of assisted housing units into market-rate housing between October 15, 2021, and October 15, 2031 (10-year at-risk housing analysis period). The Housing Plan section includes a program for preserving the at-risk units, which meets the final requirement of state law.

Publicly Assisted Rental Housing

The City of Buena Park has 13 publicly assisted housing developments that total 847 units, including 751 units that are set aside as housing affordable to lower income households. These projects are presented in **Table 25**, along with information on the funding programs, unit mix, and duration of affordability.

Table 25: City Assisted Multi-Family Rental Housing Projects

Project Name Address	Total Units	Program	Assisted Units	Bedroom Mix	Potential Conversion Date
Not At-Risk					
Park Landing 8850 La Palma Avenue	71	Redevelopment Set- Aside, CDLAC, MHP, LIHTC	70	6 1-bd 41 2-bd 24 3-bd	2068
Clark Commons 8004 Orangethorpe Avenue	70	City Housing Funds LIHTC	70	11 1-bd 37 2-bd 22 3-bd	2071
Parker Collection 8062 to 8162 Orangethorpe Ave.	128	City Housing Funds	26	12 2-bd 14 3-bd	2061
Arte Home 7411 Artesia Boulevard	21	City Housing Funds	2	21 2-bd	2077
6062 Kingman Avenue	3	CDBG Funding	3	3 2-bd	2038
Palm Village/OCCHC Apartments 7602-7638 9th Street	38	Redevelopment Set- Aside	38	23 2-bd 15 3-bd	2050
Harmony Park Senior Housing 7252-7272 Melrose Street	59	Redevelopment Set- Aside	59	57 1-bd 2 3-bd	2051
Dorado Senior Apartments 8622 Stanton Avenue	150	Redevelopment Set- Aside	150	132 1-bd 18 2-bd	2061
Hope Family Transitional Housing 8057 Whitaker Street	17	Redevelopment Set- Aside	17	12 2-bd 5 3-bd	2062
Flower Tree Apts./ Walden Glen Apts. 6664 Knott Avenue	186	CDLAC	186	6 studios 2 1-bd 178 3-bd	2040
Subtotal	743		621		
At-Risk					
Newport House 8361 Knott Avenue	11	Section 202 Section 8	10	10 1-bd	6/1/2027
Western Development for Affordable Housing	10	Redevelopment Set-Aside	10	1 1-bd 9 2-bd	2026
Emerald Garden 8720-8732 Valley View Street	110	Redevelopment Set- Aside; LIHTC	110	1 1-bd 109 2-bd	2031
Subtotal	131		130		
Total Assisted Units	874		751		

Source: City of Buena Park, 2021

Units at Risk of Converting to Market-Rate Housing

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

Preservation and Replacement Options

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

Typically, transferring the at-risk projects to nonprofit ownership would ensure the long-term affordability of the units. However, this option is not applicable in the City of Buena Park. Because of the elimination of the Redevelopment Agency, the city has no staffing or funding to assist in facilitating such transfers. Additionally, Newport House which is already owned by nonprofit organizations and are only at risk of losing their rent subsidies. An alternative applicable option for this project is to restructure financing in such a way that rent subsidies would no longer be needed, and/or to substitute the expiring Section 8 assistance with rent subsidies from other funding sources.

Restructuring Mortgage Financing

Restructuring the mortgage financing of a subsidized project can eliminate or reduce the need to provide ongoing subsidies. The Multifamily Assisted Housing Reform and Affordability Act of 1997 addresses expiring Section 8 contracts. This act provides authority to HUD to operate a program to reduce over-subsidized Section 8 contracts, restructure project financing, and provide funds for rehabilitation needs. Under this program, owners are given favorable tax treatment provided that they preserve units at rents affordable to low- and moderate-income households. Renewal of Section 8 subsidies is given a priority by HUD.

Rental Assistance

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

Construction of Replacement Units

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

Purchase Affordability Covenants

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

Agencies to Assist in Preservation

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

Projected Housing Need

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

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

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

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

11.2.9 Fair Housing Assessment

In January 2019, Assembly Bill 686 (AB 686) introduced an obligation to affirmatively further fair housing (AFFH) into California state law. AB 686 defined “affirmatively further fair housing” to mean “taking meaningful actions, in addition to combat discrimination, that overcome patterns of

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segregation and foster inclusive communities free from barriers that restrict access to opportunity” for persons of color, persons with disabilities, and other protected classes. The bill added an assessment of fair housing to the Housing Element, which includes the following components:

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

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

11.3 Housing Constraints

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

11.3.1 Housing Market Constraints

Economic Factors

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

Construction and Labor Costs

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

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

The cost increases reported by Turner align with other industry measures of construction cost including the California Construction Cost index, which recorded a 24 percent change in costs between 2009 and 2018. In the Los Angeles-Southern California region the costs increased even more, with the average hard costs exceeding the statewide average by \$35 per square foot. Although construction costs

are a significant factor in the overall cost of development, the city has no direct influence or control over materials and labor costs.

Land Cost

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

Timing and Density

The housing market can also constrain the timing between project approval and requests for building permits. **In most cases, this may be due to developers' ability to secure financing for construction.** In Buena Park, the average time between project approval and request for building permit for a multi-family development is 4 to 6 months. Market-rate developers for residential development typically propose products lower than the allowable density. As part of the 6th cycle Housing Element update, the city will be exploring a variety of methods to ensure that developers are able to achieve the maximum density permitted for a given property.

Approval Times for Residential Projects

The city analyzed 63 completed housing projects that have received entitlement approval since 2017. Small projects consist of room additions or new residential construction up to 9 units, and large projects consist of new residential construction with 10 or more units. Projects with Environmental Impact Reports (EIRs) were not included in the analysis. For the 57 small projects, the average review and approval time for a completed application was 7.2 months. All small projects were exempt from the California Environmental Quality Act (CEQA). For the 6 large projects, the review and approval time for a completed application was 6.2-months. Two of the larger projects included a Mitigated Negative Declaration (MND), and the remaining were exempt from CEQA. After entitlement approval, an additional 6-8 weeks is generally required to obtain permits for construction. While the city typically conducts plan check/review in 10 working days, it is usually the applicant performing plan revisions that extends the permit review timeframe.

As discussed earlier in this section, there are a variety of nongovernmental constraints that significantly impact review and approval times for housing projects. Many of the 63 projects analyzed by staff were similarly impacted. However, the city intends to continue or incorporate the following steps to assist in reducing approval times for projects.

- Utilize the city's permit tracking software to generate reports on projects that are being delayed. Routinely follow-up with the project manager and provide assistance where possible.
- Enhance user interface for online application submittals to reduce staff processing times.
- Routinely meet with applicants (in person or virtually) to explain each item on incomplete letters. **This will increase the likelihood that an applicant's second submittal is complete.**

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- Update Zoning Ordinance to be more user friendly with tables, charts and illustrations to increase the likelihood that an applicant submits a complete application.

Availability of Mortgage and Rehabilitation Financing

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

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

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

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

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

Notes:

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

Source: FFIEC Home Mortgage Disclosure Act, 2019

11.3.2 Governmental Constraints

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

Land Use Controls

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

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

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

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

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

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

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

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

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

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

There is not a one-to-one correspondence between the city’s **General Plan** residential land use designations and zoning districts. The General Plan has three residential land use designations and three mixed-used designations: Low Density Residential; Medium Density Residential; High Density Residential; General Mixed-Use; Central Buena Park Mixed-Use; and Entertainment Mixed-Use. These six land use designations are implemented through eight corresponding zoning districts (**Table 28**):

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

Table 28: Residential Categories and Zoning Districts

General Plan Land Use Designation	Zoning District	Base Density (du/ac)	With Bonuses (du/ac)	Description
Low Density Residential	One-Family Residential RS-6	7.26	Cluster: 8.7 Affordable: 9.1 Senior: 14.4	For the development and preservation of residential areas of single-family homes located on moderate to minimum-size lots on relatively flat terrain.

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

Source: City of Buena Park Zoning Ordinance, 2021.

Site Area Bonus

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

Density Bonus

The city provides for the development of affordable housing for lower-income households through its affordable housing bonus program, in accordance with state density bonus law (California Government Code §65915 et seq.). The city amended the Zoning Ordinance (Section 19.308.030) to outline specific provisions of this density bonus program in July 2013. Future amendments to the

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Zoning Code are anticipated to ensure compliance with recent amendments to state density bonus law (Assembly Bill 2345) that allow a maximum density bonus of up to 50 percent plus other incentives or concessions when a project provides affordable or senior housing.

Housing Opportunities Overlay

To provide for affordable housing opportunities consistent with AB 2348, the 2035 General Plan includes a Housing Opportunities Overlay designation. The base density for the overlay designation is 30 units per acre. To affirmatively further fair and affordable housing opportunities, the city will evaluate increasing the overlay's base density to 50 units per acres in efforts to increase residential capacity on high density sites suitable for lot assemblage.

Cluster Bonus

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

Residential Development Standards

The City of Buena Park Zoning Ordinance contains eight zoning districts which are intended to provide for a range of housing types. A description of the zones including density factors are shown in **Table 28**. Residential development standards are summarized in **Table 29** and parking standards are presented in **Table 30**.

Apart from the maximum density permitted by the Zoning Ordinance, standards that may affect the number of units that can be constructed on a given lot may include minimum building setbacks and maximum lot coverage and height limits. As shown in the following table, setbacks in the RM zones are typical of medium- and high-density residential development and are comparable to regulations found in surrounding cities. However, as the city is committed to encouraging and facilitating the maximization of residential density on a lot to the greatest extent possible, the city will review setback standards to ensure they do not constrain achieving maximum allowable density and amend the Zoning Ordinance as appropriate (Program 15). Additionally, the Zoning Ordinance restricts the amount of lot area that may be covered by development to 40 percent in all residential zones (except RMH – Mobile Home Park).

Height Limits

Two-story (35-foot) building heights are permitted in the city's **Multifamily Residential (RM)** zones as long as the proposed building is more than 50 feet from a Single-Family Residential (RS) zone; buildings within 50 feet of the RS zone are limited to 15 feet in height. Increased building height may be authorized by Conditional Use Permit. Consistent with commercial zone height requirements, and as previously approved, developers may request additional building height of one vertical foot for every horizontal foot separation from the RS zone boundary. There are no other Code requirements for approval of a height limit increase. Further, the city current has no height limitations in its General Mixed Use zone; however, recent mixed-use projects in the GMU zone have been approved with height of four-to five-stories. The Clark Commons development (Orangethorpe Avenue and Stanton Avenue) is four stories in height while the On Beach development (5832 Beach Boulevard) is five stories in

height. The city’s **Housing Opportunities Overlay** designation increases the allowable density of a parcel, but does not modify its height standards, and the height requirements of the underlying zone still apply. Going forward, to accommodate increased allowable density in the Housing Opportunities Overlay, the city will revise the Zoning Ordinance to allow for additional building heights pursuant to Program 11.

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

- Arte Home Apartments – An infill 21-unit multi-family rental project with two affordable units currently under construction at a density of 40 units per acre. The project was able to meet the density bonus without exceeding the 35-foot height limit. (Expected completion in 2021)
- 7682-7692 9th Street – An infill 18-unit multi-family rental project with 2 affordable units approved at a density of 26 units per acre and height of 33 feet. (Approved in 2020)
- 7341 9th Street– An infill 7-unit multi-family rental project approved at a density of 20 units per acre and height of 30 feet. (Approved in 2019)

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

Table 29: Residential Development Standards by Zoning District

Standards	RS-6	RS-8	RS-10	RS-16	RM-10	RM-20	RMH	GMU
Minimum Lot Area ¹	6,000 sq.ft.	8,000 sq.ft.	10,000 sq.ft.	16,000 sq.ft.	12,500 sq.ft.	12,500 sq.ft.	200,000 sq.ft.	TBD ³
Maximum Building Coverage	40%	40%	40%	40%	40%	40%	40%	TBD ³
Maximum Building Height	2 stories or 30'	2 stories or 30'	2 stories or 30'	2 stories or 30'	2 stories or 35' if more than 50' from RS zone, otherwise 15' or 1 story ²	2 stories or 35' if more than 50' from RS zone, otherwise 15' or 1 story ²	2 stories or 30'	TBD ³
Minimum Building Setbacks	20 ft. Front 5 ft. Side 25 ft. Rear	20 ft. Front 5 ft. Side 25 ft. Rear	20 ft. Front 10 ft. Side 25 ft. Rear	20 ft. Front 10 ft. Side 25 ft. Rear	15 ft. Front 10 ft. Side, not abutting street; 15 ft. Side, abutting street 10 ft. Rear	15 ft. Front 10 ft. Side, not abutting street; 15 ft. Side, abutting street 10 ft. Rear	15 ft. Front 10 ft. Side, not abutting street; 15 ft. Side, abutting street 10 ft. Rear	TBD ³
Minimum Dwelling Unit Floor Area	1,100 sq.ft.	1,800 sq.ft.	2,200 sq.ft.	2,200 sq.ft.	500 sq.ft., Zero Bedroom Unit; 800 sq. ft., 1 Bedroom Unit; 950 sq. ft., 2 Bedroom Unit; 1,050 sq.ft.+100	500 sq.ft., Zero Bedroom Unit; 800 sq. ft., 1 Bedroom Unit; 950 sq. ft., 2 Bedroom Unit; 1,050 sq.ft.+100	500 sq.ft., Zero Bedroom Unit; 800 sq. ft., 1 Bedroom Unit; 950 sq. ft., 2 Bedroom Unit; 1,050	TBD ³

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Standards	RS-6	RS-8	RS-10	RS-16	RM-10	RM-20	RMH	GMU
					sq.ft. each additional room, 3+ Bedroom Unit	sq.ft. each additional room, 3+ Bedroom Unit	sq.ft.+100 sq.ft. each additional room, 3+ Bedroom Unit	

Notes:

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

Source: City of Buena Park Zoning Ordinance, 2021.

Parking Standards

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

Table 30: Parking Requirements

Use	Parking Spaces Required
Single-Family Dwelling	2 garage spaces*
Condominium, Cooperative Apartment, Community Apartment	0-3 bedrooms = 2 garage spaces (plus 1 additional open space) 4 = bedrooms = 2 garage spaces (plus 1.5 additional open spaces) (a minimum of 25 percent of required open parking spaces shall remain outside security gates and be evenly distributed throughout the development)
Mobile Home Park	2 spaces (tandem parking permitted) plus 0.25 visitor space per unit.
Multi-Family Apartments	
RM-10 Zone and RM-20 Zone	0-1 bedrooms = 2 spaces (1 covered) 2 bedrooms = 2.5 spaces (1 covered) 3+ bedrooms = 3 spaces (1 covered) (a minimum of 25 percent of required open parking spaces shall remain outside security gates and be evenly distributed throughout the development)
Group Quarters	
Rooming House, Dormitory, Sorority Fraternity, etc.	1 space per sleeping room (plus 1 space per 100 sq. ft. of total net floor area in sleeping rooms which are in excess of 150 square feet in each such room) plus 2 spaces for any manager's dwelling unit.
Religious Group Quarters	0.5 space per sleeping room (plus 0.5 space per 100 sq. ft. of total net floor area in sleeping rooms which are in excess of 150 sq. ft. in each such room)
Emergency Shelters	A minimum of one (1) parking stall for every four (4) beds or one-half (½) parking space for each bedroom designated for family units with children, plus one (1) parking stall for each employee/volunteer on duty

Use	Parking Spaces Required
Community Residential Care	
Small Group Care Home	2 spaces (in garage)
Other Community Residential Care Facility	To be determined under conditional use permit based on licensed capacity, type of care, and number of employees.
Affordable Senior Units	
Units with Kitchens	1 space per unit, plus 2 spaces for any manager's unit, and 0.25 visitor space per unit
Units without Kitchens	0.5 space per unit, plus 2 spaces for any manager's unit

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

The city currently maintains development codes on its website for online viewing at https://www.buenapark.com/city_departments/community_development/planning_division/codes,_ordinances,_and_guidelines.php, in compliance with state law.

Provisions for a Variety of Housing Types

Housing element law specifies that jurisdictions must identify adequate sites to be made available through appropriate zoning and development standards to encourage the development of various types of housing for all economic segments of the population, including multi-family rental housing, factory-built housing, mobile homes, emergency shelters, and transitional housing. This section describes the city's provisions for various types of housing (see Table 31).

Table 31: Provisions for a Variety of Housing Types

	RS-6	RS-8	RS-10	RS-16	RM-10	RM-20	RMH
Single-family dwellings	P	P	P	P	P	P	---
Multi-family dwellings	---	---	---	---	P	P	---
Manufactured housing	P	P	P	P	P	P	---
Mobile home park	---	---	---	---	---	--	P
Accessory dwelling units	P	P	P	P	P	P	---
Residential care facility (1-6 residents)	P	P	P	P	P	P	---
Other residential care facility (>6 residents)	C	C	C	C	C	C	---
Small child day care (1-14 children)	I	I	I	I	P	P	---
Small adult day care (1-6 adults)	I	I	I	I	P	P	---
Child day care center (> 14 children)	---	CI	---	CI	CI	CI	---
Adult day care center (> 6 adults)	---	CI	---	CI	CI	CI	---
Emergency shelters*	I	---	---	---	I	I	---
Transitional/supportive housing	P	P	P	P	P	P	---

P = Permitted; C = Conditionally Permitted; I= Incidental Use; CI = Conditional Incidental Use; --- = Not Permitted

*Emergency shelters serving up to 30 persons are also permitted in the following non-residential zones (which are not included in the table above): CO, CS, CG, and CM. Emergency shelters serving more than 30 persons are conditionally permitted in the following non-residential zones (which are not included in the table above): CO, CS, CG, and CM.

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

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Multi-Family Dwellings

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

Mobile Homes and Manufactured Housing

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

Accessory Dwelling Units

Accessory dwelling units (ADUs) are located on the same lot either attached or detached to the primary unit and provide complete, independent living facilities for one or more persons, including permanent facilities for living, sleeping, eating, cooking and sanitation. The city most recently amended its Accessory Dwelling Unit Ordinance in 2021 to comply with state law. The city's Zoning Ordinance permits ADUs in all residential and mixed-use zones on parcels that contain an existing or new single- or multi-family dwelling.

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

Residential Care Facilities

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

These community care facilities are either “small group care homes” or other community care facilities. Small day care homes are incidental or permitted uses in residential districts in nearly all zoning districts (see **Table 31** above). Large day care homes are conditionally permitted in residential districts if they are incidental uses. Small residential care facilities are permitted uses in all residential zones except in the PD district, where it is conditionally permitted. Large residential care facilities are conditionally permitted in most residential zones.

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

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

Emergency Shelters

State law requires that local jurisdictions strengthen provisions for addressing the housing needs of people experiencing homelessness, including the identification of a zone or zones where emergency shelters are allowed as a permitted use without a conditional use permit. Section 50801(e) of the California Health and Safety Code defines emergency shelters as housing with minimal supportive services for homeless persons that is limited to occupancy of 6 months or less by a homeless person.

In 2013, the City adopted Ordinance No. 1564 amending Chapters 19.348 and 19.552 of the Zoning Ordinance to add Chapters 19.348.070 and 19.552.120 which established development standards to govern and regulate development of emergency shelters with 30-beds as an incidental use to a religious assembly use in the RS-6, RM-10, and RM-20 zones, as well as a permitted use in the CO, CS, CG and CM zones. Emergency shelters serving more than 30 persons are conditionally permitted in the same zones (CO, CS, CG and CM).

Emergency shelters will be required to comply with California Government Code §65583(a)(4). The existing development standards within the Zoning Ordinance, as shown below, applicable to emergency shelters are consistent with state law and do not present a constraint to development of emergency shelters.

- A. Required to be incidental to a religious assembly use in residential zones.
- B. The maximum number of beds/persons permitted to be served nightly shall be based on the individual capacity of the building and overall facility and shall not be less than 50 square feet per person served. Shelters are limited to 30 occupants per site as a principal permitted use, **consistent with Cal. Gov't Code Section 65583(4)(A)**.
- C. Maximum stay at the facility shall not exceed 180 days in a 365-day period.
- D. Facility location shall be within a 1/2 mile radius from an OCTA bus stop, as measured from the property line.
- E. A minimum distance of 300 feet shall be maintained from any other emergency shelter.

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- F. A minimum of 1 staff member per 15 beds shall be awake and on duty when the facility is in operation.
- G. A minimum of 1 parking stall for every 4 beds or 1/2 parking space for each bedroom designated for family units with children, plus 1 parking stall for each employee/volunteer on duty, shall be maintained.
- H. Bike rack parking shall also be provided by the facility.
- I. Exterior lighting shall be provided for the entire outdoor area of the site consistent with the provisions of Section 19.536.070(G).
- J. On-site client waiting and intake areas shall be located internally in the building where feasible. If not feasible, a waiting area shall be provided which contains a minimum of 10 square feet per bed provided at the facility. The waiting area shall be in a location not adjacent to the public right-of-way, shall be visually separated from public view by minimum 6-foot tall visually screening mature landscaping or a minimum 6-foot tall decorative masonry wall, and shall provide consideration for shade/rain provisions.
- K. Any outdoor storage, including, but not limited to, items brought on-site by clients for overnight stays, shall be screened from public view. Any outdoor storage areas provided shall be screened from public view by minimum 6-foot tall visually screening mature landscaping or a minimum 6-foot tall decorative masonry wall.
- L. Facility improvements shall additionally provide:
 - 1) A minimum of 1 toilet for every 8 beds per gender;
 - 2) A minimum of 1 shower for every 8 beds per gender; and
 - 3) Private shower and toilet facility for each area designated for use by individual families.
- M. An operational plan shall be provided for the review and approval of the Community Development Director. Plans may be required to address additional specific needs as identified by the Director. The approved operational plan shall remain active throughout the life of the facility and updated as necessary. At a minimum, the plan shall contain provisions addressing the topical areas outlined below:
 - 1) Security and safety - addressing both on- and off-site needs, including provisions to address the separation of male/female sleeping areas as well as any family areas within the facility;
 - 2) Loitering control - with specific measures regarding off-site controls to minimize the congregation of clients in the vicinity of the facility during hours that clients are not allowed on-site;
 - 3) Management of outdoor areas - including a system for daily admittance and discharge procedures and monitoring of waiting areas with a goal to minimize disruption to nearby land uses;

- 4) Staff training - with objectives to provide adequate knowledge and skills to assist clients in obtaining permanent shelter and income;
 - 5) Communication and outreach with objectives to maintain good communication and response to operational issues which may arise from the neighborhood, City staff, or the general public;
 - 6) Screening of clients for admittance eligibility - with objectives to provide first service to Buena Park residents;
 - 7) Counseling programs to be provided with referrals to outside assistance agencies, and provide an annual report on this activity to the City; and
 - 8) Litter control - with an objective to provide for the timely removal of litter attributable to clients within the vicinity of the facility.
- N. The facility may provide the following services in a designated area separate from sleeping areas:
- 9) A recreation area either inside or outside the shelter;
 - 10) A counseling center for job placement, educational, health care, legal, or mental health services;
 - 11) Laundry facilities to serve the number of clients at the shelter;
 - 12) Kitchen for the preparation of meals;
 - 13) Dining hall;
 - 14) Client storage area (i.e., for the overnight storage of bicycles and personal items); or
 - 15) Similar services geared to homeless clients.

The city acknowledges that the current development standards including minimum distance between emergency shelters and required parking, among others are currently not consistent with state law. As part of Program 14, the city intends to review and revised the Zoning Ordinance to update emergency shelter development standards for compliance with state law.

Additionally, as described in Program 14, the city will identify and evaluate potential locations within non-residential zones (specifically ML and MH zones) that could reasonably accommodate the placement of emergency shelters and will subsequently amend the Zoning Ordinance to permit this use by-right on non-residential properties.

Transitional Housing

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

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In 2013, the city amended its Zoning Ordinance to specifically permit the development of transitional housing in all residential zones, with the exception of the RMH zone, in compliance with state law. For further compliance with state regulations, the city's Zoning Ordinance will be updated to allow transitional housing by right in all zones where mixed uses are permitted, including nonresidential zones permitting multi-family uses (Program 15).

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

Supportive Housing

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

In July 2013, the city amended the Zoning Ordinance to specifically permit the development of supportive housing in all residential zones, with the exception of the RMH zone, in compliance with state law (Assembly Bill 2162). Additionally, permitted uses for all mixed-use projects are determined by Development Agreement thereby requiring city approval for development of supportive housing. For further compliance with state regulations, the city's Zoning Ordinance will be updated to allow supportive housing by right in zones where mixed uses are permitted, including nonresidential zones permitting multi-family uses via a special overlay (Program 14). State law also stipulates that minimum parking standards for units occupied by supportive housing residents are prohibited if the development is within one-half mile of a public transit stop.

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

The Airport Inn Apartments are currently under construction, with an anticipated completed in late 2021.

Low Barrier Navigation Centers

Consistent with state law (including Government Code §65660) for the provision of establishing low barrier navigation centers to address local and regional homelessness, the city facilitated the land acquisition and development of the Buena Park Navigation Center, a temporary homeless shelter facility located at 6494 Caballero Boulevard. Opened in 2020, the approximately 16,600-square-foot facility provides 149 beds (90 beds for men, 49 beds for women and 10 beds for couples) in addition to office, classroom, medical, outdoor and meeting spaces. The Navigation Center contributes to the housing of the approximately 142 unsheltered homeless persons that were identified in the 2019 Point-In-Time count conducted by the county of Orange, as discussed in Section 11.2.5 of this Housing Element. The city will amend the Zoning Ordinance to establish regulations and development standards for this use in compliance with state law including Assembly Bill 101 (Program 14).

Single-Room Occupancy (SRO)

The Buena Park Zoning Ordinance currently does not contain provisions specific to SRO units. However, acknowledging that this type of use could be vital to increasing residential capacity, specifically for the homeless and special needs population, the city has consider establishing and implementing the Hotel/Motel Conversation Overlay to address this need pursuant to Program 11.

Employee/Farmworker Housing

As indicated in the Housing Needs Assessment, 158 Buena Park residents are employed in farming, fishing, and forestry occupations, making up 0.39 percent of total Buena Park workers, according to the SCAG Pre-Certified Local Housing Data Report for 6th Cycle Housing Elements. Currently, only nine parcels in the city are identified as “farmland” on the State Farmland Map provided by the California Department of Conservation. These parcels are used primarily as plant nurseries or easements for electrical transmission lines and towers. Such areas are identified on the Land Use Maps of the Buena Park General Plan or in the Buena Park Zoning Map as “Open Space.” Although the presence of farmworkers in the community is extremely limited, the city acknowledges the need for expanded housing opportunities for this group. The California Employee Housing Act requires that housing for six or fewer employees, including farmworkers, be treated as a typical residential use. This is not currently addressed in the city’s municipal code; therefore, an action has been added to Program 14 for compliance with state law.

Housing for Persons with Disabilities

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

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As demonstrated in **Table 31** and discussions above, the city's **Zoning Ordinance** complies with the Lanterman Act and permits small residential care homes (including adult and senior residential facilities, as well as small family homes) in all residential zones.

The city Zoning Ordinance defines a Community Residential Care facility as a “*community care facility serving seven or more persons, licensed for any type of twenty-four hour care pursuant to the California Community Care Facilities Act and California Health and Safety Code Section 1500 et seq.*” Community Residential Care facilities are conditionally permitted in the RS-6, RS-8, RS-10, RS-8, RM-10, RM-20. The city has not established any distance requirement between any facilities.

There are some residential facilities that do not provide “alcohol and other drug” recovery services and do not require licensure by the California Department of Health Care Services (DHCS). The city classifies these facilities, such as sober homes, as transitional housing. In 2013, the city amended its Zoning Ordinance to allow the by-right development of transitional housing in all residential zones, with the exception of the RMH zone, in compliance with state law. For further compliance with state regulations, the city's Zoning Ordinance will be updated to allow transitional housing by-right in all zones where mixed uses are permitted, including nonresidential zones permitting multi-family uses (Program 15).

Definition of Family: Local governments may restrict access to housing for households failing to qualify as a “family” by the definition specified in the Zoning Ordinance. Specifically, a restrictive definition of “family” that limits the number of and differentiates between related and unrelated individuals living together may illegally limit the development and siting of group homes for persons with disabilities, but not for housing families that are similarly sized or situated.⁵ The Buena Park Zoning Ordinance does not contain a definition of “family.”

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

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

⁵ California court cases (e.g., City of Santa Barbara v. Adamson, 1980 and City of Chula Vista v. Pagard, 1981) have ruled ~~and in cases in which it defines a “family” as (a) an individual; (b) two or more persons related by blood, marriage, or adoption; or (c) a group of not more than a specific number of unrelated persons as a single housekeeping unit.~~ These cases have explained that defining a family in a manner that distinguishes between blood-related and non-blood related individuals does not serve any legitimate or useful objective or purpose recognized under the zoning and land use planning powers of a municipality, and therefore violates rights of privacy under the California Constitution.

- Common use areas shall be accessible; and
- If common tenant parking is provided, accessible parking is required.

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

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

In 2008, the city adopted a formal Reasonable Accommodations for Persons with Disabilities procedure (Chapter 19.1010 of the Zoning Ordinance). A notice to the public of the availability of the Reasonable Accommodations process was also made available on the city's website and at all counters where an application can be made for a permit, license or other authorization for the siting, funding, development or use of housing. Upon a request for reasonable accommodation, a written determination to grant the request, grant the request with modifications or subject to specified conditions, or deny the request, shall be in compliance with the requirements of the Federal Fair Housing Act and the California Fair Employment and Housing Act. The city shall explain in detail the basis of the decision and contain the following factual findings:

1. Whether the housing, which is the subject of the request for reasonable accommodation, will be used by an individual with a disability protected under the Federal Fair Housing Act and the California Fair Employment and Housing Act.
2. Whether the requested accommodation may be necessary to make housing available to an individual with a disability protected under the Federal Fair Housing Act and the California Fair Employment and Housing Act or to allow such an Individual to have an equal opportunity to the use and enjoyment of housing; and
3. Whether the requested accommodation would impose an undue financial or administrative burden on the city or would require a fundamental alteration of a city program.

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

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Development and Planning Fees

Planning Fees

The city collects various fees from developers to cover the costs of processing permits and providing necessary services and infrastructure. **Table 32** provides a list of planning fees the city charges for residential development. The city's fees are within the median range of fees charged by surrounding jurisdictions (**Table 33**).

Table 32: Planning Fees – City of Buena Park

Fee Type	Fees	Appeal Fees
Adjustment	\$1,330	\$997.50
CC & Rs	\$835	\$626.25
Conditional Use Permit		
Minor	\$2,885	\$2,163.75
Major	\$4,575	75% of the Application Fee
Density Bonus Agreement/Recordation	\$185	-
Development Agreement	Actual Costs + \$6,000	-
Driveway Plan Review	\$155	-
Environmental Review		
• Categorical Exemption	County Fee + \$100	-
• Negative Declaration	Consultant Costs + 20%	-
• EIR	Consultant Costs + 20%	-
Extension of Approval		
• Administrative	\$680	\$510
• Planning Commission	\$1,105	\$828.75
Extension of Non-Conforming Privileges	\$2,435	\$1,826.25
General Plan Amendment	\$5,335	75% of the Application Fee
Preliminary Plan Review		
• Single Family Residence	\$860	-
• Multi-family/Commercial/Industrial	\$1,290	-
Site Plan Review		
• Single-Family Residence	\$1,620	\$2,010
• Other than Single Family Residence	\$2680	\$1,215
Tentative Parcel /Tract Map	\$2,350	75% of the Application Fee
• Per Lot Over 5	\$33	
Specific Plan		
• City Staff Processed	\$4,135	75% of the Application Fee
• Consultant Processed	Consultant Fee + 20%	75% of the Fee
Variance	\$3,030	\$2,272.50
Zone Change (map/text)	\$4,620	75% of the Application Fee

Source: City of Buena Park, 2022

Table 33: Comparison of Planning Fees

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

Notes:

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

Sources: Cities of Buena Park (Updated 2022), Anaheim (Updated 2020), Cypress (Updated 2021), Fullerton (Updated 2016), La Habra (Updated 2021), and La Palma (Updated 2019).

Development Impact Fees

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

Conclusion

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

While the city does not provide a waiver of fees for the development of affordable housing, the city does have discretion in calculating certain impact fees, such as the park and recreational facilities fees. Affordable housing projects have historically been assessed much lower park fees than market rate housing developments. The city also has limited affordable housing funds available to assist developers to “**gap finance**” a limited number of affordable housing units and/or increase level of affordability. The city also uses density bonus incentives, site area bonus incentives, as well as reduced development standards (open area, building coverage, setbacks, and parking development standards) to facilitate affordable housing development.

The city currently maintains development fees on its website for online viewing at https://www.buenapark.com/city_departments/community_development/planning_division/forms.php#outer-546, in compliance with state law.

On- and Off-Site Improvements

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

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

Building Codes and Enforcement

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

The city's Code Enforcement Division is responsible for property inspections and the development and implementation of abatement procedures/programs to address problem areas within the city. If the city receives a complaint in reference to property maintenance violations under the municipal code, building code, or zoning ordinance, Code Enforcement staff contacts the violating party to advise them of the violations and give the opportunity to correct the violation. If violations are not corrected pursuant to the compliance timelines established, legal actions that can include, civil fines, abatements, liens or criminal case may be taken against the property owner for non-compliance. As the goal is to maintain safe housing stock throughout the city that maintains its value, the city does not find that enforcement of the municipal code, building code, or zoning ordinance to be a constraint to housing supply or affordability.

Local Permits and Processing Times

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

- 1) limiting processing time in most cases to 1 year; and
- 2) **eliminating some of the “red tape” by requiring agencies to specify the information needed to complete an acceptable application.**

Development of new single-family homes requires a site plan review. The most typical single-family zoning in Buena Park is RS-6. Review of the site plan for single-family homes in RS-6 is conducted by the Zoning Administrator via public meeting or the Planning Commission via a public hearing.

Multi-family residential development is permitted by right in the RM-10 and RM-20 districts. Design review is conducted concurrently with the site plan review. Site plan review for multi-family developments of five or fewer units is conducted by the Zoning Administrator via a public meeting. Site plan review for larger multi-family apartment developments is conducted by the Planning Commission via a public hearing. Larger multi-family condominium developments are approved by the Planning Commission through the Conditional Use Permit public hearing process. Adopted in 2019 by the California legislature, Senate Bill 35 (SB 35) requires cities to streamline the review and approval of certain qualifying affordable multifamily and mixed-use housing projects through a ministerial process. Public hearings are not allowed on SB 35 projects. Review of qualifying affordable multifamily and mixed-use housing projects must focus on objective general plan, zoning, subdivision and design review standards for streamlined projects. The city's **existing land use** controls and development standards (e.g., building height, yard setbacks, open space and parking requirements) are written and applied objectively; however, the existing Buena Park Multifamily Design Guidelines are merely subjective recommendations. To comply with state law, the city will establish objective design standards applicable to Senate Bill 35 projects, as described in Program 15.

When residential projects are initiated with specific requests such as a CUP, a General Plan Amendment, Variance, or a Zone Change, the processing timeframe may be extended. The most common housing applications and permit processing times are indicated in **Table 34**. Also, depending on the level of environmental review required, the processing time for a project may be lengthened. Since many of these reviews are conducted concurrently, the extension in timeframe for processing is not cumulative.

In general, the review process for a single-family home can be completed within six to eight weeks. For a small multi-family project, the review process can also typically be completed within 6 to 8 weeks. Reviews of larger multi-family projects (of more than five units) may take slightly longer but are usually completed within 8 to 12 weeks. The city's **permit processing and review procedures do not unduly** constrain housing development. However, residential developers surveyed for this Housing Element have noted that requirements of the Santa Ana Regional Water Quality Control Board typically increase application processing times beyond the city's **standard processes**. **Currently**, applicants are required to submit a Preliminary Water Quality Management Plans (WQMP) for approval by the city Public Works department prior to the Planning Commission hearing. This requirement can add approximately six to eight weeks to entitlement processing, as discretionary development applications cannot be agendaized for public review until the preliminary WQMP is approved.

The General Mixed-Use zoning designation provides for mixed-use development featuring higher density residential and neighborhood commercial uses along major arterials. A regulatory plan or Development Agreement must be established prior to development within this zoning designation and be approved by the Planning Commission. A regulatory plan or Development Agreement can typically be completed within 4 to 6 months.

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Table 34: Approximate Development Processing Times

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

Source: City of Buena Park, 2021.

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

Site Plan Review Standards

The city requires a Site Plan Review for multi-family projects. Pursuant to Section 19.128.020 of the Zoning Ordinance, recommendation for Site Plan Review approval shall maintain the Findings of Fact listed below which are applicable to all projects, including commercial, industrial, and residential projects, based on applicability. The findings listed below are not considered to be a constraint on the development of housing.

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

If multi-family projects with 5 or fewer units meet all development standards and no CUP is required for height increase, or condominium development, no public hearing is required.

The city currently uses Multi-Family Design Guidelines which includes objectively written site planning and building design recommendations for multi-family residential development. However, for compliance with state laws (SB 35 and SB 330), it is the city's intent to replace the Multi-Family Design Guidelines with adopted objective design standards that will increase certainty of approval for multi-family residential developments, especially those with 6 or more units (Program 16).

Design Review Standards

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

Design review is currently conducted by the Planning Commission. The city's Zoning Ordinance will be updated for compliance with SB 35 and SB 330 which requires multifamily and mixed-use developments to be approved via a streamlined ministerial process by applying objective design standards (Program 16).

Conditional Use Permit

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

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

State Tax Policies and Regulations

Proposition 13

Proposition 13, a 1978 voter initiative that limits increases in property taxes except when there is a transfer of ownership, may have increased the cost of housing. The initiative led many local governments to pass on more of the costs of housing development to new homeowners.

Federal and State Environmental Protection Regulations

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

Dissolution of Redevelopment

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

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

11.3.3 Environmental and Infrastructure Constraints

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

Seismic Hazards

The city of Buena Park is located in a seismically active region, with a number of faults in close proximity. The Norwalk Fault traverses the north and northeast portion of Buena Park and the Los Coyotes Fault is located near the city's northern boundary. **Additionally, faults located within 5 miles of the city include Whittier-Elsinore, Newport-Inglewood, and Los Alamitos Faults.** The Norwalk Fault is the only fault located within the city; however, no surface faulting has been associated with this fault. Furthermore, the Norwalk Fault is not a state-designated Alquist-Priolo Earthquake Fault Zone. The northeastern areas of the city are most susceptible to damage resulting from an earthquake.

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

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

Flooding and Severe Storm Hazards

Large winter storms can lead to localized flooding in the City of Buena Park, especially in its northern portion. The majority of the city is located outside the one percent chance (100-year) flooding. However, certain portions of the city lie in Zone AO, identified as having a 100-year shallow flooding with average depths between 1 and 3 feet. The City of Buena Park is also located within proximity to four dams which can pose flooding hazards: Prado Dam, Fullerton Dam, Brea Dam, and Carbon Canyon Dam.

Fire Hazards

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

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

Hazardous Material

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

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

Infrastructure Constraints

Water facilities, sewer facilities, streets, sidewalks, and curbs are of critical importance in the urban environment. The provision and maintenance of these facilities enhance the safety and character of the city's neighborhoods and serve as an incentive to homeowners to maintain their homes. Alternatively, when these public improvements are left to deteriorate or their use is overextended, neighborhoods can become neglected and show early signs of deterioration. Future development may result in the

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need for additional infrastructure (e.g., roads, facilities for the provision of water and power) and public safety facilities including police, fire, and paramedic.

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11.4 Housing Resources

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

11.4.1 Availability of Sites for Housing Regional Housing Needs Allocation (RHNA)

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

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

- Extremely Low-Income (up to 30 percent of AMI): 1,059 units⁶ (11.8 percent)
- Very Low-Income (31 to 50 percent of AMI): 1,059 units (11.8 percent)
- Low-Income (51 to 80 percent of AMI): 1,343 units (15 percent)
- Moderate-Income (81 to 120 percent of AMI): 1,573 units (18 percent)
- Above Moderate-Income (more than 120 percent of AMI): 3,884 units (44 percent)

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

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⁶ The City has a RHNA allocation of 2,119 very low-income units (inclusive of extremely low-income units). Pursuant to state law (AB 2634), the City must project the number of extremely low-income housing needs based on Census income distribution or assume 50 percent of the very low-income units as extremely low.

Pending Projects

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

Table 35: Pending Projects in Buena Park

Project	Total Units	Affordable Units	Status
Orchard View Gardens Senior Apartments	66	65 ¹	Plan Check
Jasmine Walk Townhomes	53	--	Plan Check
7682 9th Street Townhomes	18	2 ²	Plan Check
7341 9th Street Apartments	7	--	Plan Check
Beach and Orangethorpe Mixed Use Specific Plan (The Source)	250	--	Entitlements Approved
Total	394	67	

Notes:

1. Proposed affordability to accommodate 65 extremely low-/very low-income senior households determined by developer pursuant to terms associated with securing federal and state funding for affordable housing construction, as well as a codified city ordinance adopting a development agreement ensuring continued affordability.
2. Proposed affordability to accommodate 2 very low-income households (or 15% of total units provided) determined by developer pursuant to terms associated with securing federal and state funding for affordable housing construction, as well as a codified city ordinance adopting a development agreement ensuring continued affordability.

Source: City of Buena Park, 2021.

Residential Sites Inventory

Realistic Capacity

California Government Code §65583.2(c) requires, as part of the analysis of available sites, cities to calculate the projected residential development capacity of the sites identified in the housing element that can be realistically achieved. For the purpose of this Housing Element, calculations of realistic capacity assume that properties will achieve a density less than the maximum allowed density. This reduction accounts for applicable land use controls and site requirements, adjustments based recent development trends, and typical densities of affordable housing projects as applicable. Capacity adjustments for infrastructure availability and environmental impacts have not been factored as infrastructure availability or environmental constraints are not anticipated for sites identified in the inventory. When applied, the factors identified in the state statute (as summarized in the following table) may result in an adjusted capacity to less than the maximum density allowed. Density realization should not be construed as a result of the city's **development standards**. **Many times, developers choose not to exhaust available resources to maximize their development, or the failure to maximize the development is due to inefficient site plan and architectural design.** Achievable density on a property is often influenced by how much a developer is willing to spend on a development, which is beyond the discretion of the local agency.

Table 36: Adjustment Capacity Factors

Capacity Factor	Adjustment	Reasoning
Land Use Controls and Site Improvements	55% - 95%	For net acreage due to on-site improvements including sidewalks, utility easement
Realistic capacity	RS-6: 96% RS-10: 75% RM-10: 87% RM-20: 70% General Mixed Use (GMU): 70% Central Buena Park Mixed Use (CBPMU): 65% Entertainment Mixed Use (EMU): 65%	Adjustment based on past local and regional development trends of residential and mixed-use projects, as well as programs to incentivize development to maximize density (see Housing Element Programs 8, 9, 10, 11, 16, and 17).
Typical densities	95%	Affordable housing projects are built out to almost maximum density
Infrastructure availability	No adjustment	Infrastructure available, no constraints
Environmental constraints	No adjustment	No known site constraints

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

Table 37: Actual Residential Densities

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

Given the city's successful track record of facilitating the integration of residential development within mixed-use areas (e.g., Clark Commons and OnBeach, among others), as well as the noted decline of stand-alone retail and office development city- and regionwide, the likelihood that sites within mixed-use zones or overlays would be developed exclusively with non-residential uses is zero percent as that would be incongruent to **Section 2.5.4 of the city's General Plan Land Use Element** which states:

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Mixed-use designations provide for a mix of residential and non-residential uses and utilize both residential density and non-residential intensity standards. These standards are intended to be applied separately from one another. For example, a mixed-use designation that allows a base density of 30 du/ac and an intensity of 1.0 FAR allows for development of residential units at 30 du/ac on the same site with 1.0 FAR non-residential development. There is no equivalency calculation required.

In other words, there is little to no (or zero) chance that non-residential uses would “siphon” buildable development area from residential uses in a mixed-use area. As such, the city does not consider this to be a constraint to housing development.

Estimating Potential Units by Income Category

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

- A density of 1 to 15 units per acre (primarily for single-family homes) is assumed to facilitate housing in the above moderate-income category;
- A density of 16 to 29 units per acre (primarily for medium density multi-family developments) is assumed to facilitate housing in the moderate-income category; and
- A density of 30 or more units per acre (primarily for higher density multi-family developments) is assumed to facilitate housing in the very low- and low-income category.

Methodology for Identifying Sites

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

Vacant Land

State law requires that jurisdictions demonstrate in the Housing Element that the land inventory is adequate to accommodate that jurisdiction’s share of the region’s projected growth. Buena Park is a built-out community. The city’s inventory of vacant residential land totals just 2.38 acres. Three parcels are designated for Multi-Family Residential. Combined, these contiguous parcels have the capacity for 31 housing units. As these parcels provide the ideal opportunity for lot consolidation, the site area bonus can increase the allowable density on these properties to 24 housing units per acre. In addition, the city is committed to amending the Housing Opportunities Overlay by the end of 2023 to further increase the allowable density on these properties to 50 housing units per acre. Overall, vacant properties in the city have the realistic potential to yield 38 units. **Table 38 summarizes Buena Park’s vacant residential development potential by land use designation and zoning.**

Table 38: Residential Development Potential on Vacant Residential Zoned Sites

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

Notes:

1. Adjustment capacity factors applied
 2. Assumed to be developed as a consolidated site
- Source: City of Buena Park, 2021.

Recyclable Residential Land

In addition to vacant sites, future housing units can also be accommodated on underutilized lots where development is not built out to the maximum density permitted. Recycling opportunities identified in this inventory primarily focus on the RM-20 zone which permits 20 units per acre (24 units per acre with a site bonus); however, several sites in the RM-10 zone which permits 10 units per acre (16 units per acre with a site bonus) are also identified. In the RM zones, development ranges from small scale duplexes and triplexes to three-story apartments. However, among these multi-family developments are many single-family homes. These single-family, low-density uses comprise the most significant opportunities to augment the city’s housing stock. In the RM-20 and RM-10 zones, properties have realized developments at an average 70 percent and 87 percent of the maximum allowed units, respectively. Most infill developments in the RM-20 zone have yielded between 16 and 38 units per acre, depending on lot size. Such density level has facilitated the development of housing affordable to lower- and moderate-income households. Infill developments in the RM-10 zone have yielded between 12 and 16 units per acre, depending on lot size. Such density level has facilitated the development of housing affordable to moderate-income households. Given the scarcity of developable residential land in the city and the continuing demand for housing, recycling of underutilized land has been the prevalent trend of development in Buena Park. Two incentives in particular provide the opportunity for developers to consolidate properties. The site area bonus and state density bonus are particularly effective incentives as these can be used simultaneously on a project. As indicated in the General Plan, up to six additional units per acre (over the number permitted by the base land use density) may be granted as a site assembly bonus in areas designated as Medium Density Residential and four additional units per acre for the High Density Residential category. In addition, developers can receive a density bonus consistent with state law, depending on the amount and type of affordable housing provided.

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High Density Residential (RM-20) Sites

The analysis of residentially zoned recyclable land in this section focuses primarily on the city's high density residential areas. During extensive data analysis, these areas were identified based on the level of new development and recycling already occurring in these neighborhoods. Particularly, the presence of many single-family homes situated on larger lots zoned for multi-family development indicates that recycling will continue to occur in these areas as demand for multi-family housing increases and scarcity of land in the area pushes property values higher.

Specific site selection was based on data analysis to identify sites that are currently developed with single-family homes, smaller, older, multi-family developments, and sites used for non-residential purposes such as community gathering facilities (e.g., clubs and lodges) with large parking areas. These properties are in contrast to the higher density character of the general area and to development that has occurred more recently in surrounding neighborhoods. Most of the recent developments in these areas are the result of recycling lower intensity uses to higher density development. In total, underutilized properties encompass approximately 30 acres of land zoned RM-20. The RM-20 zone allows for a maximum density of 24 units per acre with site area bonuses applied, making these parcels suitable for potential development into housing for moderate-income households. Infill trends in the RM-20 zone indicate that multi-family developments such as apartment and condominium developments are the most likely residential products. A full list of identified RM-20 sites and estimated residential capacities can be found in Appendix C – Residential Sites Inventory.

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

Medium Density Residential (RM-10) Sites

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

Accessory Dwelling Units

Accessory Dwelling Units (ADUs) and Junior Accessory Dwelling Units (JADUs) remain an attractive housing option as they can serve as an alternative source of affordable housing for lower-income

households and seniors. In compliance with state law, the city's Zoning Code allows at least an 800 square foot "State Exemption ADU" with four-foot side and rear setbacks and a maximum building height of 16 feet to be constructed by right on all residential sites including multifamily and mixed-use zoned properties. City records indicate that Buena Park issued 5 building permits between 2018 and 2020. In accordance with HCD requirements, the city assumes 2 ADUs to be constructed each year through the 2021-2029 planning period for a total of 16 ADUs. Per the ADU Affordability Memo developed by SCAG which provides affordability rates pre-certified by HCD, affordability of these 16 ADUs are divided among lower, moderate, and above moderate-income categories as follows:

- Lower Income: 68 percent \times 16 = 11 ADUs
- Moderate Income: 30 percent \times 16 = 4 ADUs
- Above Moderate Income: 2 percent \times 16 = 1 ADU

However, the City of Buena Park has been successful in facilitating the construction of ADUs, approving 36 units between 2018 and 2020. Growth of ADUs as an affordable housing option in the city is expected to continue substantially throughout the planning period, made evident by the fact that 42 ADU applications were approved between January 2021 and September 2021 alone. Furthermore, the city was awarded grant funding from SCAG's Regional Early Action Program (REAP) in 2021 to streamline the review and approval process for ADUs. To further encourage and facilitate the development of ADUs in accordance with the grant program, the city intends to develop an ADU design manual, pre-approved prototype plans, and educational material for use by property owners and city staff. Improvements to the city's digital tracking systems to continuously monitor ADU production are also anticipated to ensure no loss of planned capacity (Program 10).

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

The analysis indicates that the city's inventory of underutilized/recyclable sites, along with entitled units under plan review and potential ADU production has the potential for the development of 975 residential units on existing residential properties. A detailed sites inventory table is also presented in Appendix C.

Candidate Sites for Rezoning/Overlays

Identification of a site's capacity does not guarantee that construction will occur on that site. If there are insufficient sites and capacity to meet the RHNA allocation, then the Housing Element is required to identify a rezone program to create the required capacity. Residential development can also be facilitated by way of establishing an overlay zone, so that the underlying zone (e.g., Commercial or Industrial) continues to control the property until the overlay zone is applied (Program 11). To accommodate the city's RHNA shortfall, as well as maintain adequate sites for all income groups throughout the eight-year planning period and foster additional residential growth, the city will rezone or apply an overlay to approximately 287 acres (254 parcels) in compliance with state law (Assembly Bill 1398). Specifically, new mixed-use overlays will be created, allowing densities of 45, 60, and 100 units per acre for mixed-use sites and densities up to 50 units per acre for housing opportunity sites. Use of overlays to increase residential capacity is permissible under state law (Government Code §65583). The anticipated application of overlays and rezones, as described below, to 287 parcels will be and sufficient to meet and exceed the RHNA shortfall of 7,962 units.

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Mixed-use Sites

As a built-out community, opportunities for residential development will likely occur on mixed use sites where there is a potential to recycle or increase densities. Since the introduction of mixed-use designations (specifically General Mixed Use – GMU, Commercial Office Mixed Use – COMU and Central Buena Park Mixed Use - CBPMU) in the city’s 2010 **General Plan update**, the city has approved seven mixed-use projects within these areas. As Buena Park is committed to providing adequate sites to accommodate its RHNA, the city will initiate zoning code and land use amendments to create new mixed-use overlays that can be applied to existing non-residential and underutilized properties in an effort to further increase residential densities for developments that provide housing affordable to lower and moderate-income households (Program 11). These overlays will have the potential to increase density up to 45 units per acre for sites with the GMU or COMU designation, 60 units per acre for sites with the CBPMU, and 100 units per acre for sites with the EMU while maintaining a base “**default density**” of 30 units per acre, **making these parcels suitable for potential development into housing for lower income households**. A developer can request density increase allowances on sites under these mixed-use overlays subject to the required provision of 20 percent of the units set aside to lower income households or a lesser percentage of the units set aside for extremely low- and very low-income households. Selected mixed-use overlay sites are identified in the Appendix C – Residential Sites Inventory. The selected properties are considered ideal for mixed-use based on the potential for transition and redevelopment due to the age, condition, suitability for consolidation, and location within transit corridors. However, as detailed in the Housing Constraints chapter of this Housing Element, actual construction and development of housing will be heavily predicated on the private development industry, private property owners, and upon processing of required entitlements subject to city review and approval.

Hotel/Motel Conversion

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

Religious Congregational and Fraternal Sites

During the public outreach phase of the housing element update process, the city received input from the community that religious congregational sites would be considered preferable and suitable for the development of affordable housing. This is further bolstered by the well-received Orchard View Senior Apartments developed in partnership with the St. Joseph Episcopal Church at 8300 Valley View Street,

which was approved by the city in 2019 and has permits pending. Other religious congregational sites were analyzed that have the potential to accommodate housing units. The city has initially identified several potential religious congregation sites with large surface parking lots or open areas (0.5 acres or more in size) located on major thoroughfares in the city that have the potential to carry residential units:

- St. Pius Church - 7601 Orangethorpe Avenue
- Thanksgiving Church - 6805 Knott Avenue
- Church of Jesus Christ of Latter-Day Saints – 7600 Crescent Avenue
- Good Shepard Lutheran Church – 7083 Crescent Avenue
- Bethel Lutheran Church - 6441 Lincoln Avenue
- Calvary Mission Church – 8700 Stanton Avenue
- First Southern Baptist Church – 6801 Western Avenue

City staff engaged in preliminary discussions with the leadership of several religious institutions, including St. Pius Church and First Southern Baptist Church, with those institutions indicating a desire to include housing units on their grounds.

In addition, the city has identified fraternal organization sites that may be suitable for residential development, as listed below. These sites are considered underutilized as they developed with a single non-residential structure despite maintaining a high-density land use designation and zoned RM-20.

- Elks Lodge – 7212 Melrose Street
- Loyal Order of the Moose – 8651 Knott Avenue
- American Legion Post – 8071 Whitaker Street

To facilitate housing development on these or other religious congregational and fraternal sites, the city will establish an overlay or other zoning tools allowing residential densities up to 40 units per acre as well as applicable development standards for minimum lot area, building height, and setbacks to facilitate residential development (Program 11). In addition, Assembly Bill 1851 increases opportunities to develop housing on religious institutional properties by removing parking as a barrier to development. The new law allows for a 50 percent reduction in religious use parking spaces to accommodate affordable housing and allows the number of religious use parking spaces available after completion of affordable housing project to **count towards the housing project's parking requirements.**

Non-Vacant Sites

The sites inventory consists of a selection of non-vacant sites that are most likely to be redeveloped at the various income levels over the 6th Cycle. For the purposes of identifying sites, this analysis considered existing residentially zoned parcels that allow for residential development based on the permitted densities within those zones, or commercially and industrially zoned parcels that will require rezoning or new overlays to allow residential uses exclusively or integrated into mixed-use projects. Many of the high-density RM-20 zoned included in the sites inventory consist of underdeveloped properties improved with a single-family structure or a single use non-residential structure like a fraternal club or lodge. Mixed-use overlay sites, specifically General Mixed Use, Central Buena Park

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Mixed-Use, and Entertainment consists of older commercial and industrial properties with low-value or marginal uses, including the discontinued Sears property at the Buena Park Mall, as well as some sites that include older single family residential structures, as well, especially along Beach Boulevard. Appendix C provides parcel numbers, zoning and General Plan designations, information on existing and potential uses, and includes maps of all identified sites.

In all, 334 non-vacant sites (consolidated sites and individual parcels) have been identified, covering approximately 323.36 acres and having capacity for an estimated 10,205 units. Of these, 3,532 units are considered affordable to extremely low, very low-, and low-income households, while the remaining 6,673 units are considered suitable for moderate-income and above-moderate-income housing. A precise breakdown of the number and affordability of potential units on consolidated sites and individual parcels, including non-vacant sites may be found in Appendix C.

Pursuant to California Government Code §65583.2, if the housing element relies upon non-vacant sites to accommodate more than 50 percent of the RHNA for lower-income households, it must demonstrate that existing uses are not an impediment to additional residential development and would likely be discontinued during the planning period. As shown in the Site Inventory, non-vacant sites will be utilized to accommodate nearly all the projected housing development, as Buena Park is a predominantly built-out community. This includes housing for lower-income households. However, the non-vacant sites selected for inclusion in the inventory have been chosen because they represent **the best opportunities to add significant numbers of units to the city's housing stock, possess the highest potential for becoming available for residential development over the 8-year planning period.**

In selecting sites to meet RHNA targets, the following criteria are used:

1. Property contains structures/site improvements 40 years old or more.
2. Property contains structures/site improvements which appear to be poorly maintained, pursuant to City standards.
3. Property contains a large parking area encompassing 60 percent of lot or more.
4. Property contains commercial/office use likely to convert to residential or mixed-use due to continued decline of existing commercial/office uses.
5. Property contains discontinued non-residential use or use non-conforming to current zoning requirements.
6. Property contains structures/site that is considered underutilized. (i.e., buildings that have existing FAR lower than 0.49, which is the average of similar uses being redeveloped in the area).
7. Property owner or developer interest to redevelop.
8. Property can be consolidated with adjacent properties given common or government ownership.
9. Property is vacant, devoid of structures/site improvements or an established use.

Sites that meet any of the criteria listed above have been included in the sites inventory (Appendix C) as they have been found consistent with development trends exhibited throughout the city. Buena Park has a strong track record in redesignating non-vacant commercial and underutilized residential properties for residential development, as shown in **Table 39**.

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Table 39: Redevelopment Trends of Non-vacant Sites – City of Buena Park

Location	Previous Use	FAR	Year Built	Building Sq. Ft.	Selection Criteria	Existing/Proposed Use
8850 La Palma Avenue (Park Landing)	Sears service center	0.14	1959	12,654	<ul style="list-style-type: none"> Structures/site improvements 40 years old or more. Structures/site improvements which appear to be poorly maintained, pursuant to City standards. Large parking area encompassing 60 percent of lot or more. Commercial/office use likely to convert to residential or mixed-use due to continued decline of existing commercial/office uses. Discontinued non-residential use or use non-conforming to current zoning requirements. Property contains structures/site that is considered underutilized. (i.e., buildings that have existing FAR lower than 1.4, which is the average of similar uses being redeveloped in the same area). Property owner or developer interest to redevelop. 	70 affordable deed restricted multifamily units (built 2013)
8004 Orangethorpe Avenue (Clark Commons)	Strip retail center	0.09	1950	7,842	<ul style="list-style-type: none"> Structures/site improvements 40 years old or more. Structures/site improvements which appear to be poorly maintained, pursuant to City standards. Large parking area encompassing 60 percent of lot or more. Commercial/office use likely to convert to residential or mixed-use due to continued decline of existing commercial/office uses. Property contains structures/site that is considered underutilized. (i.e., buildings that have existing FAR lower than 1.4, which is the average of similar uses being redeveloped in the same area). Property owner or developer interest to redevelop. 	70 affordable deed restricted multifamily units (built 2017)
7411 Artesia Boulevard (Arte Home)	3 single family dwellings	0.13	1955	3,330	<ul style="list-style-type: none"> Structures/site improvements 40 years old or more. Structures/site improvements which appear to be poorly maintained, pursuant to City standards. Property contains structures/site that is considered underutilized. (i.e., buildings that have existing FAR lower than 1.4, which is the average of similar uses being redeveloped in the same area). Property owner or developer interest to redevelop. 	22-unit multifamily resident with 2 affordable deed restricted units (under construction)
8300 Valley View Street (Orchard View Senior Apartments)	Religious facility, parking lot	0.02	1954	1,838	<ul style="list-style-type: none"> Structures/site improvements 40 years old or more. Large parking area encompassing 60 percent of lot or more. Property contains structures/site that is considered underutilized. (i.e., buildings that have existing FAR lower than 1.4, which is the average of similar uses being redeveloped in the same area). Property owner or developer interest to redevelop. 	66-unit affordable age restricted multifamily residential (proposed/under review)
8281 Page Street (Indigo Walk)	Religious facility, parking lot	0.12	1963	12,707	<ul style="list-style-type: none"> Structures/site improvements 40 years old or more. Large parking area encompassing 60 percent of lot or more. Property contains structures/site that is considered underutilized. (i.e., buildings that have existing FAR lower than 1.4, which is the average of similar uses being redeveloped in the same area). Property owner or developer interest to redevelop. 	54-unit multifamily residential (under construction)

Given the selection criteria described above, as well as new and existing policies and programs to encourage, facilitate, and incentivize housing development on non-vacant sites, the city does not consider existing uses on non-vacant sites to be significant impediments to additional residential development during the eight-year period covered by the 2021-2029 Housing Element.

Discontinued Uses

As mentioned above, a non-vacant site's existing use is presumed to impede additional residential development, unless it can be determined that the use will likely be discontinued during the planning period. Many of the non-vacant sites identified to satisfy the city's RHNA contain existing residential or commercial uses which either have non-conforming structures, have deteriorating/dilapidated structures, or have uses that are likely to be discontinued (or are presently discontinued) due to market conditions including the decline of retail-only or office uses attributed to the 2020 pandemic or the increasing popularity of urban mixed-use developments.

The proposed residential development located at 7682-7692 9th Street which contains two single-family residential uses will be discontinued due to age and deteriorated/dilapidated condition of the structures as well as expressed developer interest to maximize density and construct 18 multifamily units on less than 0.5 acres. A similar residential development located at 7341 9th Street containing a single-family residential use will be discontinued due to age and deteriorated/dilapidated condition of the structure as well as expressed developer interest to maximize density and construct 7 multifamily units on less than 0.5 acres. The city has identified 184 opportunity sites in the inventory (Appendix C) which share similar characteristics with the properties described above which also contain residential uses likely to be discontinued over the planning period given the age/condition of structures and stated developer interest. This includes four former single-family residential parcels located at 7682-7722 Craig Avenue where the property owner/developer has expressed interest in demolishing the 40+ year old dwellings in order to develop 12 multifamily units on a consolidated site containing 0.6 acres, as well as a former single-family residential parcel located at 8311 4th Street where the property owner/developer has expressed interest in developing 6 multifamily units 0.6 acres.

The proposed residential development located at 8923 Orangethorpe Avenue which contains an AT&T telecommunications facility will be discontinued due to its expiring lease, age of structure, impending demolition, and expressed developer interest for the construction of 108 multifamily units on 5.5 acres. Similarly, a proposed residential development located at 7101 Lincoln Avenue which contains a single-tenant carpet store will be discontinued due to age and deteriorated/dilapidated condition of the structure, market conditions, and expressed developer interest for the construction of 54 affordable units on 1.3 acres. The city has identified 33 opportunity sites in the inventory (Appendix C) which share similar characteristics with the properties described above which also contain residential uses likely to be discontinued over the planning period given the age/condition of structures and stated developer interest. This includes the former Sears site where the property owner has expressed interest in developing approximately 1,300 new housing units on 25 acres, as well as an Orchard Supply Hardware store located at 8060 Dale Street which will be shuttered due to market conditions and where a developer has expressed interest in redeveloping the 3.8-acre site to accommodate 76 multifamily units.

Located at 8180 Commonwealth Avenue, the Airport Inn will be discontinued due to its expiring lease, age and deteriorated/dilapidated condition of the structure, and expressed developer interest for the construction of a 58-unit permanent supportive housing community on 0.8 acres. The city has identified three existing hotel/motel sites in the inventory (Appendix C) with a combined 148 rooms that can be converted to single room occupancy units like the Airport Inn project being developed by affordable homebuilder Jamboree Housing Corporation. These three hotel/motel sites include the Howard Johnson Motel located 7039 Orangethorpe Avenue, the Townhouse Motel located at 7402 Orangethorpe Avenue, the Century Motel located at 7412 Orangethorpe Avenue. All three motels are likely to be discontinued sometime during the planning period given their age and deteriorating condition, lack of adequate operational management, and stated developer interest in converting the motel into residential uses.

Lastly, a proposed mixed-use development located at 5742 Beach Boulevard which contains the former Anaheim General Hospital use will be discontinued due to age and deteriorated/dilapidated condition of the structure, its impending demolition, and expressed developer interest for the construction of 81 age-restricted multifamily units within a mixed-use development on 0.6 acres. Similarly, a proposed mixed-use development located at 6555 Beach Boulevard which contains a multi-tenant commercial use will be discontinued due to age and deteriorated/dilapidated condition of the structure and expressed developer interest for the construction of 32 multifamily units on one acre. Moreover, as interest in urban mixed-use development has steadily increased, and has proved popular with not only “empty nesters” (i.e., **Baby Boomers with adult children no longer living at home**) but with **Millennials** (i.e., young professionals who may not currently want or cannot afford to buy a house) as well. While at different stages in life, Millennials share commonalities with older demographics such as the desire to downsize and enjoy urban amenities. A 2019 study by the International Council of Shopping Centers (ICSC) reported that 71 percent of Baby Boomers and 85 percent of Millennials would consider living in a mixed-use community. As these two cohorts combined make up the majority of the city’s population, providing diverse and affordable housing opportunities within a “live-work-play” environment can help to maintain a healthy work-life balance and foster community. The city has identified 65 opportunity sites in the inventory (Appendix C) which share similar characteristics to the properties described above which also contain residential uses likely to be discontinued over the planning period given the age/condition of structures, market conditions, and stated developer interest. The property owner of the Buena Park Mall has expressed interest in developing 103 units that will be integrated with the existing mall for the creation of a new mixed-use lifestyle center. Additionally, the property owner of the aging pizza restaurant and doughnut shop located at 6832-6840 Beach Boulevard has expressed interest in developing 250 multifamily units that will be integrated with the existing Source Mall. The likelihood of the commercial uses on this site discontinuing during the planning period is high as the city has already approved the entitlements and design for residential uses.

Small Sites and Lot Consolidation

The city has identified one small site (parcel less than 0.5 acres in size) in the inventory that is not assumed to be consolidated with adjacent properties but is projected to accommodate lower income

households. This site, currently developed as the Century Motel located at 7412 Orangethorpe Avenue, consist of one 0.41-acre parcel and was selected for inclusion in the inventory as a participant site within the Hotel/Motel Conversion Overlay Program. As such, it is assumed the existing motel use, with 25 rooms, can be converted to 25 single or double occupancy units to accommodate those with lower incomes and special needs (Program 11). In 2020, the city facilitated the conversion of the former Airport Inn Motel into a permanent supportive housing community by the Jamboree Housing Corporation to address the need for housing for homeless individuals.

The city acknowledges the presence of many smaller non-vacant, parcels in the sites inventory; however, consolidation of these sites is anticipated to accommodate future residential development during the planning period. Consolidation of small sites represent the best development opportunities to accommodate the city’s RHNA fair-share allocation, especially to satisfy the extremely low-, very low-, and low-income category requirements.

Table 40 list several residential projects which consist of consolidated sites comprising of smaller parcels. These projects are in various stages in the development process and serve to demonstrate the how prevalent lot consolidation is in the Buena Park, especially in the development of affordable units located in areas identified as lacking in housing opportunities.

Table 40: Lot Consolidation Trends – City of Buena Park

Location	Number, Size of Parcels	Previous Use	Condition of Structure	FAR	Number of Residential Units (previous)	Number of Residential Units (current/proposed)	Affordability Level	Common Ownership
5832 Beach Boulevard (OnBeach)	7 parcels 0.12 - 0.44 acres	Hospital	Older/dilapidated buildings	0.3	None	60 age-restricted units	Lower, Market-rate	Yes
7411 Artesia Boulevard (Arte Home)	4 Parcels 0.05 - 0.20 acres	3 single family homes	Older/dilapidated buildings	0.13	3	22-unit multifamily resident with 2 affordable deed restricted units (under construction)	Lower, Moderate, Market-rate	Yes
7682 and 7692 9 th Street	2 parcels 0.17 - 0.20 acres	2 single family homes	Older/dilapidated buildings	0.12	2	18 units (2 affordable)	Very Low, Market-rate	Yes

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

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The city’s efforts to facilitate lot consolidation will include the following actions:

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

Comparison of Sites Inventory and RHNA

The City of Buena Park can accommodate approximately 10,409 additional housing units through pending projects, its inventory of vacant and underutilized land, ADUs, and rezoned and mixed-use overlay sites. This capacity is more than adequate to accommodate the city’s 2021-2029 RHNA of 8,919 units. The following table provides a summary of the city’s available sites and RHNA status.

Table 41: Comparison of Sites Inventory and RHNA

	Lower	Moderate	Above Moderate	Total
<i>RHNA</i>	3,462	1,543	3,884	8,919
Sites Inventory				
Recyclable Land*	90	347	504	941
Rezone/Overlay Sites*	3,466	1,851	4,135	9,452
Accessory Dwelling Units (ADUs)	11	4	1	16
Total	3,567	2,202	4,640	10,409
Surplus/Deficit	+105	+629	+756	+1,409

Notes:

*Includes vacant sites, underutilized land, and pending projects

Pursuant to California Public Utilities Code Section 21676, the city is required to submit the draft housing element to the Orange County Airport Land Use Commission (ALUC) as portions of Buena Park are within the Planning Areas for the Fullerton Municipal Airport. On December 1, 2021, the city submitted the 2021-2019 Housing Element for consideration by ALUC at their December 16, 2021 hearing. Upon conclusion of the hearing, ALUC found the city’s draft housing element inconsistent with the Fullerton Municipal Airport-Airport Environs Land Use Plan (FMA-AELUP) due to the inclusion of several RHNA sites along Commonwealth Avenue west of the Fullerton Municipal Airport. The ALUC cited safety concerns of the sites as they are projected for residential development and front Commonwealth Avenue which is considered to be a “high risk” area although it is not

designated within the FMA-AELUP Airport Protection Zone. In response, the city removed 33 parcels (with the potential to accommodate 263 units) along Commonwealth Avenue from the site inventory. To replace the loss of potential RHNA units, the city included ten new parcels (with the potential to accommodate 941 units) to the site inventory. The elimination and replacement of units is reflected in the totals shown in Table 41 above. These new sites are located in various areas of the city, and none are within an of the Airport Influence Areas. On January 5, 2022, city staff resubmitted a revised draft housing element to ALUC for consideration at their January 20, 2022 hearing. Upon conclusion of the hearing, ALUC found the city's draft housing element consistent with the Fullerton Municipal Airport-Airport Environs Land Use Plan (FMA-AELUP).

Availability of Infrastructure

In 2019, the city updated its Water Master Plan as a proactive means of ensuring the most efficient water system for its customers. A review of the Master Plan indicates that sites identified in the sites inventory are not subject to water supply constraints. The city currently has eight wells (six are active and two are inactive under normal demand conditions and maintained for emergency use only) within the Buena Park city limits that produce groundwater and supply up to 100% of the city's total demand. The city imports water from the Metropolitan Water District of Southern California (MWD) as necessary in order to supplement our groundwater production as necessary to meet current demands. The Master Plan concludes there is sufficient supply to meet the water system demand for the 1,398 residential units analyzed for the study. However, it is assumed that a substantial increase in the city water supply will be needed to accommodate the remaining 7,521 units under the RHNA over next eight years. The Master Plan does call for the construction of a new well to be able to reliably supply 100% of its maximum day demands. It is anticipated that the city will update its Master Plan periodically to identify local and regional water supply resources and applicable CIP funding.

The 2018 Sewer Master Plan Update provides the city with a comprehensive assessment of the city's sewer system and its ability to accommodate current and ultimate sewage flows. The Buena Park sewer service area includes Buena Park and small portions of the neighboring cities of Anaheim, Cypress, Fullerton, La Mirada, and La Palma. The Master Plan confirms that the majority (60 percent) of the city's sewer system is in good condition (i.e., no structural defects) due to the diligent and continuous maintenance conducted by the city's sewer maintenance staff. The Sewer Master Plan identifies problem areas and sewer hot spots (locations prone to blockages). The recyclable land target areas were not identified as problem areas or hot spots; however, infrastructure improvements along La Palma Avenue, between Western Avenue and Dale Street, were identified as a priority project to be included in the city's 20-year CIP Projects list. For the identified citywide improvements and maintenance programs a capital improvement and annual expenditure program for the sewer system has been prepared and consists of a combination of priority improvements, additional flow monitoring to confirm the urgency and priority of the improvement, problem area improvements, maintenance and rehabilitation, and CCTV inspection.

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

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

11.4.2 Financial Resources

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

Community Development Block Grant (CDBG) Funds

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

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

State HOME and CalHome Funds

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

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

CalHome Funds

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

Housing Choice Vouchers (Section 8) Rental Assistance

The federal Section 8 program provides Housing Choice Vouchers to very low-income households in need of affordable housing. The Housing Choice Vouchers program assists a very low-income household by paying the difference between 30 percent of the gross household income and the cost of rent. The vouchers program allows the voucher recipients to choose housing that may cost above the fair market rent as long as the recipients pay for the additional cost. According to the city's 2019-2020 Consolidated Annual Performance and Evaluation Report, 346 households in Buena Park received rental assistance under the HUD Housing Choice Vouchers program in 2019.

11.4.3 Administrative Resources

City of Buena Park Community Development Department

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

The Planning Division is responsible for the administration of the General Plan and implementation of the Zoning Ordinance and Specific Plans. The Planning Division reviews plans for new development and expansion. The Building Division ensures that all new and remodeled structures within the city conform to the city's Building Code and the California Uniform Building Code to protect public safety and welfare. The Neighborhood Improvement/Code Enforcement Division maintains and improves the city's neighborhoods and housing stock through the enforcement of property maintenance and zoning ordinances, building codes, and health and safety code. The Code Enforcement Division is responsible for proactive property inspections through the city's Neighborhood Improvement Task Force, code enforcement inquiries, citizen complaints, responses, legal proceedings, and the development and implementation of abatement procedures/programs to address problem areas within the city. Lastly, added to the Community Development Department in 2021, The Economic Development Division is responsible for the city's business retention and attraction, and affordable housing activities. Within the division, staff manages the CDBG and HOME funds, including the filing of grant applications and administration of funds made available for city programs. The division is also

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responsible for projects involving affordable housing development through acquisition and rehabilitation.

Non-Profit Housing Developers

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

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

In addition, Jamboree Housing, C&C Development and National Community Renaissance are affordable housing developers that are actively engaged in the preservation of affordable housing in Orange County, including those units that are at risk of converting to market-rate housing. In the Spring of 2016, Jamboree Housing completed the 70-unit Clark Commons affordable housing project located at Orangethorpe Avenue and Stanton Avenue and is currently constructing a 58-unit Permanent Support Housing development (Airport Inn Apartments) located at 8180 Commonwealth Avenue. C&C Development is in the process of entitling a 54-unit affordable project at 7101 Lincoln Avenue and National Community Renaissance is developing a 65-unit affordable senior housing project on land owned by the St. Joseph's Episcopal Church located at 8246 Valley View Street.

11.4.4 Opportunities for Energy Conservation

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

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

- 11.4.1.1.1 Policy 3.2 of the Housing Plan encourages development of residential uses in strategic proximity to employment, recreational facilities, schools, neighborhood commercial areas, and transportation routes. The city's 2010 General Plan established a Mixed-Use zone along major corridors including Beach Boulevard and other major corridors. In addition to achieving higher densities and increasing the potential for residential development, planning for sufficient housing supply along Beach Boulevard - close to jobs, services, and amenities - reduces congestion and long commutes. The mixed-use designation will also achieve higher densities than what is currently allowed.
- 11.4.1.1.2 Policy 3.3 of the Housing Plan encourages compatible residential development in areas with recyclable or underutilized land. By adopting higher densities in mixed-use areas, the city will be promoting infill and compact development patterns that can improve housing affordability and maximize use of the city's **limited land resources**. Incentives such as the site area bonus also encourage lot consolidation and higher density uses.
- The incorporation of energy conservation features can contribute to reduced housing costs for homeowners and renters. Two home rehabilitation programs and incentives from utility companies assist low-income homeowners.
- 11.4.1.1.3 The city rehabilitation programs allow for energy efficiency-related projects. The Home Improvement Program offers loans and rebates to qualified homeowners to improve the city's housing stock. Qualified expenses include dual pane windows, insulation, weather stripping, and pipe insulation. In addition, the programs include consultation with a contractor to inspect the properties and recommend any improvements that a homeowner may not be aware of, including energy-saving projects.
- 11.4.1.1.4 Southern California Edison participates in the California Alternate Rates for Energy (CARE) and the Family Electric Rate Assistance (FERA) program, which offers income-qualified customers a discount of 30 percent or 18 percent respectively on their monthly electric bill. The Multifamily Energy Efficiency Rebate Program offers property owners and managers incentives on a broad list of energy efficiency improvements in lighting, HVAC, insulation, and window categories. These improvements are to be used to retrofit existing multiple-family properties of two or more units. Edison also operates the Energy Savings Assistance program, which helps income-qualified households conserve energy and reduce their electricity costs. Southern California Edison pays all the costs of purchasing and installing energy-efficient appliances and equipment, which are free to eligible customers. Services include weatherization, energy efficient lighting and cooling, and refrigerator replacement. Edison has an Energy Assistance Fund (EAF) in place, designed to help low-income customers pay their electric bills. A maximum of \$100 is available to income-qualified customers once every 12-month period. Finally, Edison offers incentives for solar installation on affordable multifamily housing via its Solar on Multifamily Affordable Housing (SOMAH) program.
- 11.4.1.1.5 The Southern California Gas Company offers various rebate programs for energy-efficient appliances to its customers. The Comprehensive Mobile Home Program provides qualifying mobile home customers with no-cost energy conservation evaluations,

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

11.5 Review of Past Accomplishments

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

- The appropriateness of the housing goals, objectives, and policies in contributing to the attainment of the state housing goal;
- **The effectiveness of the housing element in attainment of the community's housing goals and objectives;**
- The progress in implementation of the housing element; and
- **The effectiveness of the city's programs on the special needs population.**

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

Appendix B summarizes the city's **accomplishments in implementing** the 2013-2021 Housing Element. **Table 42** below summarizes the quantified objectives contained in the city's 2013 Housing Element and compares the city's **progress in fulfilling these objectives**. A program-by-program review is contained in Appendix B, **Table B-1**.

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

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

Cumulative Effects on Addressing Special Needs

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

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- Clark Commons: Jamboree Housing, in conjunction with the City of Buena Park, completed in June 2016, the 70-unit Clark Commons affordable housing mixed-use project located at 8002 Orangethorpe Avenue. Clark Commons is a four-story apartment complex with 21 deed restricted units set aside for very low-income households and 49 deed restricted units set aside for low-income households. The development also features 5,582 square feet of neighborhood-serving commercial.
- OnBeach: Opened in 2018, the OnBeach development located at 5832 Beach Boulevard is a five-story condominium complex with 60 deed restricted units for elderly residents 55 years or older. The development also includes 47,402 square feet of medical and professional offices on the first and second floors.
- Buena Park Navigation Center: To address local housing needs of unsheltered homeless individuals in the city, Buena Park opened the Navigation Center located at 6494 Caballero Boulevard in July 2020. The facility offers 149 beds to serve those living on the streets in Buena Park and provides a stable setting with healthcare and other services.
- Airport Inn Apartments: Another Jamboree Housing development, the Airport Inn Apartments located at 8180 Commonwealth Avenue, received building permits in November 2020 for the conversion of a former 60-room motel to a Permanent Supportive Housing community with 58 deed restricted units serving recently homeless individual and families. Construction is anticipated to be completed by early 2022.



Overall, the city’s efforts to address housing for the special needs population was fairly robust during the previous planning period despite the loss of redevelopment. In particular, construction and conservation of units to serve lower income and senior households, as well as providing rental assistance with housing vouchers via the Orange County Housing Authority all met their respective established goals. While rehabilitation and home-buying assistance goals fell short of 2013 Housing Element goals, the city has included programs in the 6th cycle Housing Element such as the Senior Code Enforcement Relief Program (SCERP) offering home rehabilitation assistance to seniors and continued support of the Southern California Home Financing Authority aiding first-time homebuyers, as it remains committed to providing adequate housing opportunities and services the Buena Park community.

Table 42: Summary of 2013 Quantified Objectives and Progress

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

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11.6 Housing Plan

The City of Buena Park’s long-term housing goal is to provide housing that fulfills the diverse needs of the community. In the short term, this will be accomplished with the objectives, policies, and programs set forth in this Housing Plan. The goals, policies, and programs in the Plan build upon the identified housing needs in the community, constraints confronting the city, and resources available to address the housing needs, and will guide city housing policy through the 2021-2029 planning period.

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

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

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

11.6.1 Conserve and Improve the Existing Housing Stock

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

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

- Policy 1.1: Enforce adopted code requirements that set forth the acceptable health and safety standards for the occupancy of existing housing.
- Policy 1.2: Utilize the Neighborhood Improvement Program and Task Force to bring substandard units into compliance with city codes and to improve overall housing conditions in Buena Park.
- Policy 1.3: Continue to offer rehabilitation programs that provide financial and technical assistance to low- and moderate-income households for the repair and rehabilitation of existing housing with substandard conditions.
- Policy 1.4: Facilitate the removal of existing housing that poses serious health and safety hazards to residents and adjacent structures.
- Policy 1.5: Work with property owners and nonprofit housing providers to preserve existing housing for low- and moderate-income households.
- Policy 1.6: Continue to offer city services and facilities that encourage neighborhood pride and property maintenance.
- Policy 1.7: Promote energy conservation through city housing programs and affordable housing developments that receive city funding or development incentives.

Program 1: Code Enforcement/Neighborhood Improvement Program (NIP)

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

Objectives:

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

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- c) Through the NIP, assist 100 households throughout the community annually through the weatherization, rental housing inspection, and senior code enforcement relief programs, for a total of 800 households throughout the community during the 2021-2029 planning cycle.

Responsible Agency: Community Development Department
Funding Sources: CDBG, Departmental Budget
Timeframe: a) - c) Annually, throughout the 2021-2029 Housing Element planning period

Program 2: Sub-Standard Property Abatement

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

Objectives:

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

Responsible Agency: Community Development Department
Funding Sources: Departmental Budget
Timeframe: a) Annually, throughout the 2021-2029 Housing Element planning period

Program 3: Home Improvement Program

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

Objectives:

- a) Continue to provide rehabilitation loans to qualified lower income homeowners, with assistance focused in the central and southern portions of the city (Census Tracts 086803, 110201, 110202, 110302, 110401, 110402, 110500, 110603, 110607).
- b) Disseminate information to homeowners regarding rehabilitation standards, preventive maintenance, and energy conservation. Continue to provide information on the city's website <http://www.buenapark.com/city-departments/economic-development/afford>

[able-housing/home-improvement-program](#)) and make available information on the program at public counters, and distribute information along with any code enforcement notices.

- c) Assist 20 lower income households throughout the community with efforts targeting Census Tracts 086803, 110110, 110201, 110202, 110301, 110302, 110500, 110603, and 110606 offering assistance in the form of deferred loans for a total of 160 households during the 2021-2029 Housing Element planning period

Responsible Agency: Community Development Department

Funding Sources: CDBG, CalHome

Timeframe: a) and b) Throughout the 2021-2029 Housing Element planning period, subject to funding availability
c) Annually, throughout the 2021-2029 Housing Element planning period

Program 4: Senior Code Enforcement Relief Program (SCERP)

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

Objectives:

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

Responsible Agency: Community Development Department

Funding Sources: Departmental budget

Timeframe: a) and b) Annually, throughout the 2021-2029 Housing Element planning period

Program 5: Preservation of At-Risk Housing

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

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considered at risk of conversion to market rate and assist property owners in maintaining the affordability of these 130 units.

Objectives:

- a) If a property is scheduled for conversion, contact property owners within at least 1 year of the affordability expiration dates on projects.
- b) In the event that a property is scheduled for conversion, contact qualified, non-profit entities, from the state's qualified entities list, within 3 years of the affordability expiration dates of project, to inform them of the opportunity to acquire affordable units. Also inform them of financial assistance available through state and federal programs.
- c) Support the nonprofit property owners' application for Section 8 contract renewal with HUD. Also provide tenant education on special Section 8 voucher assistance set aside by the Orange County Housing Authority for residents displaced or impacted by the conversion of federally assisted housing projects via the city's website.
- d) Encourage non-profit housing organizations to acquire at-risk housing projects or purchase market rate apartment units for purposes of extending affordability restrictions.
- e) Work with tenants throughout the community to provide education regarding tenant rights and conversion procedures pursuant to California law.
- f) As part of the annual monitoring activities, the City will inform property owners of federal assisted projects of 3 year noticing and 6 month noticing requirement in compliance with state law.
- g) Assist property owners with available federal, state, and local financing and subsidy programs that the city could utilize to preserve units at-risk of conversion, as described Housing Element Section 11.4.3 Administrative Resources.

Responsible Agency: Community Development Department

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

Timeframes: a) – f) Annually, throughout the 2021-2029 Housing Element planning period

11.6.2 Assist in the Development of Affordable Housing

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

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

- Policy 2.1: Facilitate homeownership opportunities for low- and moderate-income households.
- Policy 2.2: Use density bonuses and other incentives to facilitate the development of new housing for very low- and low-income households.
- Policy 2.3: Create collaborative partnerships with non-profit agencies and for-profit developers to maximize resources available for the provision of housing affordable to lower income households.
- Policy 2.4: Address the housing needs of special populations and extremely low-income households through emergency shelters, transitional housing, and supportive housing.
- Policy 2.5: Promote the use of energy conservation features in the design of residential development to conserve natural resources and lower energy costs.

Program 6: Southern California Home Financing Authority

Southern California Home Financing Authority (SCHFA) is a joint powers authority between Los Angeles and Orange Counties formed in June 1988 to create first-time homebuyer programs for low- to moderate-income households. SCHFA does not lend money directly to homebuyers. Homebuyers must work directly with a participating lender such as the Public Finance Division of the county of Orange. SCHFA offers a mortgage revenue bond program that issues 30-year mortgage revenue funds at below-market interest rates. To be eligible for the program, the buyer must be a first-time homebuyer whose income may not exceed 120 percent of the Orange County median income.

Objective:

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

Responsible Agency: Community Development Department

Funding Sources: HUD

Timeframe: a) Complete by January 2024

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

The Housing Choice Vouchers (Section 8 Rental Assistance) Program extends rental subsidies to very low-income households throughout the community that spend more than 30 percent of their gross income on housing. The Housing Choice Vouchers Program not only addresses housing affordability, **but also overcrowding by allowing families that may be currently “doubling up” in living arrangements** to afford their own housing. The Orange County Housing Authority administers the Housing Choice

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Vouchers Program on behalf of the city. According to HCD census tract data, there are approximately 701 households receiving Section 8 rental assistance in Buena Park.

Objectives and Timeframe:

- a) Work to maintain, and possibly increase, the current level of Housing Choice Vouchers and direct eligible households to the program through direct referrals and the city's website (<http://www.buenapark.com/city-departments/economic-development/affordable-housing/section-8-program>)
- b) Continue to provide information and referrals to landlords regarding participation in the Housing Choice Vouchers Program throughout the community with efforts targeting Census Tracts 086801, 110110, 110116, 110201, 110202, 110303, 110401, 110402, 110500, 110603, and 110606.
- c) Update the city's website to cover SB 329 (2019) outreach that redefines the term "source of income" in regard to housing discrimination laws to mean verifiable income paid directly to a tenant, or paid to a housing owner or landlord on behalf of a tenant, including federal, state, or local public assistance and housing subsidies

Responsible Agency: Community Development Department; Orange County Housing Authority

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

Timeframe: a) and b) Annually, throughout the 2021-2019 Housing Element planning period
c) Complete by July 2022

Program 8: Affordable Housing Incentives

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

- Affordable Housing Density Bonus: The city provides for the development of affordable housing for lower and moderate-income households through its affordable housing density bonus program, in accordance with state density bonus law (Government Code §65915). The city amended the Zoning Ordinance (Section 19.308.030) to outline specific provisions of this density bonus program in July 2013. Further amendments to the Zoning Ordinance will be prepared for compliance with recent changes in state law including Assembly Bill 2345 which revised the requirements for receiving concessions and incentives, and the maximum density bonus provided up to 50 percent for developers that allocate at least 15 percent of the units in a housing project to very low-income households, 24 percent for low-income households, or 44 percent for moderate-income households.
- Other Development Incentives: In addition to the state density bonus ordinance, the city also offers other development incentives, such as the Site Area Bonus and Housing Opportunities Overlay and Cluster Bonus.

- Technical Assistance and Support for Funding Applications: Without redevelopment financing, the city does not have the ability to provide gap financing for affordable housing projects. However, the city will provide technical assistance and letter of support for funding applications, provided the proposed projects are consistent with the goals and policies of the General Plan.
- Reduced Impact Fees: City staff has discretion in calculating certain impact fees, such as the park and recreational facilities fees. Affordable housing projects have historically been assessed much lower park fees than market-rate housing developments. Special consideration for reduced impact fees will be given for projects that reserve units for extremely low-income households and persons with disabilities (including those with developmental disabilities).

Objectives:

- a) Review and revise the Affordable Housing Density Bonus Chapter of the city Zoning Code to ensure full compliance with state law.
- b) Develop a brochure of current development incentives to promote affordable housing development.
- c) Provide the brochure to eligible applicants during the pre-application stage at the permitting and planning counters, post information on the city's website under the "Planning/Development Assistance" section of the Business tab of the home page and distribute to the Chamber of Commerce to provide to interested developers and Chamber members.
- d) Evaluate the applicability of and, as appropriate, submit applications to California HCD programs related to funding of affordable housing. Specifically, the city will explore appropriate funding opportunities for affordable housing for extremely low-income households and persons with disabilities (including persons with developmental disabilities).
- e) Review and revise all regulations, ordinances, and residential fees related to housing rehabilitation and/or construction to assess their impact on housing costs.

Responsible Agency: Community Development Department

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

Timeframe: a) - c) Complete by January 2024
d) and e) Annually

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

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

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in which developments proposing to include a minimum percentage of ELI units are exempted from plan check fees. The city will work with the appropriate agencies to ensure a dedicated source of funding for housing for ELI households in Buena Park. Funding possibilities for ELI include CDBG and HOME funds for ELI housing development and other state and federal loans and grants, according to the specific nature of the project. The city will also provide regulatory incentives such as density bonuses for construction housing for ELI households in mixed-use overlay areas as detailed in Program 11, as well as development processing incentives such as streamlined entitlement and permit processing for affordable and special needs housing as detailed in Program 16.

Objectives:

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

Responsible Agency: Community Development Department

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

Timeframes: a) and c) Annually, throughout the 2021-2029 Housing Element planning period
b) Commence by July 2023

Program 10: Accessory Dwelling Units (ADUs)

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

Objectives:

- a) Develop incentives and tools, as described above, to facilitate construction of at least 2 ADUs per year during the 2021-2029 Housing Element eight-year planning period.
- b) Develop an ADU monitoring program to ensure the city is on track to meeting the construction goals. If by the end of 2025 the city is not meeting its ADU RHNA goals, review and revise polices and efforts to increase ADU construction as necessary.

- c) Develop a webpage that serves as a comprehensive resource on ADUs. Include information on the city's new ADU ordinance and on resources developed through the SCAG grant.
- d) Continue to monitor changes to state regulations related to ADUs and amend the Zoning Ordinance as applicable.

Responsible Agency: Community Development Department

Funding Sources: SCAG, Departmental Budget

Timeframes: a) - c) Complete by January 2025
d) Annually, throughout the 2021-2029 Housing Element planning period

11.6.3 Provide Adequate Housing Sites

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

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

- Policy 3.1: Implement land use policies that allow for a range of residential densities and products, including low-density single-family uses, moderate-density town homes, and higher-density apartments, condominiums, and units in mixed-use developments.
- Policy 3.2: Encourage development of residential uses in strategic proximity to employment, recreational facilities, schools, neighborhood commercial areas, and transportation routes.
- Policy 3.3: Encourage compatible residential development in areas with recyclable or underutilized land.
- Policy 3.4: Allow flexibility within the city's standards and regulations to encourage a variety of housing types.
- Policy 3.5: Ensure that future development adjacent to or near the railroad/light rail right-of-way (ROW) is planned with the safety of the rail corridor in mind.

Program 11: Adequate Sites to Accommodate the RHNA and Monitoring of No Net Loss

The city has been allocated a RHNA of 8,919 units for the 2021-2029 planning period (3,462 lower-income, 1,573 moderate-income, and 3,884 above moderate-income units). Units entitled and/or under plan review, and anticipated ADUs together with vacant and underutilized residential sites can accommodate a potential capacity of 957 total units. This results in a RHNA shortfall of 7,962 total units including 3,372 lower-income units, 1,226 moderate-income units, and 3,380 above moderate-income units. To accommodate the city's RHNA shortfall, as well as maintain adequate sites for all income groups throughout the eight-year planning period and foster additional residential growth, the city will rezone or apply an overlay to approximately 287 acres (254 parcels) in compliance with state law (Assembly Bill 1398). Specifically, new overlays will be created, allowing densities of 45, 60, and 100 units per acre for mixed-use sites and densities up to 50 units per acre for housing opportunity sites. Use of overlays to increase residential capacity is permissible under state law (Government Code §65583). The anticipated application of overlays and rezones, as described below, to 287 parcels will be and sufficient to meet and exceed the RHNA shortfall of 7,962 units.

- Mixed Use Rezone/Overlay: Pursuant to state housing element law (Government Code §65583), if adequate sites to accommodate housing for all income categories are not currently available under the city's **existing zoning** by the statutory Housing Element submittal deadline, the city must also include a new rezoning program as part of its 2021-2029 Housing Element, thereby outlining the city's **plan to rezone the identified sites** to allow for residential development at the subject sites. Residential development can also be facilitated by way of establishing an overlay zone, so that the underlying zone (e.g., Commercial or Industrial) continues to control the property until the overlay zone is applied. As a built-out community, opportunities for residential development will likely occur on mixed use sites where there is a potential to recycle or increase densities. Since the introduction of mixed-use designations (specifically General Mixed Use - GMU and Central Buena Park Mixed Use - CBPMU) in the city's **2010 General Plan update**, the city has approved seven mixed-use projects within these areas. As Buena Park is committed to providing adequate sites to accommodate its RHNA, the city will initiate zoning code and land use and amendments to create new mixed-use overlays that can be applied to existing non-residential and underutilized properties in an effort to further increase residential densities for developments that provide housing affordable to lower and moderate-income households. These overlays will maintain a minimum density of 20 units per acre, as well as establish a minimum site area of 0.5 acres that may accommodate at least 16 units on site. The overlays will have the potential to add/increase density up to 45, 60 and 100 units per acre for currently zoned commercial, industrial, or mixed use, as identified in the Appendix C – **Residential Site Inventory**, while **maintaining the property's underlying zoning**. A developer can request density increase allowances on sites under these mixed-use overlays subject to the required delivery of 20 percent of the units set aside to lower income households or a lesser percentage of the units set aside for extremely low- and very low-income households.
- Hotel/Motel Conversion Overlay: In June 2020, the state introduced Project Homekey (an expansion of the March 2020 Project Roomkey program) which allocates \$600 million in

state and federal emergency funds via HCD to local jurisdictions cities to purchase and convert hotels and motels into interim or permanent, long-term housing. As part of a rapid rehousing strategy to address homeless and special needs population and given the **community's positive response to the converted Airport Inn Apartments**, the city will further promote the development of similar projects by establishing an overlay program to facilitate conversion of qualifying hotels and motels. The city has identified 3 such qualifying motel sites within Buena Park (see Appendix C – Residential Site Inventory).

- Religious Congregational and Fraternal Sites Overlay: Create a Religious Congregational and Fraternal Overlay to allow the by-right development of affordable housing on properties developed with religious institutions or fraternal organizations. The development standards should allow for densities up to 40 units per acre, the sharing of parking, open space and other amenities between the residential and religious/fraternal uses.
- Housing Opportunities Overlay: To provide for affordable housing opportunities consistent with Assembly Bill 2348, the 2010 General Plan updated included a Housing Opportunities Overlay (HOO) designation. The base density for the overlay designation is currently 30 units per acre. As Buena Park is committed to providing adequate sites to accommodate its RHNA, the city will initiate zoning code and land use and amendments to increase the base density of the HOO to 50 units per acre which will allow for increased residential capacity on selected multifamily sites to accommodate development of lower income housing. Potential HOO sites are identified in the Appendix C – Residential Site Inventory.

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

Objectives:

- a) Review and revise the Zoning Ordinance and General Plan to establish General Mixed-Use, Central Buena Park Mixed-Use, and Entertainment Mixed-Use overlays in an effort to increase housing stock and encouraging development of affordable housing on underutilized sites in those areas.
- b) Review and revise the Zoning Ordinance and General Plan to establish a program for conversion of motels/hotels to long-term residential development to serve those with special needs.

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- c) Review and revise the Zoning Ordinance and General Plan to establish a Religious Congregational and Fraternal Sites overlay to allow by-right development of affordable housing on existing religious and fraternal organizational sites.
- d) Review and revise the Zoning Ordinance to establish development standards including, but not limited to, height, setback, and parking requirements as described in Housing Element Section 11.3.2 Governmental Constraints – Residential Development Standards to facilitate housing development at 50 units per acre within the Housing Opportunities Overlay.
- e) Review and revise the Zoning Ordinance for compliance with state law, specifically California Government Code section 65583.2, subdivisions (h) and (i)) which includes establishing the following standards on sites identified to accommodate lower-income households: a minimum of 16 units per site, 20 minimum units per acre, and a minimum 50 percent of the lower-income need accommodated on sites designated for residential use only or on sites zoned for mixed uses that accommodate all the very low and low-income housing need under specified conditions.
- f) Review and revise the Zoning Ordinance to establish/adopt objective development standards for multi-family and mixed-use residential projects in an effort to increase **certainty of application approval**, **bolster the city’s housing supply**, and encouraging development of affordable housing on underutilized sites.
- g) Develop a procedure to monitor the city’s compliance with Senate Bill 166 (No Net Loss) to establish a procedure to track (1) unit count and income/affordability assumed on parcels included in the sites inventory; (2) actual units constructed and income/affordability when parcels are developed; and (3) net change in capacity and summary of remaining capacity in meeting remaining RHNA.
- h) Continue to provide a variety of incentives to facilitate the development of vacant and underutilized properties. These include the cluster bonus, site area bonus, and affordable housing bonus.

Responsible Agency: Community Development Department

Project Funding: Departmental Budget

Timeframe: a) - f) Complete by October 2022 or in compliance with state housing law timing requirements, whichever is applicable
g) Complete by January 2023. Monitoring to occur annually throughout the 2021-2029 Housing Element planning period.
h) Annually, throughout the 2021-2029 Housing Element planning period

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

Pursuant to Assembly Bill 1397 passed in 2017, the city will amend the Zoning Ordinance to require by-right approval of housing development that includes 20 percent of the units as housing affordable

to lower income households, on sites being used to meet the 6th cycle RHNA that represent a “reuse” of sites previously identified in the 4th and 5th cycles Housing Element, as well as rezoned sites identified in the 6th cycle Housing Element.

Objectives:

- a) Review and revise the Zoning Ordinance to address the by-right approval for projects with 20 percent affordable unit requirement.

Responsible Agency: Community Development Department

Project Funding: Departmental Budget

Timeframes: a) Complete by January 2025

Program 13: Replacement Housing Requirement

Development on nonvacant sites with existing residential units is subject to replacement requirement, pursuant to AB 1397. The city will amend the Zoning Ordinance to require the replacement of units affordable to the same or lower income level as a condition of any development on a nonvacant site consistent with those requirements set forth in state Density Bonus Law.

Objectives:

- a) Review and revise the Zoning Ordinance to address the replacement housing requirement in compliance with state housing law.

Responsible Agency: Community Development Department

Project Funding: Departmental Budget

Timeframes: a) Complete by January 2025

Program 14: Special Needs Housing

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

Additionally, Assembly Bill 2162 requires that transitional housing and supportive housing be considered a residential use of property and be subject only to those restrictions that apply to other residential dwellings of the same type in the same zone. The Zoning Ordinance currently list transitional and supportive housing as a use by right in all residential zones.

- Supportive Housing: Assembly Bill 2162 further requires supportive housing projects of 50 units or fewer be allowed by right in zones where multi-family and mixed uses are permitted. State law also stipulates that minimum parking standards for units occupied by supportive housing residents are prohibited if the development is within one-half mile of a public transit stop. Currently,

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supportive housing is a use by right in all residential zones where multi-family dwellings are permitted. As permitted uses are currently determined by Development Agreement for all mixed-use projects, development of supportive housing is subject to city approval. For compliance with state law, the city will amend the Zoning Ordinance to establish allowable use and development standards for mixed-use zones. Multifamily and mixed-use residential is not permitted in base commercial or industrial zones.

- Low Barrier Navigation Center: Passed in July 2019, Assembly Bill 101 requires cities to allow a Low Barrier Navigation Center development by right in areas zoned for mixed uses and **nonresidential zones permitting multifamily uses if it meets specified requirements**. A “Low Barrier Navigation Center” is defined as “a Housing First, low-barrier, service-enriched shelter focused on moving people into permanent housing that provides temporary living facilities while case managers connect individuals experiencing homelessness to income, public benefits, health services, shelter, and housing.” The city recently opened the Buena Park Navigation Center a temporary homeless shelter facility located at 6494 Caballero Boulevard. The 149-bed includes office, classroom, medical, outdoor and meeting spaces. The Navigation Center is designed to accommodate the approximately 142 unsheltered homeless persons that were identified in the 2019 Point-In-Time count conducted by the county of Orange, as discussed in Section 11.2.5 of this Housing Element.

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

- Employee Housing: The city will amend the Zoning Ordinance to treat employee housing that serves six or fewer persons as a single-family structure and permit it in the same manner as other single-family structures of the same type within the same zone across all zones that allow single-family residential uses, pursuant to the Employee Housing Act (Health and Safety Code §17021.5 and §17021.6).

In addition, the Employee Housing Act deems employee housing consisting of no more than 36 beds in a group quarter or 12 units or spaces designed for use by a single family or household to be an agricultural land use for purposes of specified provisions of the act. The act provides that, for the purpose of all local ordinances, employee housing is prohibited from being deemed a use that implies that the employee housing is an activity that differs in any other way from an agricultural use. The act prohibits a local government from requiring a conditional use permit, zoning variance, or other zoning clearance for the employee housing, or from subjecting the employee housing to certain taxes or fees that are not required for other agricultural activities in that zone.

Objectives:

- a) Identify zones(s) where emergency shelters are allowed as a permitted use without a conditional use or other discretionary permit in the ML and MH zones. Review and revise the Zoning Ordinance to update development standards (including but not limited to,

- capacity, transit stop proximity, staffing, and vehicle and bicycle parking) for Emergency Shelters in compliance with state law.
- b) Review and revise the Zoning Ordinance to consider transitional and supportive housing a residential use of property and shall be subject only to those restrictions that apply to other residential dwellings of the same type in the same zone, as well as allow supportive housing as a use by right in all zones where multi-family and mixed uses are permitted (in compliance with AB 2162). Additionally, remove minimum parking requirements for units occupied by supportive housing residents if the development is located within one-half mile of a public transit stop in accordance with state law.
 - c) Review and revise the Zoning Ordinance to address changes to state law related to Assembly Bill 101 (Low Barrier Navigation Center).
 - d) Review and revise the Zoning Ordinance for compliance with the Employee Housing Act (California Health and Safety Code §17021.5 and §17021.6).
 - e) **Provide information in public places regarding the city's reasonable accommodation ordinance** and make information available on this program more widely available. Continue to offer specific regulatory incentives throughout the planning period; apply for funding to encourage development of accessible units.
 - f) Monitor shelter capacity needs based on the **County's** Homeless Census (point-in-time) count, and report findings in Annual Progress Reports to HCD.

Responsible Agency: Community Development Department

Project Funding: Departmental Budget

Timeframes: a) - d) Complete by January 2024
e) Complete by January 2023
f) Annually, throughout the 2021-2029 Housing Element planning period

11.6.4 Remove Governmental Constraints

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

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

Policy 4.1: Review and adjust as appropriate residential development standards, regulations, ordinances, departmental processing procedures, and residential fees related to rehabilitation and construction that are determined to be a constraint on the development of housing,

particularly housing for lower and moderate-income households and for persons with special needs.

Program 15: Zoning Ordinance Updates

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

Objectives:

- a) Review and revise the Zoning Ordinance to allow tandem parking configurations on multi-family and residential mixed-use sites, as well as shared parking facilities or off-site (remote) parking for residential mixed-use sites via a ministerial review and approval process.
- b) Review and revise the Zoning Ordinance to base residential parking standards on multi-family and mixed-use sites on a sliding scale approach to better reflect realistic and observed trends of development size, bedroom count, and shared open parking versus private garage parking.
- c) Review and revise the Zoning Ordinance to allow single family residential room additions that exceed 150% of the primary structure to be considered via a ministerial review and approval process. This will be facilitated by the development of objection design standards specific.
- d) Review and revise the Zoning Ordinance to ensure residential building including, but not limited to, height, setback, lot coverage, and parking requirements as described in Housing Element Section 11.3.2 Governmental Constraints – Residential Development Standards in the RM zones do not pose constraints to development.
- e) Continue to monitor changes to state law which effect residential development and periodically review development standards to mitigate constraints that can be feasible mitigated by the city, including provisions for large group homes (7+ persons) and single-room occupancy developments.

Responsible Agency: Community Development Department

Project Funding: a) – e) Departmental Budget

Timeframes: a) - e) Complete studies by January 2023. Complete Zoning Ordinance amendments by January 2025.

Program 16: Streamline Entitlement and Permit Processing

Delays in development processing such as entitlement review, plan checking and permitting will increase the holding cost of development. Complicated procedures may also discourage development especially by affordable and special needs housing developers. To facilitate residential development, the city is committed to establishing objective design guidelines criteria to help implement community design objectives while complying with state law requiring permit streamlining and housing accountability. Moreover, the city provides development pre-application review and offers a one-stop processing system that simplifies and expedites development processing.

Objectives:

- a) Develop objective design standards for multifamily and mixed-use residential developments in compliance with state law (SB 35 and SB 330).
- b) Review and revise the one-stop processing system to facilitate residential development by conducting outreach/surveys to permit customers to identify issues.
- c) Review and revise entitlement review procedures (including but not limited to Site Plan Review and Conditional Use Permit) to provide guidance, clarity and objectivity to meet approval findings.
- d) Develop an administrative procedure for request to modify design and development standards as necessary to ensure feasibility of densities identified in the sites inventory.
- e) Prioritize affordable and special needs housing for processing, including housing for seniors and the disabled (including persons with developmental disabilities).

Responsible Agency: Community Development Department

Funding Sources: Departmental Budget

Timeframes: a) - d) Complete by January 2024
e) Annually, throughout the 2021-2029 Housing Element

Program 17: Lot Consolidation

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

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

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Objectives and Timeframe:

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

Responsible Agency: Community Development Department

Funding Sources: Departmental Budget

Timeframe: a) Complete by January 2025

11.6.5 Affirmatively Further Fair Housing Opportunities

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

Goal 5.0: Continue to promote equal housing opportunity in the city’s housing market.

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

Program 18: Fair Housing

The city has had an ongoing commitment to prevent, reduce, and ultimately eliminate housing discrimination and other barriers related to equal opportunity in housing choice, as described within the Appendix D – Affirmatively Furthering Fair Housing (AFFH). The AFFH requires the city to take meaningful action in addressing identified impediments to housing that were discovered through the Assembly Bill 686 assessment completed as a part of the Housing Element Update. The resulting programs are identified as a result of the AFFH assessment are listed in the following table.

Fair Housing Issues	Contributing Factors	Priority	Meaningful Actions
Fair Housing Enforcement and Outreach	Insufficient online fair housing material	High	Continue to utilize the services of the Fair Housing Foundation (FHF) to provide fair housing services and resolve any fair housing complaints filed with the city. By early 2023, expand information on the city’s website related to federal and state fair housing requirements,

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Fair Housing Issues	Contributing Factors	Priority	Meaningful Actions
			<p>FHF and OCHA services. Through this step, the city’s goal is to increase the distribution of fair housing materials by 25 percent and increase awareness.</p> <p>Continue to promote fair housing by provision of information on the city’s website (https://www.buenapark.com/city_departments/economic_development/housing_programs/index.php) and in person at Buena Park City Hall, the Buena Park Community Center, and the Buena Park Senior Center. Through this step, the city’s goal will be to raise community awareness and access to information by at least 20 percent.</p> <p>Annually review policies and practices to ensure that all persons have access to sound and affordable housing, and update regulatory documents as needed to accommodate.</p> <p>Continue to assist residents with information on housing programs; provide information to tenants and landlords, with efforts targeted in Census Tracts 110202, 110603, and 110606 given the high percentage of low-moderate income, minority residents in these areas. Through this step, the city’s goal will be to raise community awareness and access to information by at least 20 percent.</p> <p>By end of 2024, develop ongoing community relationships with organizations and landlords that will support the housing needs of the City including maintaining a list of potential resources related to tenant and landlord disputes.</p> <p>Annually coordinate with Orange County who prepares the Analysis of Impediments to Fair Housing Choice report for participating entitlement cities including Buena Park to provide more refined/detailed data to local jurisdictions. Through this step, the city anticipates obtaining local data from the County that is at least 80 percent more accurate.</p>
<p>Segregation and Integration</p> <p>Access to Opportunities</p>	<p>Concentration of Hispanics/Latinos of any race and non-Hispanic Asian groups experiencing limitation to housing opportunities</p> <p>Barriers to mobility</p> <p>Lack of opportunities for residents to obtain housing in higher</p>	High	<p>Continue to annually monitor and facilitate the preservation of at-risk affordable housing units throughout the community. Through these steps, the city’s goal will be to preserve 130 units considered to be “at-risk” of market-rate conversion.</p> <p>Facilitate new housing developments accessible to the elderly and disabled persons throughout the community, with efforts targeting Census Tracts 086801, 086803, 110201, 110202, 110302, and 110500. Through this step, the city’s goal will be to increase the supply of accessible units by at least 25 percent.</p>

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Fair Housing Issues	Contributing Factors	Priority	Meaningful Actions
	<p>opportunity areas</p> <p>Housing Choice Vouchers</p>		<p>By end of 2023, amend the city’s Zoning Code to establish provisions for Low Barrier Navigation Centers (LBNC) consistent with state law.</p> <p>Continue to administer city-operated programs to assist households with disabilities with architectural modifications to their homes and continue to implement the provisions of the Americans with Disabilities Act (ADA).</p> <p>Provide information in public places regarding the city’s reasonable accommodation ordinance and make information available on this program more widely available.</p> <p>Continue to facilitate/process Reasonable Accommodation request to ensure equal housing opportunities. Through this step, the city’s goal will be to ensure approval of 100 percent of the reasonable accommodation applications submitted.</p> <p>Support Infill, Site Recycling and ADU construction throughout the community. Through this step, the city’s goal will be to reach its RHNA obligation in an effort to meet the community’s needs.</p> <p>Continue to provide outreach and education to housing providers and potentially qualified residents regarding Housing Choice Voucher program, with efforts targeting Census Tracts 086801, 110110, 110116, 110201, 110202, 110303, 110401, 110402, 110500, 110603, and 110606. Through these steps, the City’s goal will be to increase participation in the voucher program by 20 percent.</p> <p>Also see:</p> <ul style="list-style-type: none"> • Program 5 - Preservation of At-Risk Housing • Program 7 - Program 7: Housing Choice Vouchers (Section 8 Rental Assistance) Program • Program 9 - Development of Housing for Extremely Low-Income • Program 10 - Accessory Dwelling Units (ADUs) • Program 11 - Adequate Sites to Accommodate the RHNA and Monitoring of No Net Loss • Program 14 - Special Needs Housing
<p>Disproportionate Housing Needs</p> <p>Displacement Risk</p>	<p>Lack of affordable housing in a range of sizes</p> <p>Land use and zoning laws</p>	<p>Medium</p>	<p>By end of 2024, amend the zoning code to enable and promote residential development through use of the mixed-use overlay zones, religious congregation and fraternal site overlay zones, and housing opportunity overlay zones, among other planning tools. These initiatives provide new opportunities for a variety of</p>

Fair Housing Issues	Contributing Factors	Priority	Meaningful Actions
	<p>Displacement risk as lower-income households are squeezed out of the community</p>		<p>residential development types and prices, and includes areas where residential development was previously not allowed.</p> <p>Provide technical and financial (subject to availability) assistance for single-family residential additions to eliminate overcrowding conditions, with efforts targeting Census Tracts 110402, 110603, and 110606. Through these steps, it will be the city’s goal to provide residential rehabilitation assistance to approximately 160 units.</p> <p>By early 2025, prepare educational material, develop pre-approved site/floor plans, and establish a monitoring program to ensure city is on track to meeting ADU construction goals. Through these steps, the city’s goal will be to facilitate construction of at least 16 ADUs throughout the community.</p> <p>Continue to promote use of the state’s Density Bonus Law through website materials and counter assistance.</p> <p>Promote, increase, maintain homeownership for LMI households, as well as residential rehabilitation assistance for senior and down payment assistance programs for young families with assistance throughout the community, with efforts targeting Census Tracts 086803, 110201, 110202, 110302, 110401, 110402, 110500, 110603, 110607). Through these steps, the city’s goal will be to increase assistance to eligible residents by 25 percent.</p> <p>Continue to enforce city codes to eliminate and prevent unsightly or hazardous conditions in residential areas throughout the community, with efforts targeting Census Tracts 110603, 110500, 110301, 110302, and 110401 located adjacent to limited access freeways. Through these steps, the city’s goal will be to reduce blighted conditions by 20 percent.</p> <p>Continue to participate in Orange County assessments and programs as a participating city in the Analysis of Impediments to Fair Housing.</p> <p>Continue to promote fair housing among all income categories throughout the community.</p> <p>Also see:</p> <ul style="list-style-type: none"> • Program 1 - Code Enforcement/Neighborhood Improvement Program (NIP) • Program 2 - Sub-Standard Property Abatement • Program 3 - Home Improvement Program • Program 4 - Senior Code Enforcement Relief Program (SCERP)

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Fair Housing Issues	Contributing Factors	Priority	Meaningful Actions
			<ul style="list-style-type: none"> Program 5 - Preservation of At-Risk Housing Program 9 - Development of Housing for Extremely Low-Income Program 10 - Accessory Dwelling Units (ADUs) Program 11 - Adequate Sites to Accommodate the RHNA and Monitoring of No Net Loss Program 13 - Replacement Housing Requirement Program 14 - Special Needs Housing

Responsible Agency: Community Development Department
Funding Sources: State, federal and regional sources as available, General Fund
Timeframes: Provided individually for distinct actions as noted in table

11.6.6 Summary of Quantified Objectives

Table 43 summarizes the city’s quantified objectives for the 2021-2029 planning period by income group.

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

Table 43: Summary of 2021-2029 Quantified Objectives

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

Note:

*Assembly Bill 2634 mandates that localities calculate the subset of the very low-income regional need that constitutes the communities need for extremely low-income housing. As an alternative to calculating the subset, local jurisdictions may assume that 50 percent of the very low-income category is represented by households of extremely low-income (less than 30 percent of the MFI).

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Appendix A: Community Outreach

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

Public Comment Summary

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

Housing Element Webpage

City staff developed a Housing Element webpage for the public available at <http://www.buenapark.com/city-departments/community-development/planning-division/2021-housing-element-update> (**Figure A-0**). The webpage provides relevant information about the housing element update process, key features of the Housing Element, and upcoming outreach events, with content in three languages (English, Korean, and Spanish). The webpage also provides access to, and information related to virtual outreach events, the Housing Needs Survey, community workshop polls, and staff contact information to share and pose questions or comments.

Stakeholder Interviews

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

- Development standards need to be modified to make housing development more viable.
- Consider land use changes where appropriate to provide additional housing opportunities within the city.

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

City Council and Planning Commission Study Sessions

On April 8, 2021, the Buena Park City Council and Planning Commission held a joint virtual study session geared towards the Housing Element. Staff and the Consulting Team made a brief presentation to the City Council that provided an overview of the Housing Element update process as well as the city's approach to the Regional Housing Needs Assessment – RHNA. Korean and Spanish interpretation of the presentation was also made available. The study session was properly noticed, agendized, and advertised on the city's webpage and social media platforms. Additionally, on October 27, 2021, the Buena Park Planning Commission held a noticed public hearing to receive comments on the Housing Element public review draft.

Online Housing Needs Survey

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

Community Workshops

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

On November 3, 2021, city staff held a follow-up community meeting to update the public on the housing element update progress as well as provide an opportunity for feedback on the Housing

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Element public review draft. The meeting included interpretation for Korean and Spanish speaking residents.

Public Review Draft

On October 1, 2021, the Public Review Draft was published online and hardcopies made available at city facilities including City Hall for 30 days. The Public Review Draft was distributed to local and regional stakeholders and organizations listed in **Table A-2**. Table A-3 includes a summary of comments received during the 30-day public review period. Full copies of all comments received during the 30-day public review period is available on the city's website https://www.buenapark.com/city_departments/community_development/planning_division/2021_housing_element_update.php or can be can be furnished by city staff upon request/

Table A-1: Public Comment Summary

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

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Public Input – Key Themes	Where Addressed in the 2021-2029 Housing Element
Evaluate modifying development standards (e.g., density, parking, building heights) to make housing development more viable	Chapter 11.3 Housing Constraints Chapter 11.4 Housing Resources Chapter 11.6 Housing Plan (Programs 14, 15, 16, 17, and 18)
Consider zoning overlays on retail/commercial designated properties to allow housing	Chapter 11.4 Housing Resources Chapter 11.6 Housing Plan (Programs 11, 15, and 18)
Provide education programs regarding housing finance literacy and rental assistance programs	Chapter 11.2 Housing Needs Assessment Chapter 11.4 Housing Resources Chapter 11.6 Housing Plan (Programs 6, 7, 8, and 18)
Further efforts to promote fair housing services	Chapter 11.2 Housing Needs Assessment Chapter 11.4 Housing Resources Chapter 11.6 Housing Plan (Program 18)


Chapter 11 *Housing Element*

Figure A-1: Housing Element Update Website

[City Departments](#) » [Community Development](#) » [Planning Division](#) »

2021 Housing Element Update

Font Size: Share & Bookmark Feedback Print



Welcome to City of Buena Park's Housing Element Update

부에나 파크의 주택 요소 업데이트에 오신 것을 환영합니다
[2021 년 주택 요소 한국어 업데이트를 보려면 여기를 클릭하십시오](#)


Bienvenidos a la Actualización del Elemento de Vivienda de la Ciudad de Buena Park
[Haga clic aquí para ver la actualización del elemento de vivienda 2021 en español](#)

*THIS PAGE IS UPDATED IN CHRONOLOGICAL ORDER. OLDEST INFORMATION IS AT THE BOTTOM OF THE PAGE. *

GET INVOLVED AND STAY INFORMED - email us at housingelement2021@buenapark.com to send comments, and sign up to be informed of upcoming meetings.

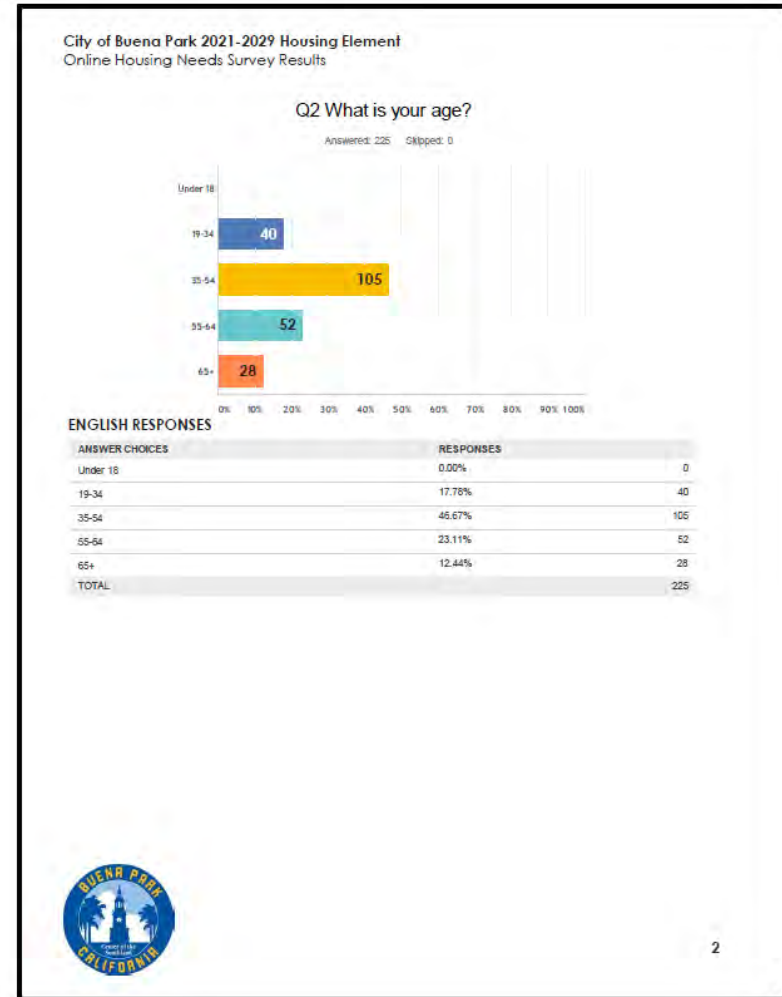
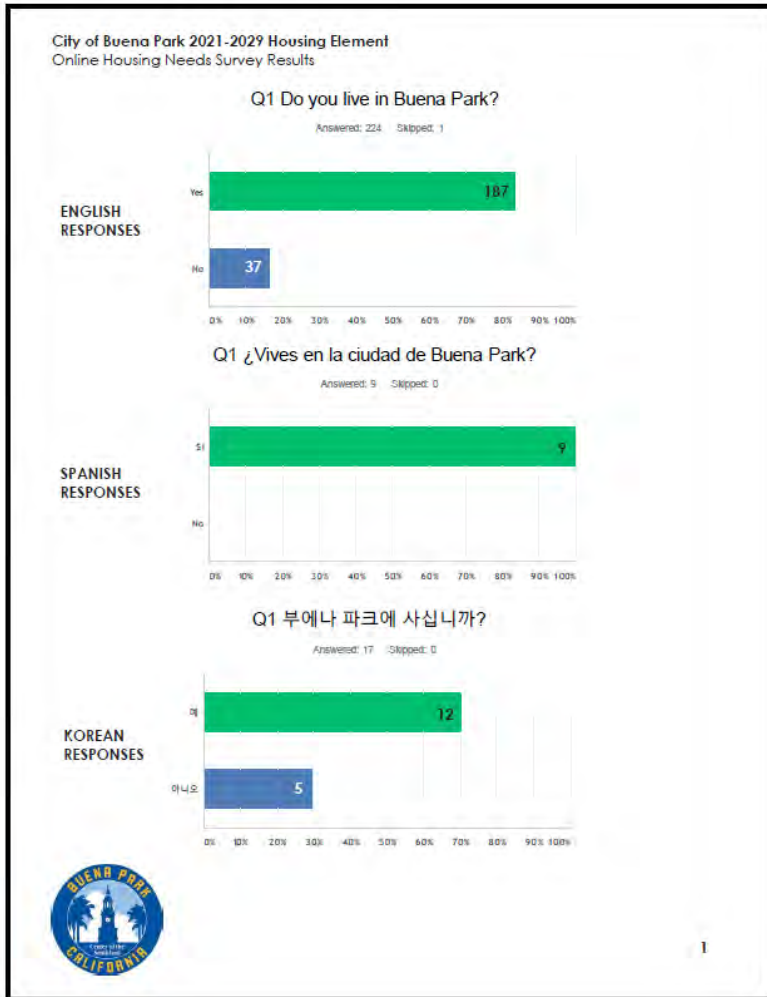
A virtual **community workshop** was held on June 28, 2021, 6:00 pm - 7:30 pm. **Slido poll** conducted during the meeting is now closed.

You can view the [presentation slides](#), and watch a recording of the community workshop by clicking on the image below:

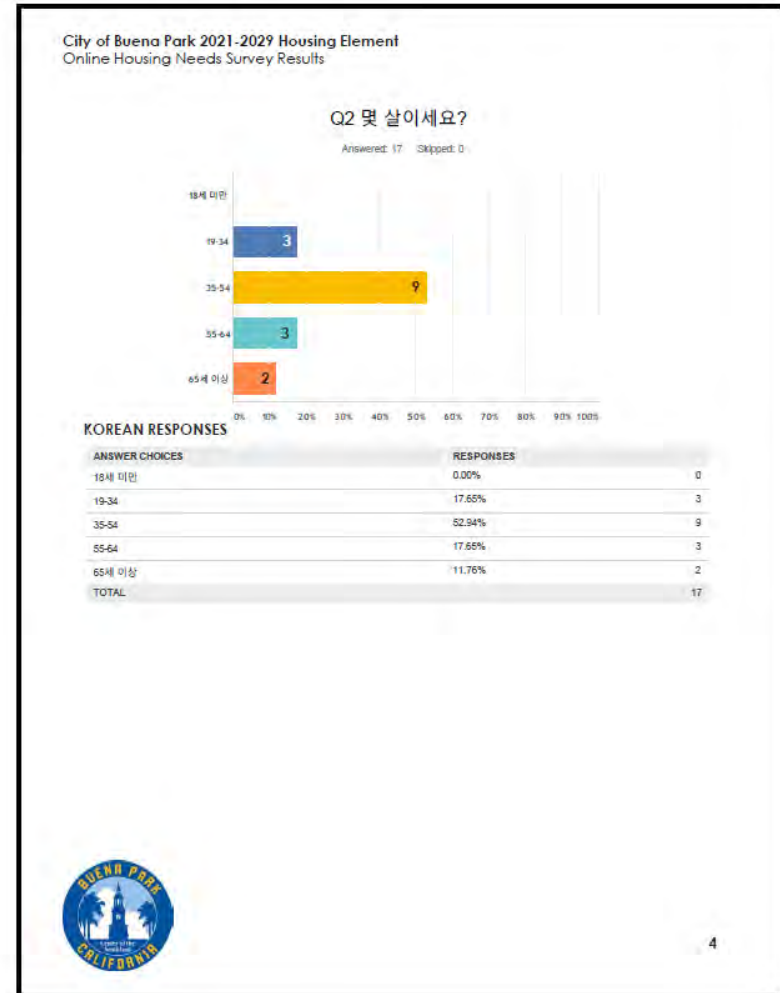
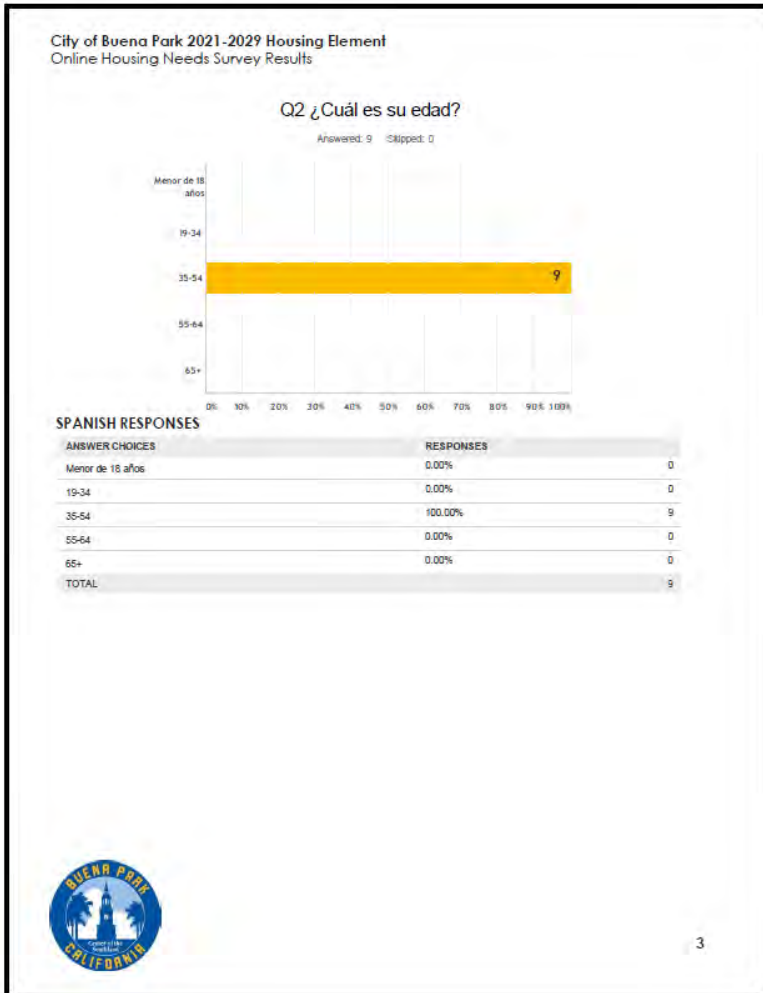


Chapter 11 *Housing Element*

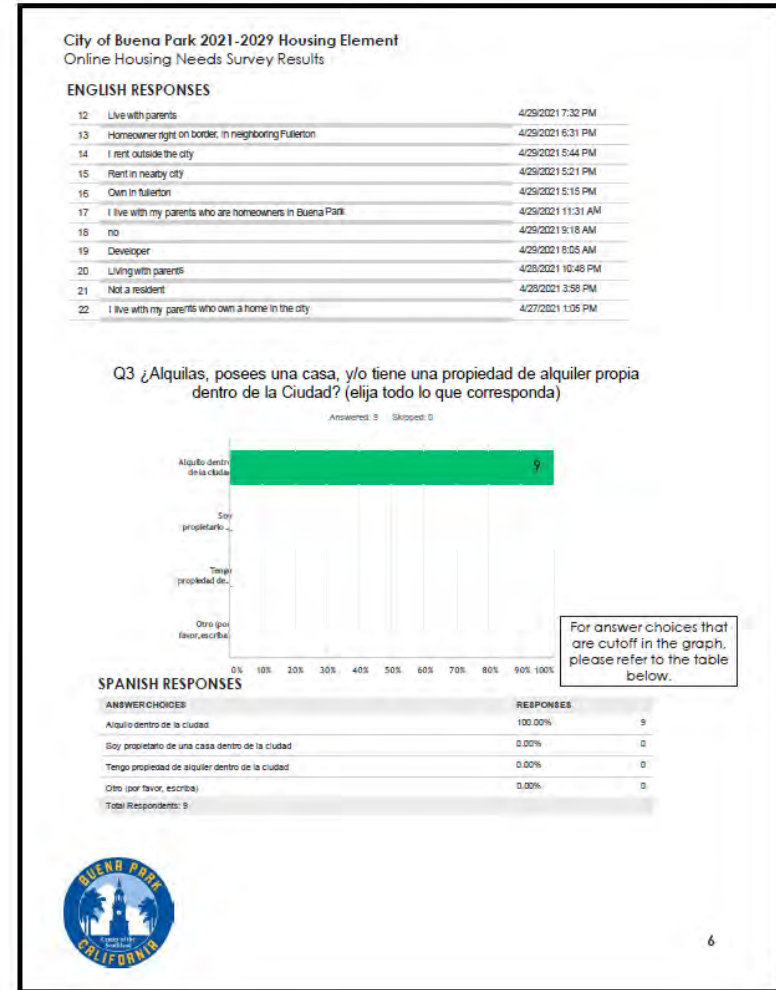
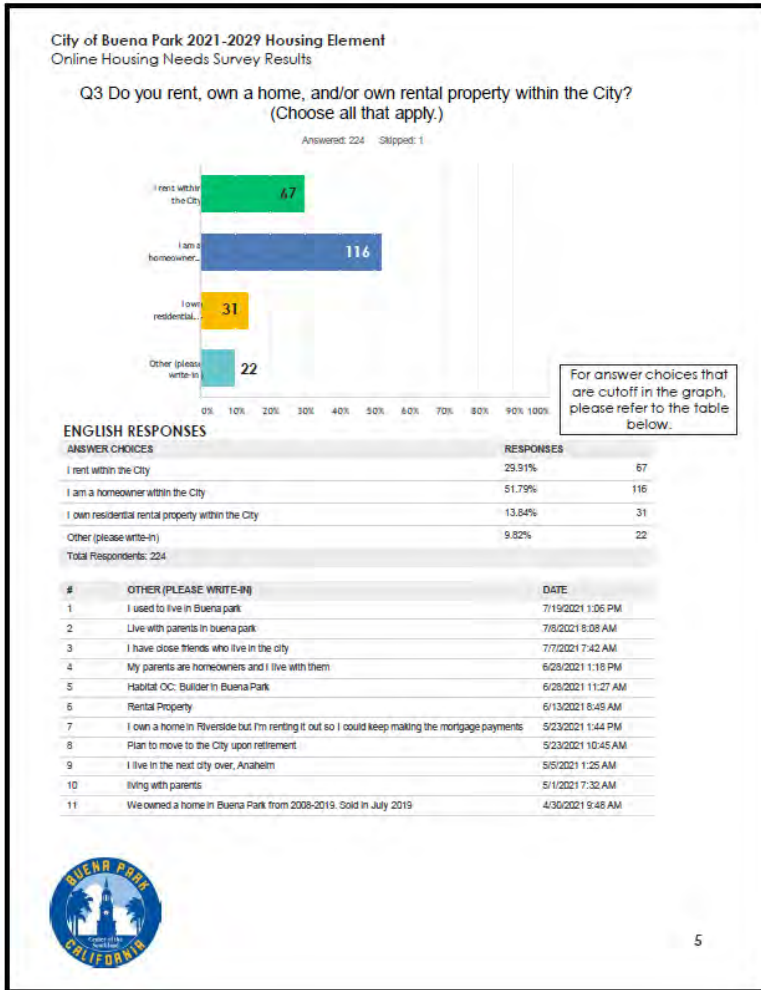
Figure A-2: Online Housing Needs Survey Results (English, Korean, and Spanish)



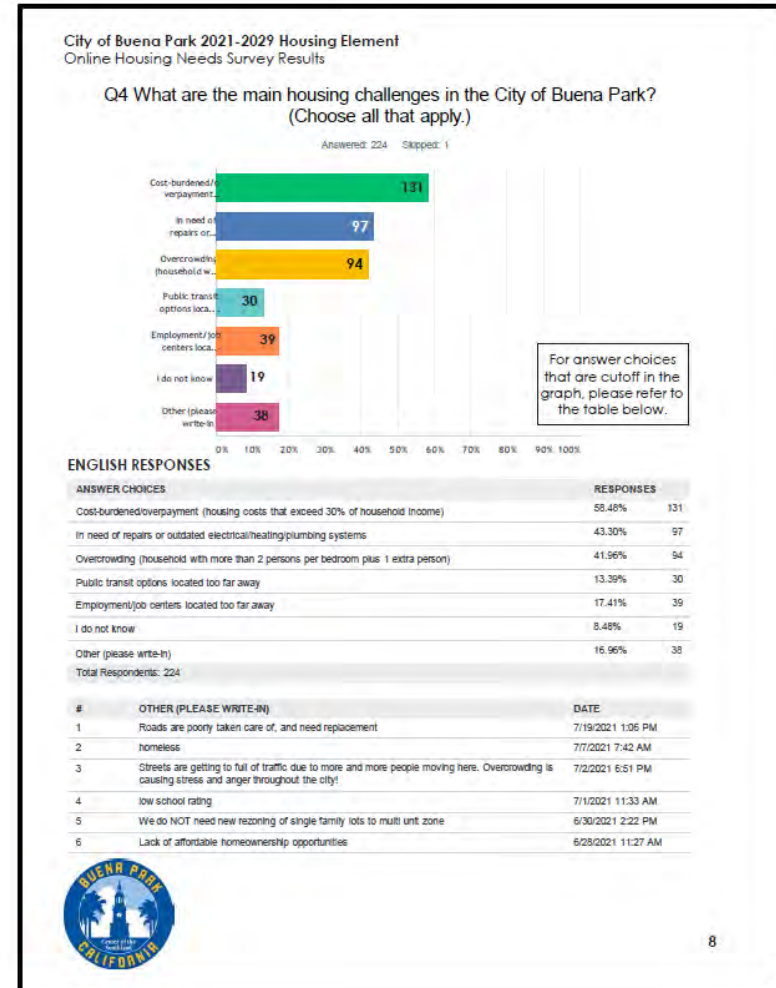
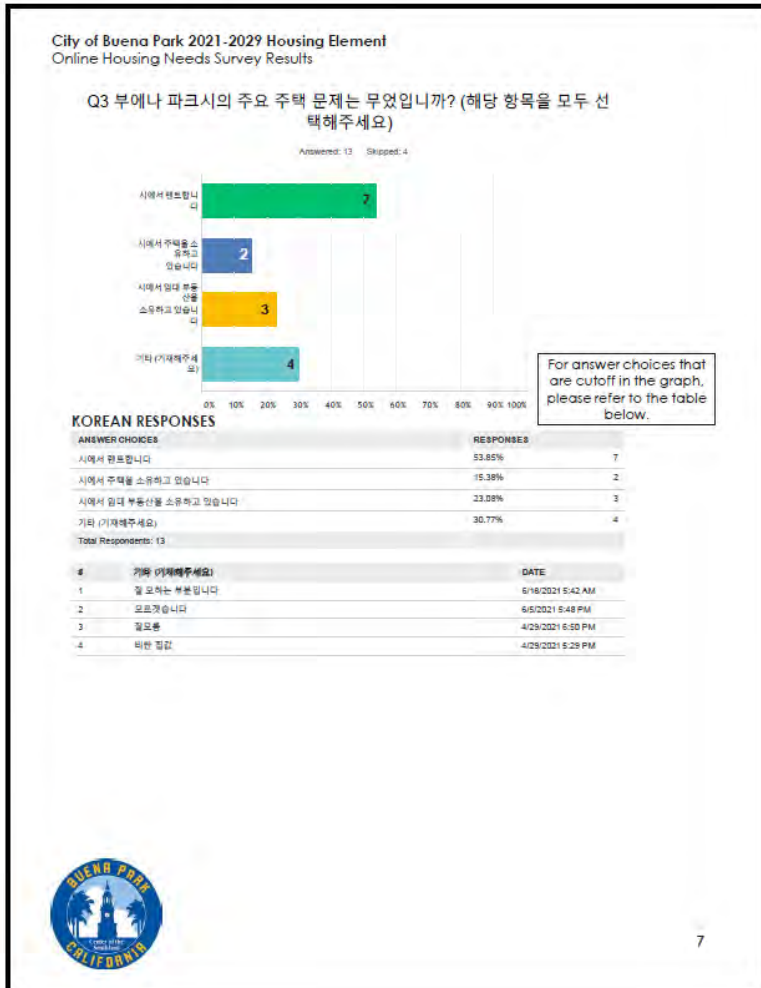
Chapter 11 *Housing Element*



Chapter 11 *Housing Element*



Chapter 11 *Housing Element*



Chapter 11 *Housing Element*

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

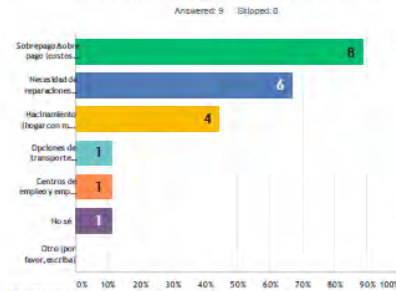
ENGLISH RESPONSES

- 7 lack of bike lanes
- 8 housing code needs to be updated to accommodate this housing crisis. Currently rent for a 3 bedroom 2 baths are close to \$3000 dollars. No family should have to pay 75% of their income to pay for rent.
- 9 Criminal Activity rising
- 10 City caters to homeless at expense of tax paying owners
- 11 No housing for homeless
- 12 Unkept properties
- 13 Old water systems, (BP Brown Water) above ground electrical
- 14 Need more housing options for adults with disabilities
- 15 ADA wheelchair accessible handicapped units with barrier free showers
- 16 Safety
- 17 Not losing our suburban lifestyle. Do not turn us into LA or NYC.
- 18 too much leftist government regulation that hampers growth
- 19 Lack of safe parking options within housing property (new development should provide sufficient parking onsite, avoiding the use of street parking).
- 20 Secure gated housing for seniors
- 21 Not enough land for development
- 22 Good school rating
- 23 Not enough new housing for low and medium income households. Young single professionals cannot afford to buy a home in this community. Most cannot even afford to rent an apartment without having several roommates.
- 24 Homeless population
- 25 Need more safe and positive environment for kids so have a greater chance to be productive citizens.
- 26 Too much housing in the area causing overcrowding
- 27 Housing too expensive.
- 28 Neighborhoods not desirable
- 29 Burdensome fees and regulations for new construction
- 30 Homelessness and loitering
- 31 Too many people moving here that have no jobs but want all the free services.
- 32 Lack of housing near major employers and transportation center
- 33 Parking issues, not enough parking for dense housing
- 34 Parking. Horrible parking situation
- 35 No challenges
- 36 More senior housing
- 37 The city's allowing of Short Term Rentals in SFR neighborhoods
- 38 Housing diversity - minimal mixed use housing, neighborhoods solely consisting of one single type of housing creating class exclusion, not enough housing being built.



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

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



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

SPANISH RESPONSES

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

Total Respondents: 9

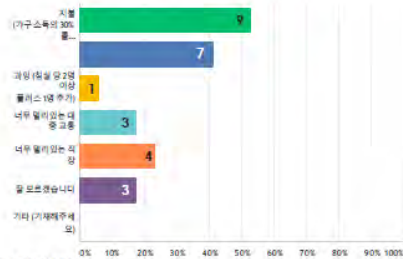


Chapter 11 Housing Element

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

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

Answered: 17 Skipped: 0



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

KOREAN RESPONSES

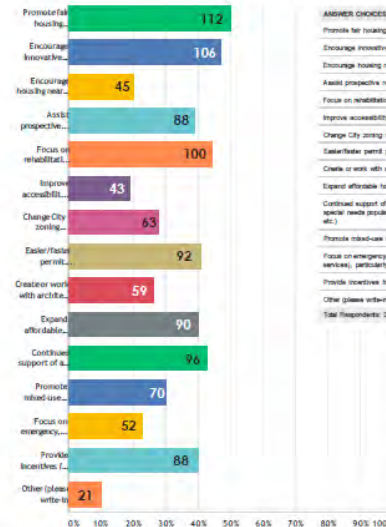
ANSWER CHOICES	RESPONSES	
비용 부담/과다 지불 (가구소득의 30%를 초과하는 주택 비용)	52.94%	9
수리 또는 오래된 전기/난방/배관이 필요한 경우	41.18%	7
과밀 (실질 당 2명 이상 플러스 1명 추가)	5.88%	1
너무 멀리있는 대중 교통	17.65%	3
너무 멀리있는 직장	23.53%	4
잘 모르겠습니다	17.65%	3
기타 (기재해주세요)	0.02%	0
Total Respondents: 17		



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

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

Answered: 225 Skipped: 0



ANSWER CHOICES

- Promote fair housing services to address fraud, displacement, or discrimination
- Encourage innovative design with emphasis on community and amenities
- Encourage housing near bus stops or other transportation options
- Assist prospective residents find suitable housing
- Focus on rehabilitation efforts of existing housing
- Improve accessibility in units and range of accessibility features for persons with disabilities
- Change City zoning regulations to increase the allowable amount of housing that can be built
- Easier/faster permit processes
- Create or work with architects to develop pre-approved ADU (accessory/second unit) plans
- Expand affordable housing inventory
- Continued support of area nonprofits/organizations and City programs, especially those that provide social services for special needs populations (youngsters, homeless, single parent households, farmworkers, senior, low income, youth, etc.)
- Promote mixed-use development with both commercial and residential components
- Focus on emergency, transitional, or supportive housing (affordable and special housing needs linked to supportive services), particularly for persons experiencing homelessness or with disabilities
- Provide incentives for housing developments that include low-income or affordable units
- Other (please specify)

Total Respondents: 225

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

ENGLISH RESPONSES



Chapter 11 Housing Element

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

ENGLISH RESPONSES

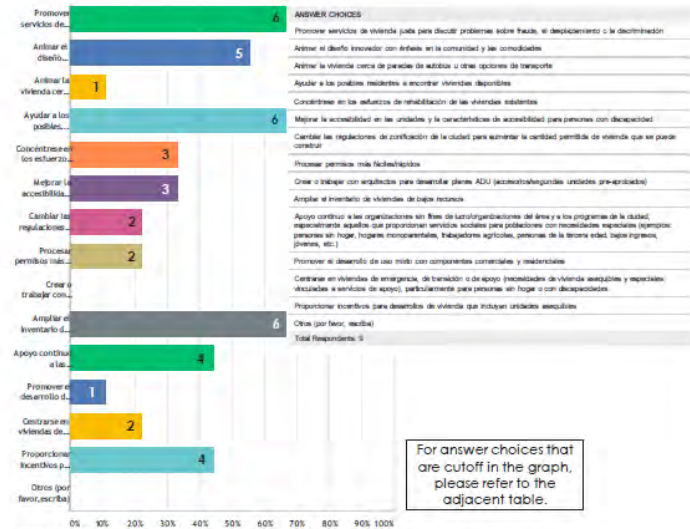
#	OTHER (PLEASE WRITE-IN)
1	None of the above. No Rezoning or urbanization should ever be considered.
2	clean up bad neighborhoods
3	Keeping our city as it is. Not to overpopulated just to be in the socially acceptable norms.
4	Allowable expansion into more front yard space, and or update fencing permits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



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

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

Answered: 9 Skipped: 0

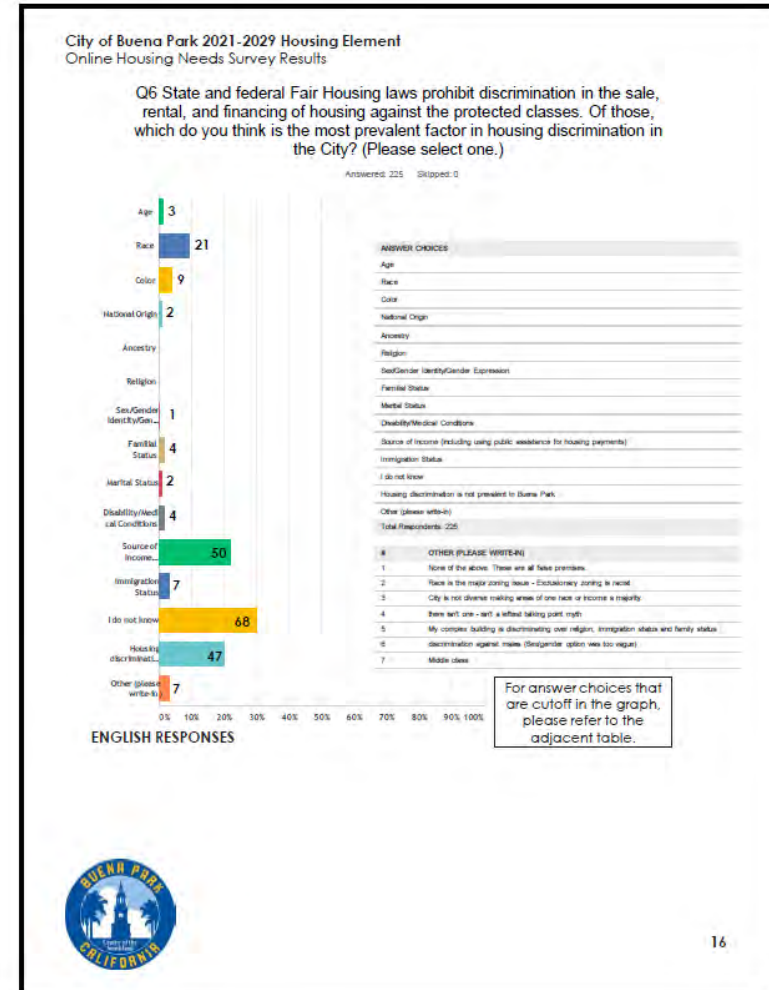
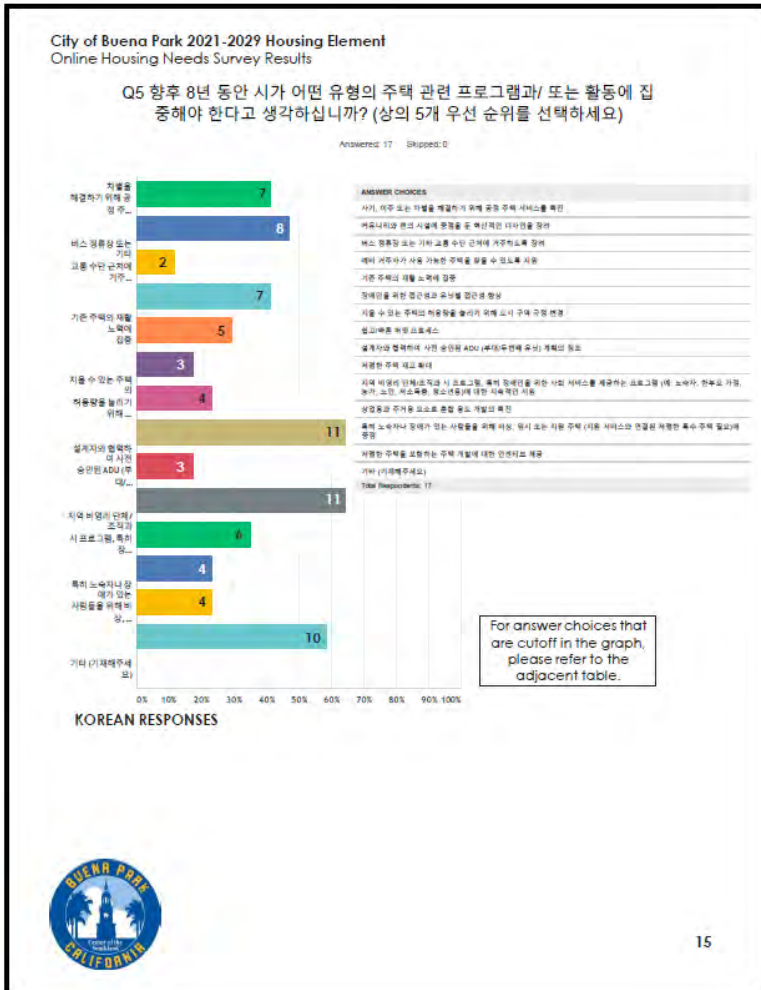


For answer choices that are cutoff in the graph, please refer to the adjacent table.

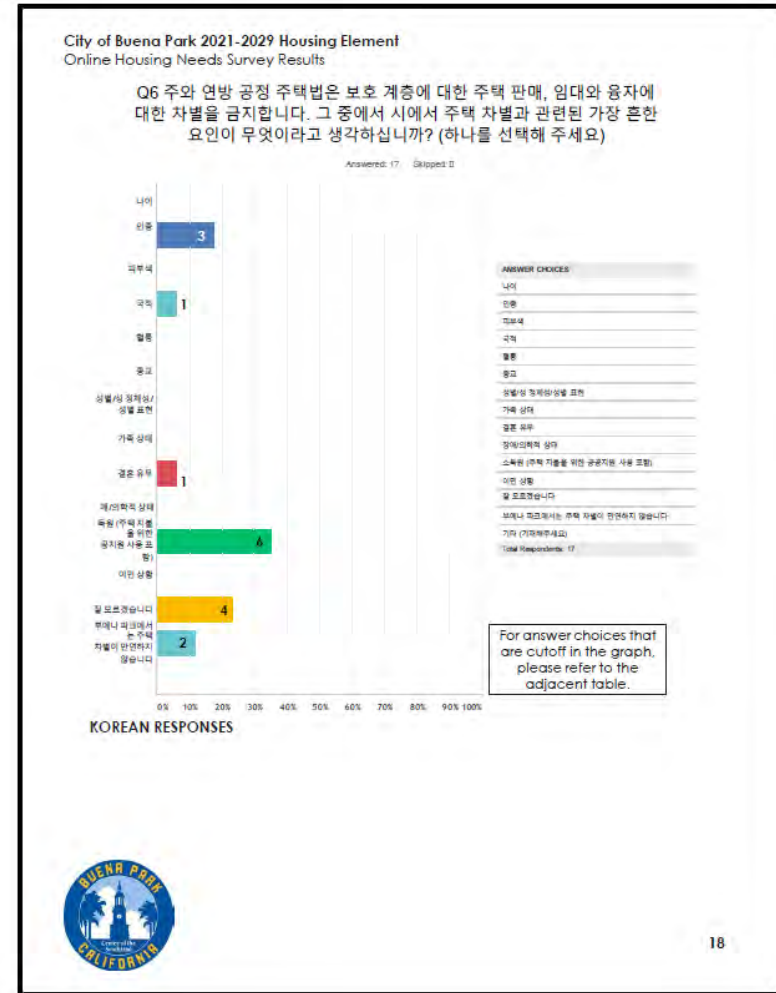
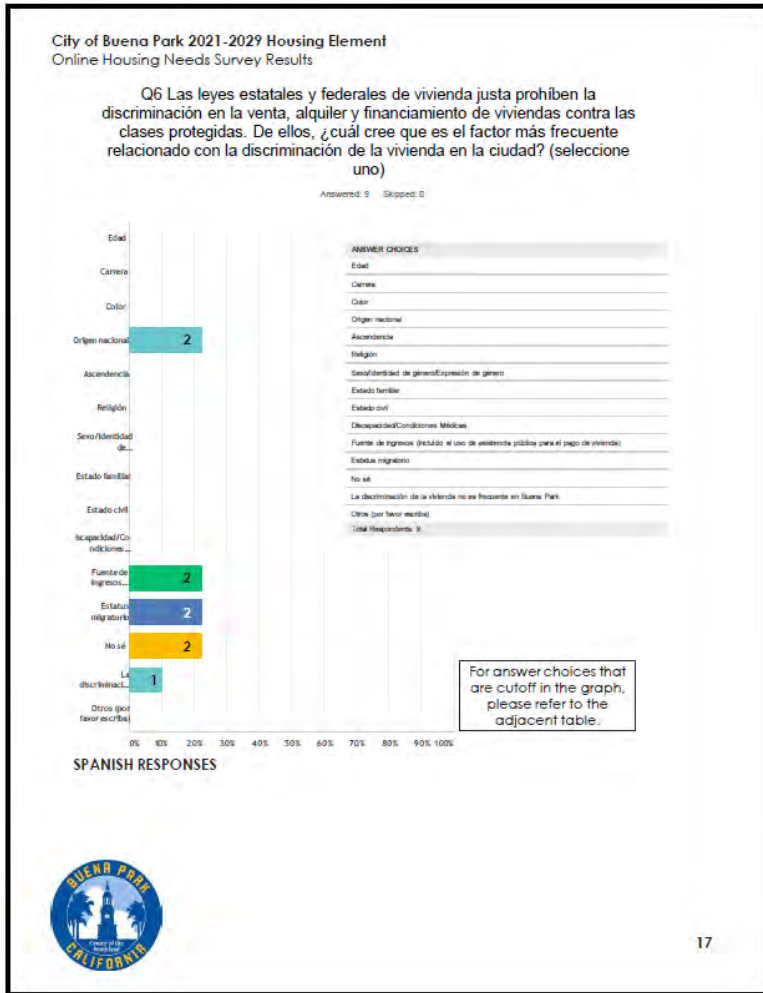
SPANISH RESPONSES



Chapter 11 Housing Element



Chapter 11 Housing Element

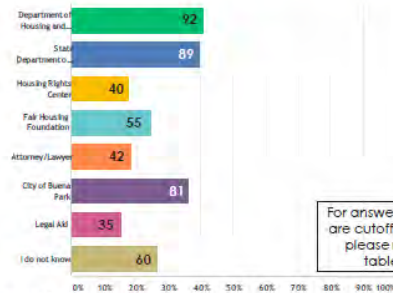


Chapter 11 *Housing Element*

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

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

Answered: 225 Skipped: 0



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

ENGLISH RESPONSES

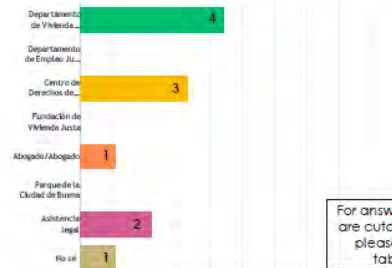
ANSWER CHOICES	RESPONSES
Department of Housing and Urban Development (HUD)	40.89% 52
State Department of Fair Employment and Housing (DFEH)	39.56% 89
Housing Rights Center	17.78% 40
Fair Housing Foundation	24.44% 55
Attorney/Lawyer	18.67% 42
City of Buena Park	36.00% 81
Legal Aid	15.56% 35
I do not know	26.67% 60
Total Respondents (225)	



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

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

Answered: 9 Skipped: 0



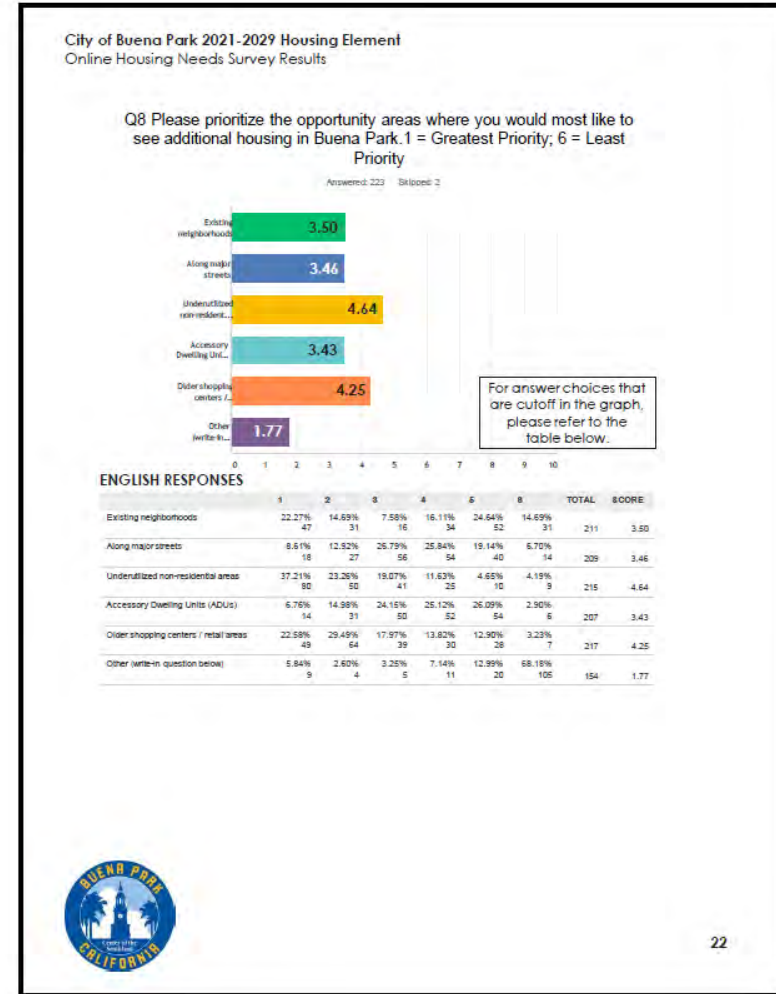
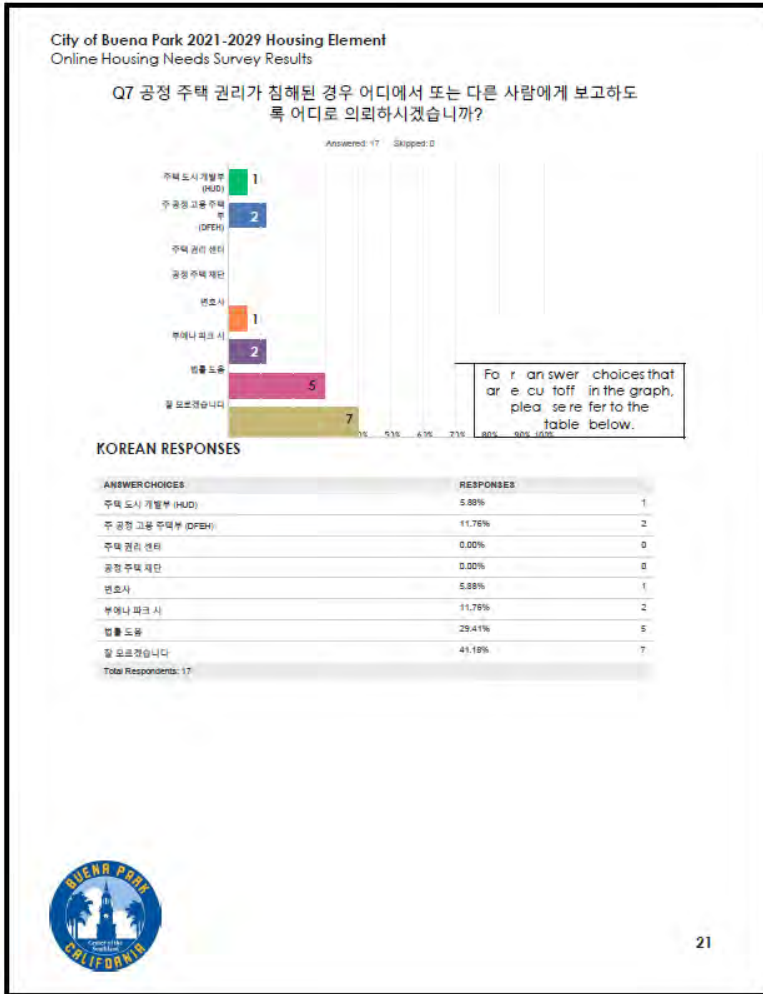
For answer choices that are cutoff in the graph, please refer to the table below.

SPANISH RESPONSES

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



Chapter 11 Housing Element

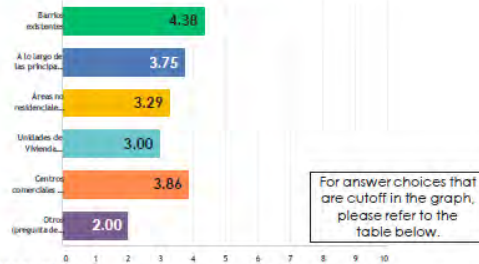


Chapter 11 Housing Element

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

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

Answered: 9 Skipped: 0



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

SPANISH RESPONSES

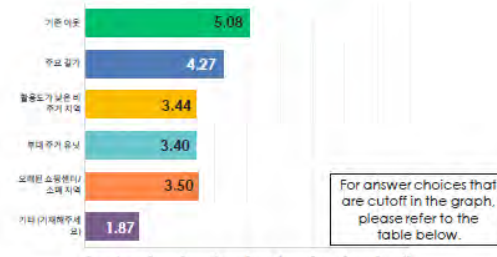
	1	2	3	4	5	6	7	8	TOTAL	SCORE
Bantos existentes	25.00% 2	12.50% 1	50.00% 4	0.00% 0	12.50% 1	0.00% 0			8	4.38
A lo largo de las principales calles	25.00% 2	25.00% 2	12.50% 1	0.00% 0	12.50% 1	25.00% 2			9	3.75
Áreas no residenciales infrautilizadas	0.00% 0	29.57% 2	0.00% 0	42.86% 3	28.57% 2	0.00% 0			7	3.29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



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

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

Answered: 17 Skipped: 0



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

KOREAN RESPONSES

	1	2	3	4	5	6	7	8	TOTAL	SCORE
기존 이웃	53.85% 7	15.38% 2	15.38% 2	15.38% 2	0.00% 0	0.00% 0			13	5.08
주요 길가	13.33% 2	53.33% 8	6.67% 1	6.67% 1	13.33% 2	6.67% 1			15	4.27
활동도가 낮은 비주거 지역	6.25% 1	12.50% 2	43.75% 7	12.50% 2	6.25% 1	18.75% 3			16	3.44
부대 주거 용닛	13.33% 2	6.67% 1	13.33% 2	40.00% 6	25.67% 4	0.00% 0			15	3.40
오래된 쇼핑센터/소매 지역	12.50% 2	12.50% 2	25.00% 4	18.75% 3	25.00% 4	6.25% 1			16	3.50
기타 (기타해주세외)	11.11% 1	0.00% 0	0.00% 0	0.00% 0	11.11% 1	77.78% 7			9	1.87



Chapter 11 Housing Element

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

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

Answered: 85 Skipped: 139

ENGLISH RESPONSES

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



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

ENGLISH RESPONSES

31	underutilized open spaces	5/19/2021 8:35 AM
32	No high rises.	5/17/2021 9:23 AM
33	Good area to live in	5/14/2021 9:03 AM
34	keep city out of it	5/14/2021 9:01 AM
35	No additional housing in Buena Park. Improve on existing housing options.	5/12/2021 9:54 AM
36	For affordable/low income housing have that near grocery stores or schools	5/12/2021 8:20 AM
37	New developed apartments	5/6/2021 11:30 AM
38	Use the unused property land that is just sitting along on residential areas	5/6/2021 10:29 AM
39	N/a	5/5/2021 8:59 AM
40	Use the Sears building	5/5/2021 1:25 AM
41	Empty lots along major streets	5/4/2021 2:07 PM
42	Empty lots	5/4/2021 12:13 PM
43	Blighted areas including old church locations	5/4/2021 9:57 AM
44	None	5/3/2021 10:09 PM
45	Older business bldgs that are not being used, to be turned into affordable housing. Get rid of wasted space either with housing or retail or medical facilities.	5/3/2021 8:37 AM
46	Areas with highest foreclosures	4/30/2021 6:41 PM
47	Near the park	4/30/2021 4:25 PM
48	n/a	4/30/2021 9:27 AM
49	Disaggregated apartment buildings	4/30/2021 12:39 AM
50	Empty unused parking areas	4/29/2021 10:39 PM
51	Current apartment complexes should transition into based on income housing.	4/29/2021 10:38 PM
52	Na	4/29/2021 10:15 PM
53	New developments as multi unit family rentals instead of expensive condos	4/29/2021 8:34 PM
54	No new housing	4/29/2021 8:15 PM
55	Use areas where homes are dilapidated or condemned. Or lots that have been sitting for years and not being developed.	4/29/2021 7:32 PM
56	Open land	4/29/2021 7:10 PM
57	Improve existing housing that need of repairs	4/29/2021 6:31 PM
58	Stop building houses. There are too many people and too much traffic already.	4/29/2021 6:06 PM
59	Not sure	4/29/2021 5:49 PM
60	Unknown	4/29/2021 5:44 PM
61	All aspects need to be revamped	4/29/2021 5:44 PM
62	Not in existing residential neighborhoods, just enforce the rules to make those areas nice.	4/29/2021 5:36 PM
63	Build houses on flatlands.	4/29/2021 5:36 PM
64	NA	4/29/2021 5:29 PM
65	NA	4/29/2021 5:28 PM
66	Na	4/29/2021 5:26 PM
67	None	4/29/2021 5:21 PM



Chapter 11 Housing Element

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

ENGLISH RESPONSES

#	RESPONSES	DATE
68	School zone	4/29/2021 5:17 PM
69	n/a	4/29/2021 11:31 AM
70	N/A	4/29/2021 9:18 AM
71	Churchsites	4/28/2021 3:58 PM
72	Stop the overcrowding, we don't need more housing.	4/28/2021 2:18 PM
73	Converting old motels/hotels	4/28/2021 11:52 AM
74	Nowhere	4/28/2021 8:23 AM
75	No	4/28/2021 8:10 AM
76	Transportation center	4/28/2021 6:32 AM
77	Rezone commercial areas to residential or mixed use.	4/27/2021 8:19 PM
78	Other	4/27/2021 6:36 PM
79	All of the empty lots that sit in Buena Park could be an option. The people who own these Lots overcharge renters, and they don't need the income so they just sit there.	4/27/2021 6:26 PM
80	I don't think we need additional housing. The city is crowded. Traffic awful	4/27/2021 6:11 PM
81	-	4/27/2021 4:23 PM
82	Start building in area by golf course	4/27/2021 3:35 PM
83	n/a	4/27/2021 3:34 PM
84	Near parks and empty or abandoned lots	4/27/2021 1:26 PM
85	Look into active travel corridor based housing	4/27/2021 1:05 PM
86	N/A	4/27/2021 10:31 AM

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

Answered: 3 Skipped: 6

SPANISH RESPONSES

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

Q9 위의 질문에 기타를 선택한 경우 여기에 답변을 작성해주세요.

Answered: 3 Skipped: 14

KOREAN RESPONSES

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



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

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

Answered: 154 Skipped: 71

ENGLISH RESPONSES

#	RESPONSES	DATE
1	Near Buena Park mall	7/20/2021 5:57 PM
2	Near Buena Park Mall	7/13/2021 11:01 PM
3	Beach Blvd. And Lincoln Ave	7/11/2021 7:27 PM
4	Beach Blvd	7/11/2021 3:23 PM
5	near Knott Ave	7/11/2021 11:45 AM
6	Orangehorpe between knott and western	7/10/2021 7:07 PM
7	Artesian Blvd	7/10/2021 3:19 PM
8	across from the new mall near st plus the 5th a cross from the denny's	7/8/2021 6:08 AM
9	Mall parking lot	7/7/2021 7:42 AM
10	We are full...convert unused hotels or the butterfly pavilion. But why are you trying to lower the quality of life for those who are already here?	7/2/2021 6:51 PM
11	No new rezoning in single family residential area ever. No new builds until infrastructure is addressed.	6/30/2021 2:22 PM
12	Dale and la palma	6/29/2021 9:01 PM
13	There should be more multi unit housing being build among the single family dwellings, around major streets such as Artesia and Beach Blvd. More apartments and duplexes around those major streets	6/29/2021 11:53 AM
14	Redevelop the Buena Park mall, build high density along Beach Blvd, missing middle density along Stanton ave, redevelop/rezone along auto center drive and whitaker, build in the empty parking lots near commercial centers, upzone next to the Buena Park train station, zone for housing on the Coyote Hill Golf course	6/29/2021 7:55 PM
15	Near Buena Park Mall, near The Source, near schools, near parks	6/29/2021 1:18 PM
16	Don't know	6/25/2021 4:11 PM
17	dale street near omni 3 collision center/ on commonwealth next to analogue computer systems/dale street on or near the Messiah Lutheran Church in front of Whitakers/641 los coyotes dr along the old train tracks (that don't exist anymore) within the city near ball road and knott/3701 w mangali drive/left over space still available around the city	6/25/2021 3:48 PM
18	On the top of the Buena park mall	6/20/2021 1:57 PM
19	Near burns park mall	6/15/2021 2:55 PM
20	I'm not sure.	6/14/2021 11:07 AM
21	near and around Knott's Berry Farm, more high rise condos should be an option with first and second level for businesses.	6/13/2021 10:55 PM
22	Near Buena Park Mall	6/13/2021 8:49 AM
23	Buena Park mall	6/11/2021 8:04 AM



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Chapter 11 Housing Element

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

ENGLISH RESPONSES

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



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

ENGLISH RESPONSES

54	Near the Buena Park Mall	5/16/2021 8:35 AM
55	Near BP Mall	5/17/2021 12:24 PM
56	Artesia Blvd and Western Avenue. The Buena Park Mall.	5/17/2021 9:23 AM
57	Orangethorpe	5/14/2021 9:03 AM
58	Keep city out of it	5/14/2021 9:01 AM
59	The Source (Orangethorpe and Beach) Western and Orangethorpe	5/12/2021 4:02 PM
60	No additional housing in Buena Park. Improve on existing housing options.	5/12/2021 9:54 AM
61	Near los coyotes country club, cypress college, and along valley view	5/12/2021 8:20 AM
62	Not sure	5/6/2021 2:35 PM
63	Western.	5/6/2021 10:29 AM
64	Away from Los Arcos	5/5/2021 8:55 AM
65	Near Buena Park Mall.	5/5/2021 1:25 AM
66	Near mall	5/4/2021 2:38 PM
67	Commonwealth and Indiana has two empty lots	5/4/2021 2:07 PM
68	Anahaim border, near BP mall, Western Ave	5/4/2021 9:57 AM
69	Western Ave	5/3/2021 10:06 PM
70	Orangethorpe where 7Up was.	5/3/2021 11:25 AM
71	Within Buena Park Mall, old Sears bldg, turn that area into housing. Maybe a smaller high rise (earthquake safe). Affordable flats or Apt or townhome living. Easy access to shopping, galleries and entertainment areas. Old school no longer being used affordable housing for low income families.	5/3/2021 8:37 AM
72	I-5 and Western	5/3/2021 6:22 AM
73	None, the city is built out. Should look a sustainability not growth.	5/3/2021 12:23 AM
74	Near Buena Park Mall	5/2/2021 7:52 PM
75	Knott & Artesia. Commonwealth	5/1/2021 1:35 PM
76	near good school district	5/1/2021 7:32 AM
77	N/a	5/1/2021 6:34 AM
78	Talkie out some auto dealerships on auto center drive	4/30/2021 8:09 PM
79	Near Buena Park Mall	4/30/2021 6:41 PM
80	Buena Park mall	4/30/2021 4:26 PM
81	Near Buena Park Mall or at Buena Park Mall. Stanton and Whittaker. Beach Blvd. Butterfly Pavilion and other blighted areas on Beach Blvd.	4/30/2021 3:33 PM
82	Near Buena Park Mall	4/30/2021 12:42 PM
83	Near Buena Park Mall.	4/30/2021 9:50 AM
84	Near Buena Park mall, Beach and orangethorpe	4/30/2021 9:48 AM
85	n/a	4/30/2021 9:27 AM
86	I don't know	4/30/2021 8:33 AM
87	Utility right of ways... Instead of all those empty parking lots. Sears parking lot; multi-story units surrounding multi-level parking structures.	4/30/2021 12:47 AM
88	Los Coyotes, near train station, replace The Source	4/30/2021 12:39 AM



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Chapter 11 Housing Element

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

ENGLISH RESPONSES

89	NA	4/29/2021 10:39 PM
90	We should transition current complexes that do not offer housing.	4/29/2021 10:38 PM
91	Western and nine	4/29/2021 10:15 PM
92	Beach/malvern area	4/29/2021 8:55 PM
93	Magnolia and orange Thorpe. Dale st by the airport. Beach bl instead of run down hotels	4/29/2021 8:34 PM
94	None please. We are becoming very crowded here	4/29/2021 8:15 PM
95	Empty lot on Beach and Lincoln. Empty lot on artesia between western and beach.	4/29/2021 7:32 PM
96	The mall is pretty much a ghost town these days. Traffic is bad enough. The last thing I'd like to see are adults.	4/29/2021 7:18 PM
97	Near buena park mall, and commonwealth	4/29/2021 7:10 PM
98	Near Buena Park Mall	4/29/2021 6:31 PM
99	Nowhere	4/29/2021 6:06 PM
100	Orangethorpe, la Palma,	4/29/2021 6:02 PM
101	Buena Park Mall	4/29/2021 5:52 PM
102	Near Auto Center Drive; Near Buena Park High School	4/29/2021 5:49 PM
103	Buena Park Mall	4/29/2021 5:46 PM
104	Beach and 8th st	4/29/2021 5:46 PM
105	Artesia and western	4/29/2021 5:44 PM
106	Near Buena Park mall	4/29/2021 5:38 PM
107	Replace the drug infested, problematic motel 6 on Valley View and Orange Thorpe with housing. Stop permitting more non-profit and exempt businesses to occupy land and not pay into our city funds.	4/29/2021 5:36 PM
108	Near Buena Park Mall	4/29/2021 5:36 PM
109	Los coyotes dr.	4/29/2021 5:36 PM
110	NA	4/29/2021 5:29 PM
111	Near Buena Park High School.	4/29/2021 5:28 PM
112	Near the mall	4/29/2021 5:28 PM
113	Buena park mall	4/29/2021 5:22 PM
114	N/a	4/29/2021 5:21 PM
115	Artesia	4/29/2021 5:20 PM
116	the industrial areas south of orangethorpe and valley view	4/29/2021 11:31 AM
117	Beach Blvd Corridor	4/29/2021 9:18 AM
118	Stanton Ave and Whitaker	4/29/2021 8:05 AM
119	Knott Ave	4/29/2021 12:15 AM
120	Near Buena Park Mall	4/28/2021 11:30 PM
121	Buena Park Mall The Source	4/29/2021 10:48 PM
122	Near Buena Park Mall, major arterial corridors, church owned sites	4/28/2021 4:50 PM
123	Retail Corridors	4/28/2021 3:58 PM
124	Shopping Centers not in use: Across from BP Mall at Dale/La Palma Ave (re-zoned), where Albertsons used to be. Other retail areas, that are also close to homes. Need more housing and	4/28/2021 2:39 PM



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ENGLISH RESPONSES

LESS retail overall.		
125	No need for additional housing, stop the over crowding and low income housing turning this city	4/29/2021 2:18 PM
126	in rundown or vacant shopping/business areas.	4/29/2021 11:52 AM
127	No answer	4/29/2021 9:05 AM
128	Work on getting the 'density' housing filed. Those units are still empty. Bulldoze and rebuild blighted areas with new single family AFFORDABLE homes. Permit apartments above businesses owned property.	4/28/2021 8:34 AM
129	Downtown	4/28/2021 8:23 AM
130	Near Buena Park mall	4/28/2021 8:10 AM
131	Near transportation center - vacant lot at end of stanton near malvern and behind nutritite, Dale and Artesia, along commonwealth, commonwealth and Indiana, shopping centers at malvern and beach could have apartments, or condos over the existing retail (all shopping centers in town should be zoned mixed use with high density residential, vacant land/parking lots owned by knott's should be zoned residential/parking for workforce housing, and the two motels at auto center drive and stanton should be assembled along with the c class commercial buildings and the end of whitaker st. into one large workforce housing apartment or condo tower. All future projects should be under parked (1 space per unit) to reduce construction cost and encourage use of public transportation, uber and car sharing (driverless shared car service is just around the corner)	4/28/2021 6:32 AM
132	Near Buena Park Mall	4/27/2021 9:37 PM
133	The old Ralphs on Ball & VV. The Sears at the mall.	4/27/2021 8:19 PM
134	Artesia and stanton	4/27/2021 7:51 PM
135	Buena park mall similar to Bella terra in Huntington beach. Old orchard	4/27/2021 6:37 PM
136	Knott	4/27/2021 6:36 PM
137	Near Buena Park Mall	4/27/2021 6:34 PM
138	None	4/27/2021 6:26 PM
139	None	4/27/2021 6:11 PM
140	Near Buena Park Mall	4/27/2021 6:00 PM
141	I don't really know of many more areas to build. The city is pretty built up. Not a fan of building more apts. Our beautiful family friendly community is turning into an Anaheim wasteland where tourists, traffic and money is the priority. We have Knott's Berry Farm and soak city which brings in a far amount of all listed above.	4/27/2021 5:36 PM
142	All that open space on Beach	4/27/2021 5:01 PM
143	Artesia Blvd, BP Mall areas	4/27/2021 4:23 PM
144	Large unused areas of the BP mall parking lot, La Palma & Dale (empty Orchard store), Former Wax Museum site.	4/27/2021 3:55 PM
145	Beach boulevard across Walmart	4/27/2021 3:43 PM
146	Near Buena Park mall and or more on Orangethorpe	4/27/2021 3:38 PM
147	Near gold course. ADU would work there as well as condo developments to promote home ownership	4/27/2021 3:35 PM
148	Anywhere North of Orangethorpe Ave	4/27/2021 3:34 PM
149	Buena Park mall	4/27/2021 3:29 PM
150	Replace the hotel at Valley View and Orangethorpe	4/27/2021 1:39 PM
151	At the mall in the parking lot and build a parking structure for parking. Along beach blvd for mixed use buildings. Strip malls are prime spots for mixed use units.	4/27/2021 1:26 PM



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ENGLISH RESPONSES

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

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

SPANISH RESPONSES

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

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

KOREAN RESPONSES

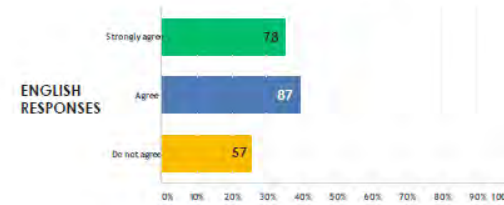
#	RESPONSES	DATE
1	beach Blvd	6/29/2021 4:11 PM
2	모르겠습니다	6/9/2021 5:48 PM
3	물류인 공항지역	5/7/2021 2:41 PM
4	Artesia Blvd	4/30/2021 9:07 AM
5	Buena Park Mall	4/29/2021 11:48 PM
6	Western Ave	4/29/2021 10:21 PM
7	Western ave	4/29/2021 7:02 PM
8	Artesia Blvd	4/29/2021 5:39 PM
9	Artesia Blvd	4/29/2021 8:35 PM



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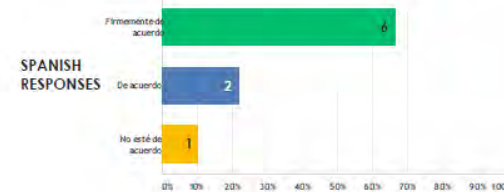
Q11 Please select whether you strongly agree, agree, or do not agree with the following statement: It is difficult to find affordable rental housing in the City of Buena Park.

Answered: 222 Skipped: 3



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

Answered: 9 Skipped: 0

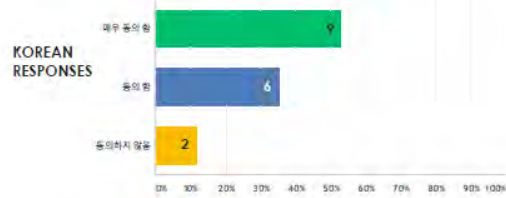


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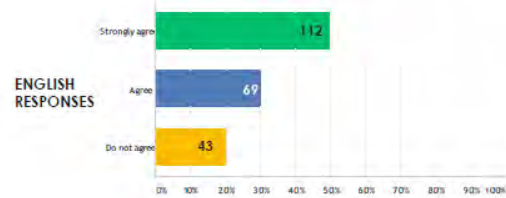
Q11 다음 진술에 대해 매우 동의 하는지, 동의하는지 또는 동의하지 않는지 선택하세요. 부에나 파크시에서 저렴한 임대 주택을 찾기가 어렵습니다.

Answered: 17 Skipped: 0



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

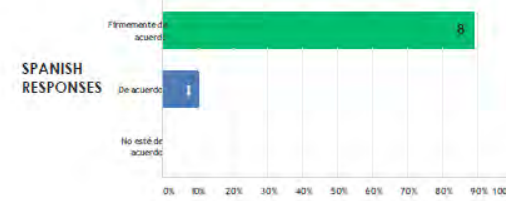
Answered: 224 Skipped: 1



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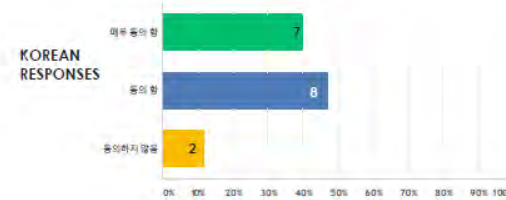
Q12 Por favor, seleccione si está totalmente de acuerdo, está de acuerdo o no con la siguiente declaración: Es difícil encontrar viviendas con unidades de bajos recursos para comprar en la Ciudad de Buena Park.

Answered: 9 Skipped: 0

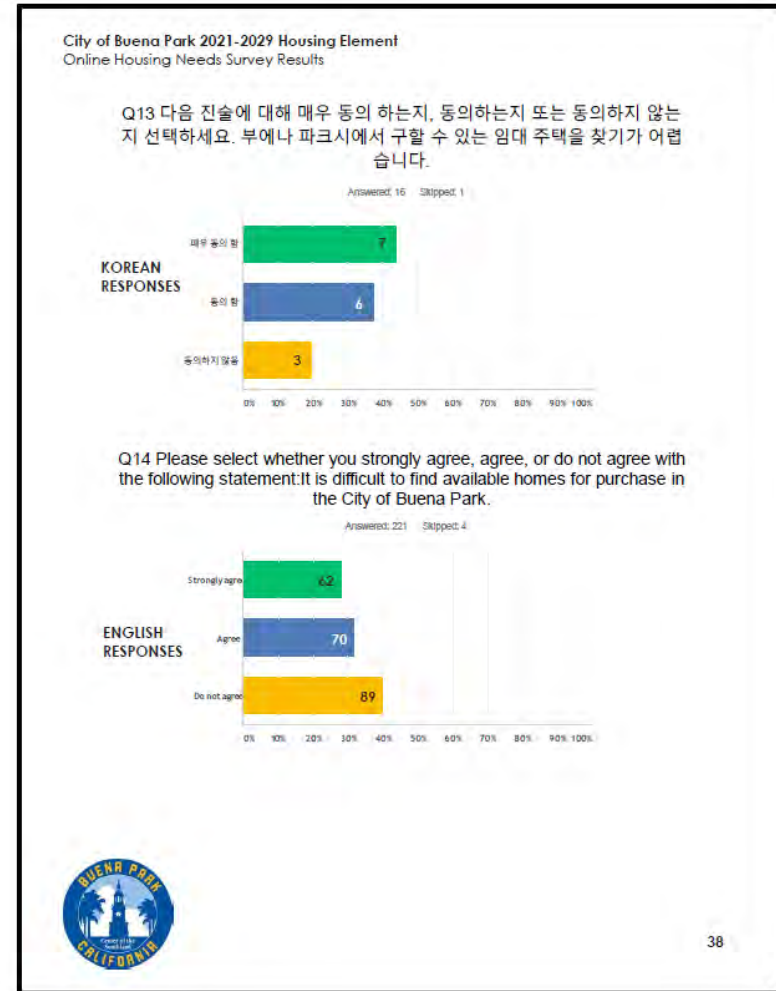
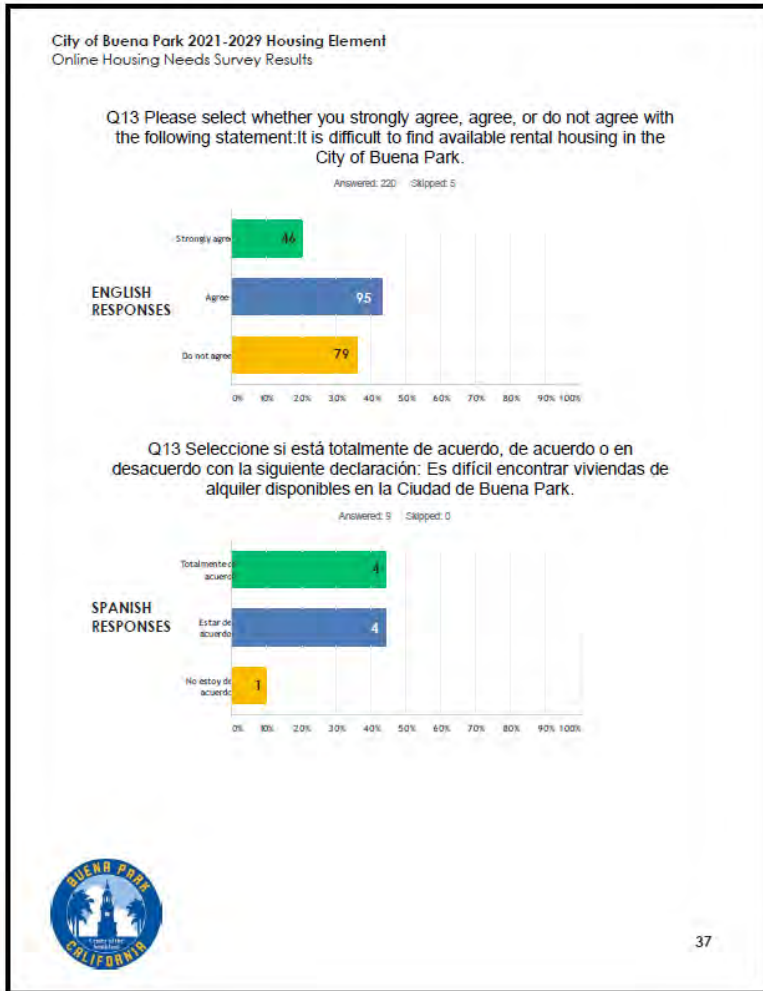


Q12 다음 진술에 대해 매우 동의 하는지, 동의하는지 또는 동의하지 않는지 선택하세요. 부에나 파크시에서 소유할 저렴한 주택을 찾기가 어렵습니다.

Answered: 17 Skipped: 0



Chapter 11 *Housing Element*

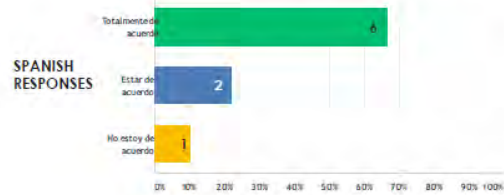


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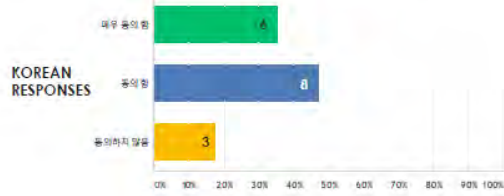
Q14 Seleccione si está totalmente de acuerdo, de acuerdo o en desacuerdo con la siguiente declaración: Es difícil encontrar casas disponibles para comprar en la Ciudad de Buena Park.

Answered: 9 Skipped: 0



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

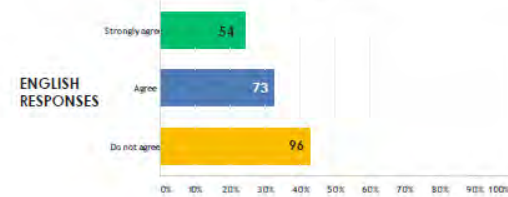
Answered: 17 Skipped: 0



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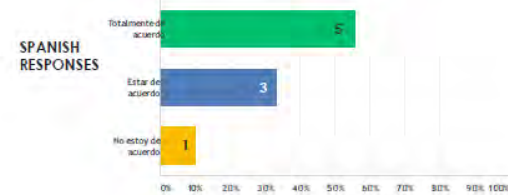
Q15 Please select whether you strongly agree, agree, or do not agree with the following statement: The condition of neighborhoods (streetlights, sidewalks, parks, etc.) is the foremost challenge facing the community.

Answered: 223 Skipped: 2



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

Answered: 9 Skipped: 0

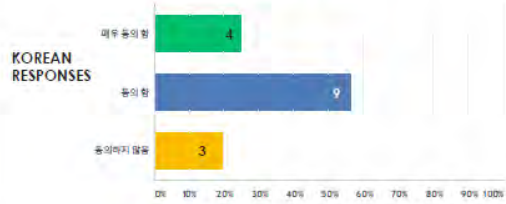


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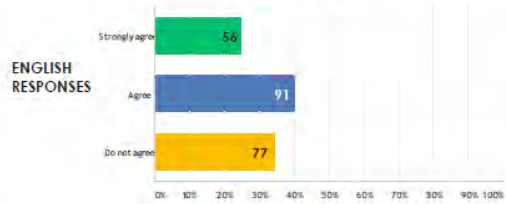
Q15 다음 진술에 대해 매우 동의 하는지, 동의하는지 또는 동의하지 않는지 선택하세요. 동네의 상태 (가로등, 보도, 공원등)는 지역 사회가 직면한 가장 큰 도전입니다.

Answered: 16 Skipped: 1



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

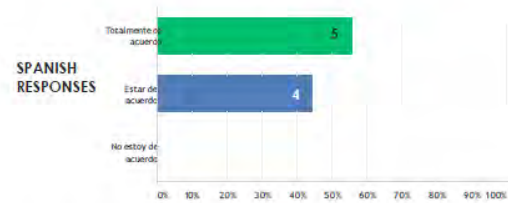
Answered: 224 Skipped: 1



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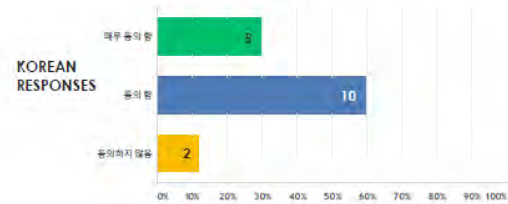
Q16 Seleccione si está totalmente de acuerdo, de acuerdo o en desacuerdo con la siguiente declaración: La condición de la vivienda existente y el mantenimiento de la propiedad es el principal desafío que enfrenta la comunidad.

Answered: 9 Skipped: 0



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

Answered: 17 Skipped: 0

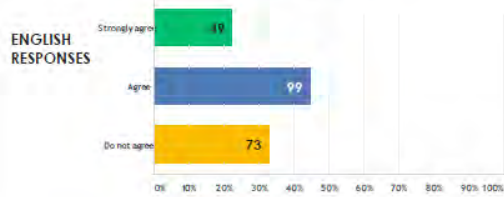


Chapter 11 *Housing Element*

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

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

Answered: 221 Skipped: 4



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

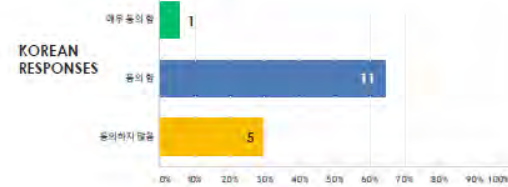
Answered: 9 Skipped: 0



City of Buena Park 2021-2029 Housing Element
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Q17 다음 진술에 강력히 동의하는지, 동의하지 않는지 선택하세요. 부대 주거 유닛 (ADU/두번째 유닛)은 부에나 파크시에서 추가 주거 옵션을 제공합니다

Answered: 17 Skipped: 0



Chapter 11 Housing Element

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

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

Answered: 163 Skipped: 52

ENGLISH RESPONSES

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



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

ENGLISH RESPONSES

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



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Chapter 11 Housing Element

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

ENGLISH RESPONSES

114	Our city does not currently enforce existing housing or vehicle codes so adding more units would just compound the problems our neighborhoods and homeowners/taxpayers already face. More units means more non owning-uncommitted people, more vehicles and unfortunately more stress on our city services from people not paying into the funds. This means more expenses for the people who live and own their property without the support of our city to keep our community nice. I could support ADUs if our city was more committed to supporting those of us who own and call this city home.	4/29/2021 5:36 PM
115	More affordable.	4/29/2021 5:36 PM
116	Don't know	4/29/2021 5:29 PM
117	Not enough of them	4/29/2021 5:26 PM
118	NA	4/29/2021 5:22 PM
119	N/a	4/29/2021 5:21 PM
120	Benefits are we will have more housing for our homeless population.	4/29/2021 2:36 PM
121	If there is enough room on a property to build or add an ADU, it should be allowed. Many properties will be too small though.	4/29/2021 9:18 AM
122	ADUs destroys the quality of living in suburban tract housing. Kids and out-of-state's should be the ultimate goal with rental and condominium living alternative means for young adults and aging seniors.	4/29/2021 8:05 AM
123	Unknown	4/29/2021 12:15 AM
124	Benefits: keeping families together, providing additional income to home-owners, providing housing for low-income residents	4/29/2021 11:30 PM
125	Pros: affordable-can fit more homes in Cons: it's a bandaid over a bullet hole. Essentially ADUs don't address long term housing issues. Families will outgrow them and have nowhere to go because REAL affordable housing is still out of budget.	4/29/2021 10:48 PM
126	benefits for housing for elderly parent challenge: could be use by some for rental income for overcrowded areas with little parking	4/29/2021 9:55 PM
127	benefits: more choice in affordable housing	4/29/2021 4:50 PM
128	Over crowding, blight	4/28/2021 4:35 PM
129	Front yard ADUs?	4/28/2021 3:58 PM
130	Benefit: More housing/Less expensive to rent	4/28/2021 2:38 PM
131	It's bringing in too many low income residents and bringing down the home values	4/28/2021 2:18 PM
132	Parking on streets can be challenging. Additional income for existing homeowner sharing lot is a benefit.	4/28/2021 11:52 AM
133	Adding more ADUs means more influx of people and use of resources. Although I agree with the concept of the ADU it should be careful planned and develop as not to increase the population beyond the resources available.	4/28/2021 9:32 AM
134	Homes need to be permanent.	4/28/2021 9:05 AM
135	Simply: If existing, responsible homeowners accept an ADU on their property they can govern the quality of the renter in our city. If there is monetary and lawful assistance from the city that would help. Personally I wouldn't have a problem renting an ADU to a professional who works in our city who is saving to buy a home.	4/28/2021 8:34 AM
136	Increasing the number of residence only increases more congestion than we already have within the general and surrounding areas.	4/28/2021 8:23 AM
137	Additional living space as well as additional income for home owner	4/28/2021 8:10 AM
138	Challenges: over crowding neighborhoods; Impacts street parking; public safety	4/28/2021 7:14 AM
139	Challenge - city staff and council are adamantly opposed to them. Benefits - additional housing quickly and cheaply, additional income for homeowners, multigenerational living, legalizing	4/28/2021 6:32 AM



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ENGLISH RESPONSES

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



Chapter 11 *Housing Element*

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

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

Answered: 5 Skipped: 4

SPANISH RESPONSES

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

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

Answered: 6 Skipped: 11

KOREAN RESPONSES

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

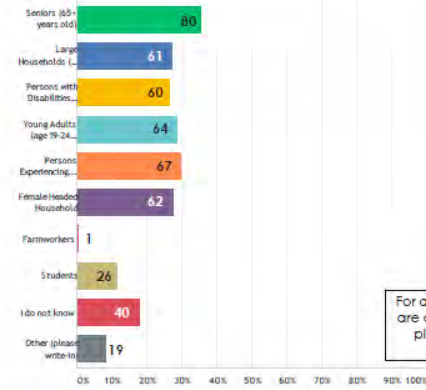


City of Buena Park 2021-2029 Housing Element
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ENGLISH RESPONSES

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

Answered: 225 Skipped: 0

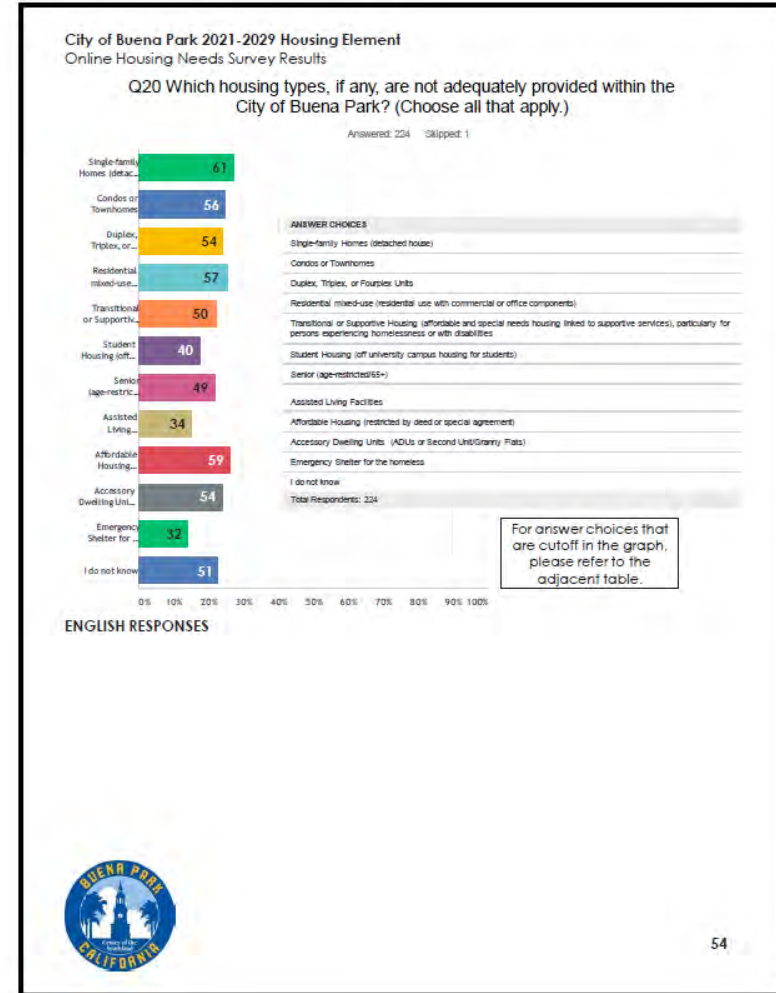
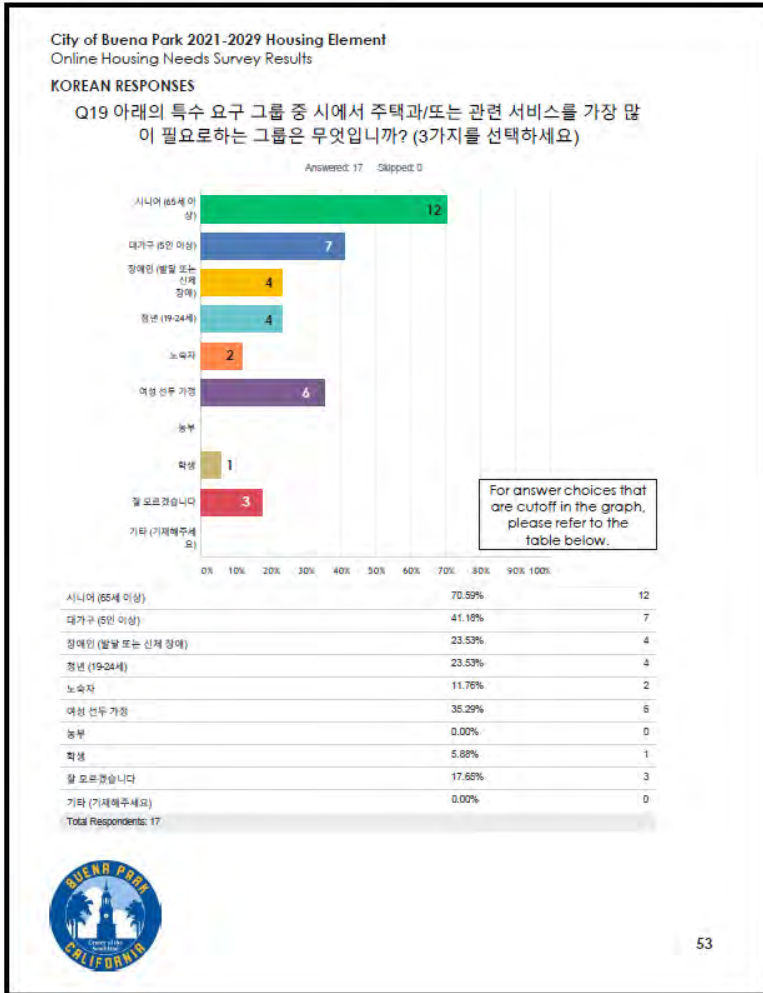


For answer choices that are cutoff in the graph, please refer to the table below.

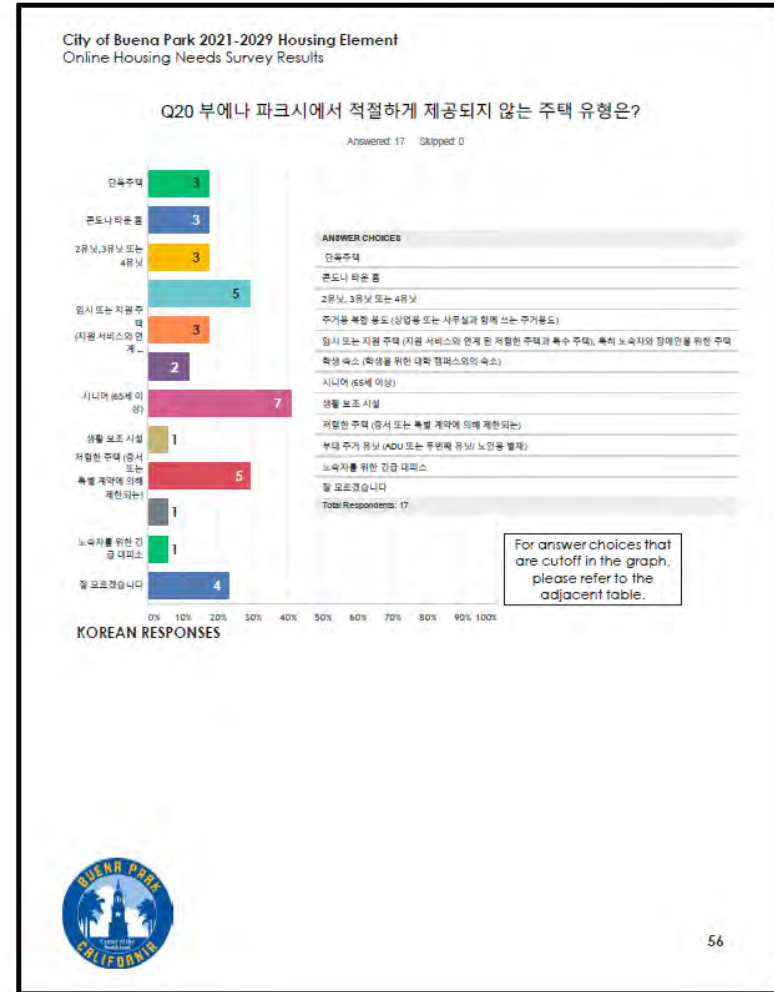
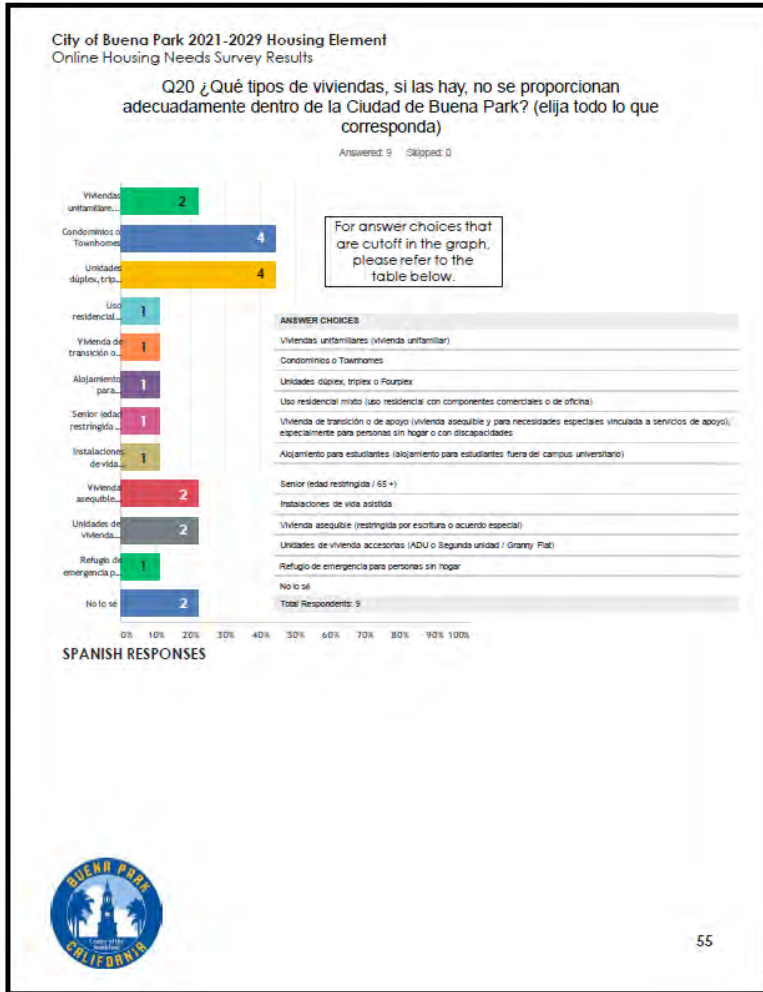
ANSWER CHOICES	RESPONSES
Seniors (65+ years old)	35.56% 80
Large Households (5 or more members)	27.11% 61
Persons with Disabilities (developmental or physical disabilities)	26.67% 60
Young Adults (age 19-24 years old)	28.44% 64
Persons Experiencing Homelessness	29.78% 67
Female Headed Household	27.56%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



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

Answered: 197 Skipped: 28

ENGLISH RESPONSES

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



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

ENGLISH RESPONSES

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



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

ENGLISH RESPONSES

57	Open space, safety	5/23/2021 11:15 PM
58	Private open space safety schools and parks nearby	5/23/2021 1:44 PM
59	ADA wheelchair accessible flats, multi-generational accommodations	5/23/2021 10:45 AM
60	Where I live now	5/21/2021 10:44 AM
61	Safety	5/20/2021 11:36 AM
62	Parking	5/20/2021 8:00 AM
63	Cleanliness, overall neighborhood appearance, lack of crime and transients around my neighborhood.	5/20/2021 5:51 AM
64	Safety, parking,	5/19/2021 3:28 PM
65	Privacy,	5/19/2021 3:10 PM
66	Safety, parking, and park amenities to exercise	5/19/2021 2:40 PM
67	Safety, pride of ownership, privacy, low density, quality neighbors.	5/19/2021 7:09 AM
68	Safety/Security, multi-generational accommodations	5/19/2021 2:18 AM
69	Safety security	5/18/2021 1:53 PM
70	private open space	5/18/2021 8:35 AM
71	Private open space. Quiet. Nice neighborhoods. No high rises.	5/17/2021 9:23 AM
72	Multi rooms	5/14/2021 9:03 AM
73	security	5/14/2021 9:01 AM
74	Safety and multigenerational accommodations	5/12/2021 7:44 PM
75	Access to fresh produce, eggs, cheeses, baked goods that often come with Farmers Markets. The BP Farmers market does not reflect a true Farmers market experience. Housing with a walkable city with great access to parks and shops all in a safe and secure environment. Utilize SCE beltways with walking paths for neighborhoods which include this space.	5/12/2021 4:02 PM
76	Providing safe parking and/or providing for public transportation options. Ensuring there is adequate open space (e.g., parks).	5/12/2021 9:54 AM
77	1. Affordable price for low income individuals 2. Access to grocery stores (housing more than 1 mile away from grocery stores leads to a food desert (https://www.ode.gov/pd/issues/2015/15_0065.html#:~:text=The%20US%20Department%20of%20Agriculture,%20%20%2C%20I%20.3). 3. Away from pollution (freeways and factories) 4. Near schools/parks 5. Plentiful parking 6. Open space for children to play	5/12/2021 8:20 AM
78	Pets ok and parking	5/7/2021 7:40 AM
79	Parking	5/6/2021 2:36 PM
80	Single parent housing. Single income housing	5/6/2021 11:30 AM
81	Affordable	5/6/2021 10:29 AM
82	Large private open space with greenery, security, clean neighborhood with greenery, proximity to trails, good electric grid that doesn't have outages when everyone turns on their AC, that the streets don't flood during rain	5/5/2021 6:16 PM
83	Housing with a sidewalk	5/5/2021 8:59 AM
84	Of course close to transportation and shopping, but mainly roof over someone's head & space of their own.	5/5/2021 1:25 AM
85	Large yards	5/4/2021 2:07 PM
86	Safety and security especially from dusk till dawn	5/4/2021 12:13 PM
87	Access/proximity to shopping, transportation; Safety/security; Multi-generational accommodations; Low-income	5/4/2021 9:57 AM



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

ENGLISH RESPONSES

88	I believe that everything is important when looking for a place to call home	5/3/2021 10:09 PM
89	residential parking, size of lot & house, maintenance of neighborhood by residents	5/3/2021 3:16 PM
90	Safety and privacy	5/3/2021 11:25 AM
91	For me safety and security. I walk a lot and I see how poorly maintained our streets and sidewalks are maintained. City of BP should take pride in their city. Beautiful our City, no pot holes, undrained sidewalks, tree trimming, abandoned furniture left on sidewalk and open spaces. Develop a community base program where you get volunteers to help our Seniors maintain their homes. Many of our elders are in need of assistance in this area. Programs for financial help as well. Low interest rate loans with longer periods to pay off. Programs where their money for Seniors go quality for nonevocatees free of charge when their is a financial need. Lets help each other keep and maintain our City Beautiful.	5/3/2021 8:37 AM
92	maintaining prop 13 tax base	5/3/2021 6:22 AM
93	Open space, safety, low taxes	5/3/2021 12:23 AM
94	Parking and security	5/2/2021 7:52 PM
95	Safety/security, parking	5/2/2021 11:32 AM
96	Non congested streets/parking/holes/less crime/ cleaner parks with police patrol for transients/less crime in parking lots	5/1/2021 1:35 PM
97	private open space, parking, good school district	5/1/2021 7:32 AM
98	N/a	5/1/2021 6:34 AM
99	Schools and parks	4/30/2021 10:37 PM
100	Safety. Amount of bedrooms and bathrooms and private open space	4/30/2021 8:09 PM
101	Safety/security	4/30/2021 6:41 PM
102	Safety and security	4/30/2021 4:28 PM
103	Safety and security	4/30/2021 3:33 PM
104	affordability, safety and access to shopping centers	4/30/2021 12:42 PM
105	Affordability, proximity to amenities	4/30/2021 12:01 PM
106	Multi generational accommodations	4/30/2021 9:48 AM
107	n/a	4/30/2021 9:27 AM
108	Providing safe transitional housing for the homeless	4/30/2021 8:47 AM
109	School private open space	4/30/2021 8:33 AM
110	Enough parking for apartments, especially when businesses take up residential street spaces. One space per unit is not enough. Make "permt parking" easier to apply for and receive. Access to walking/biking paths throughout the city to better connect the community.	4/30/2021 12:47 AM
111	Safety/security, parking, privacy, restoring neighborhoods, updated city infrastructure	4/30/2021 12:39 AM
112	Private safe space	4/29/2021 10:39 PM
113	Economically friendly and multi generational friendly	4/29/2021 10:38 PM
114	Safety	4/29/2021 10:15 PM
115	Safety/security, parking, private/open space, amenities	4/29/2021 8:55 PM
116	Affordability and inventory in safe areas.	4/29/2021 8:34 PM
117	Private open spaces	4/29/2021 8:15 PM
118	Parking, space for a multi-generational family of 5	4/29/2021 8:03 PM
119	Larger back yard for children to play in and homes with 4+ bedrooms.	4/29/2021 7:32 PM



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ENGLISH RESPONSES

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



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ENGLISH RESPONSES

157	Low mortgage payments with low HOA dues	4/28/2021 3:58 PM
158	Affordable for lower income, safety/security, clean and not run down.	4/28/2021 2:38 PM
159	No more low income housing projects, they breed crime	4/28/2021 2:18 PM
160	Affordability to own/rent.	4/28/2021 11:52 AM
161	Affordability	4/28/2021 9:32 AM
162	Safety, security and parking	4/28/2021 9:05 AM
163	Individual right to own property is the most important, single family housing. Private property ownership gives the residence a voice in their community. Too much 'density housing' development begets more 'density housing' and leaves housing development to developers and not the community. Parks and shopping will come if you build single family homes and a sense of community.	4/28/2021 8:34 AM
164	Private open space	4/28/2021 8:23 AM
165	Safe parks	4/28/2021 6:10 AM
166	Access to transportation and amenities such as groceries, shopping, etc and safety	4/28/2021 7:14 AM
167	Cost, availability, ease of construction, restrictive zoning	4/28/2021 6:32 AM
168	Parking is hell	4/28/2021 3:52 AM
169	Private open space	4/27/2021 9:37 PM
170	Parking! Also, low income (aka affordable) rental properties.	4/27/2021 8:19 PM
171	Access to shopping and parks bike lanes.	4/27/2021 7:53 PM
172	Price and quality	4/27/2021 7:51 PM
173	Parking, safety and access to grocery stores.	4/27/2021 6:44 PM
174	Clean safe space and parks.	4/27/2021 6:37 PM
175	Parks	4/27/2021 6:36 PM
176	I've honestly never thought about it so I have no answer	4/27/2021 6:34 PM
177	Safety and security, Parking.	4/27/2021 6:26 PM
178	Safety and clean	4/27/2021 6:20 PM
179	Open space	4/27/2021 6:11 PM
180	Safety, parks	4/27/2021 6:00 PM
181	safety	4/27/2021 5:41 PM
182	Safety and security, grocery stores, parks.	4/27/2021 5:36 PM
183	Parking and home space	4/27/2021 5:30 PM
184	Safety and security.	4/27/2021 5:01 PM
185	Parking	4/27/2021 4:10 PM
186	Affordability, safety, parking	4/27/2021 3:55 PM
187	safety	4/27/2021 3:43 PM
188	Security and parking	4/27/2021 3:38 PM
189	Safety	4/27/2021 3:35 PM
190	Better upgraded parks, Shopping centers (BPM)	4/27/2021 3:34 PM
191	All of the above	4/27/2021 3:29 PM
192	Safety of our residential neighborhoods	4/27/2021 3:28 PM



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ENGLISH RESPONSES

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

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

Answered: 7 Skipped: 2

SPANISH RESPONSES

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



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

Answered: 15 Skipped: 2

KOREAN RESPONSES

#	RESPONSES	DATE
1	안전 보안 및 주차	5/29/2021 4:11 PM
2	편의 시설과 안전	5/29/2021 10:50 PM
3	안전, 공원과 식목용 쇼핑의 접근성	5/18/2021 5:42 AM
4	안전	5/8/2021 4:12 PM
5	공원	5/5/2021 5:48 PM
6	안전(보안)주차/학교	5/7/2021 2:41 PM
7	안전 보안 개인 공간	4/30/2021 11:04 AM
8	안전	4/30/2021 9:07 AM
9	안전	4/29/2021 11:48 PM
10	School	4/29/2021 10:21 PM
11	공원, 개인공간, 보안	4/29/2021 7:02 PM
12	공원	4/29/2021 5:39 PM
13	안전	4/29/2021 5:29 PM
14	공원과 편의시설	4/28/2021 8:35 PM
15	Park	4/27/2021 4:38 PM



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

Answered: 137 Skipped: 88

ENGLISH RESPONSES

#	RESPONSES	DATE
1	I don't know	7/20/2021 5:57 PM
2	Efficient use of space and sustainability	7/13/2021 11:01 PM
3	The city of Buena Park should require the projects to be constructed utilizing a local and skilled and trained workforce.	7/12/2021 5:32 PM
4	Local hire and skilled and trained workforce requirements reduce construction-related environmental impacts while benefitting the local economy.	7/11/2021 17:27 PM
5	Should require the projects to be constructed utilize a local skilled and trained workforce	7/11/2021 3:23 PM
6	use unions for new ventures, when you use non-union, you reduce wages and protections	7/11/2021 11:49 AM
7	Hire skilled and trained workers and keep the wealth within our community	7/10/2021 17:07 PM
8	Local hire and use skill labor	7/10/2021 3:36 PM
9	I don't know	7/10/2021 3:19 PM
10	Homelessness needs to be addressed but maintaining the character of single family neighborhoods and not overcrowding them is very important for homeowners.	7/7/2021 7:42 AM
11	Adequate parking needs to be added for anything new. More trees and green places too!	7/2/2021 6:51 PM
12	Every question in this survey was designed to accept urbanization as the final outcome. That will result in the deterioration of this beautiful city and if the folks in Sacramento want every city to look like Downtown LA we are in big trouble. Push back hard or you will be complicit the travesty of ruining California Thank you the opportunity to share our concerns	6/30/2021 2:22 PM
13	New denser housing should be prioritized.	6/29/2021 11:53 AM
14	Provided comment in the HEU workshop	6/28/2021 7:55 PM
15	Reduce setbacks, lot coverage ratios and minimum lot sizes to facilitate room additions, ADUs, and lot splits in existing neighborhoods. Do residential zone overlays an all commercial, industrial, educational and religious properties.	6/28/2021 6:50 PM
16	Environmentally sustainable building materials, public health and environmental safety of residents, mixed use zoning, transitional housing community for homeless	6/28/2021 1:18 PM
17	Don't know	6/25/2021 4:11 PM
18	Besides restricting zoning but also enforcing rental control or some sight of overseeing of rental prices from properties. More tenant rights built within the city constitution.	6/25/2021 3:48 PM
19	Smaller single family homes. As a rental property owner I'd like to be able to kick my tenants out without repercussions.	6/20/2021 1:57 PM
20	Parking around rental apartments	6/18/2021 7:36 AM
21	No	6/15/2021 12:55 PM
22	the city planner should modernize the way how new building are utilized, and think for the extended future where population grow out pace the housing development. There should be more mixed used housing near the malls and amusement parks. Also the housing code should be revamped and modernized.	6/13/2021 10:55 PM
23	N/A	6/13/2021 8:49 AM



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ENGLISH RESPONSES

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



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ENGLISH RESPONSES

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

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



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ENGLISH RESPONSES

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



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Chapter 11 Housing Element

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

ENGLISH RESPONSES

106	Na	4/29/2021 5:21 PM
107	Parking	4/29/2021 5:20 PM
108	Na	4/29/2021 5:17 PM
109	Adopt measures to streamline processing and permitting for new construction and rehab. Support more CEQA and WQ reforms.	4/29/2021 5:05 AM
110	Affordable senior housing	4/29/2021 12:15 AM
111	New housing should include all electric, sustainable, green methods and materials	4/29/2021 11:30 PM
112	Please please consider that many people are making 40/year and are struggling to find housing or better paying jobs in and around Buena Park. The younger generations understand that we may never be able to afford a HOUSE in California without working more than one job and having roommates. Something needs to be done. We cannot afford \$1,300 to rent a studio let alone 650sq+ homes. Our only solution is to move out of state and be away from our families in order to start a family. We would like to stay here. Please. Help your citizens.	4/29/2021 10:48 AM
113	Please account for more security. I don't mean HOAs, but rather through taxes and current resources. Security has a lot to do with housing and homeowners' pride keeping the neighborhood nice.	4/29/2021 4:35 PM
114	Trade open space for parking	4/29/2021 3:58 PM
115	No more low income housing. It breeds crime and hurts the surrounding home values. It also drives away quality businesses. Look at what you guys did with the BP Downtown project, killed it by allowing the "Source" project.	4/29/2021 2:16 PM
116	Continue to find creative ways to provide more affordable housing units.	4/29/2021 11:52 AM
117	Creating more mixed used communities and multi unit developments to increase housing available specially in areas that are underutilized.	4/29/2021 9:32 AM
118	Maintenance and security of existing neighborhoods.	4/29/2021 9:05 AM
119	No more homes.	4/29/2021 8:23 AM
120	No	4/29/2021 8:10 AM
121	Everything should be considered a candidate for residential zoning. City Planning and Building Departments should be outsourced due to their inability to handle change on this scale, and their current incompetence.	4/29/2021 6:32 AM
122	Parking requirements. That is one of the biggest obstacles you face to neighborhood acceptance of dense housing.	4/27/2021 8:19 PM
123	Make more bike lanes around the city. Make a day where everyone in BP can go on bike around the city. Make us do more exercise...	4/27/2021 7:53 PM
124	Affordable	4/27/2021 7:51 PM
125	No	4/27/2021 6:36 PM
126	Unknown	4/27/2021 6:34 PM
127	I don't think you should focus on adding more housing when you are already struggling to support the current citizens. The crime is up, so many burglaries and robberies. Citizens are calling for help and being ignored. Adding more people, and more likely, people living on top of one another in duplexes and apartments and homeless "camps" is only going to increase crime, decreasing any safety we have, and decrease parking. So many homes have many generations and cars, people park on the sidewalks, which is against the law, as those with disabilities cannot use the sidewalk. No one does anything about it, despite complaints. Focusing on bringing more people in while ignoring the people already here is a very bad idea	4/27/2021 6:26 PM
128	I hope nothing else gets built. The city is overcrowded. Do not build anything else off valley view. It will ruin my neighborhood	4/27/2021 6:11 PM
129	Please don't turn this beautiful city into Anaheim where if you don't live next to the entertainment area your city services are next to nothing and crime is a huge problem.	4/27/2021 5:36 PM



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

ENGLISH RESPONSES

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

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

Answered: 5 Skipped: 4

SPANISH RESPONSES

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

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

Answered: 7 Skipped: 10


KOREAN RESPONSES

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



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Figure A-3: Community Workshop Flyer



2021-2029 BUENA PARK HOUSING ELEMENT UPDATE VIRTUAL COMMUNITY WORKSHOP


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

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

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

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

WHERE Zoom (virtual)

HOW **REGISTRATION REQUIRED***

<https://rrmdesign.zoom.us/meeting/register/tZlufu2qqzwsGtd39Af-n6avMu1e1JD3W4SS>
 After registering, you will receive a confirmation email containing information about joining the meeting.

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

For questions or comments, please contact the Planning Division at housingelement2021@buenapark.com. You may also visit the City’s Housing Element Update webpage for more information at www.buenapark.com/2021housingelementupdate

Chapter 11 *Housing Element*

Figure A-4: Community Workshop Presentation

통역 지침

Instrucciones de interpretación

English, Korean, and Spanish interpretation available!

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

✓ Off

English

Korean

Spanish

Mute Original Audio

Interpretation

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

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

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

City of Buena Park

Housing Element Update

VIRTUAL COMMUNITY WORKSHOP
JUNE 28, 2021











2

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

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



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

Gallery View

Unmute **Stop Video**
Mute or unmute microphone Turn video on or off

Chat
Send a Chat to message the presenters & facilitators

Leave
Click to leave meeting

Tonight's Agenda

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

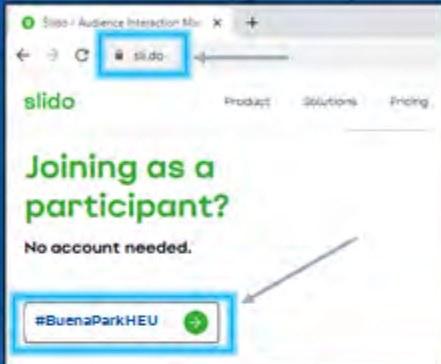


4

Participate in our Live Poll on Slido.com

OPTION 1:

Join via web browser by going to slido.com and typing in the event passcode



OR

OPTION 2:

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



Poll



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

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

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

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

6

Poll







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

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

7

What is the Housing Element?

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



8

Goals and Objectives

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

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



Aldea Walk - Completed 2016

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HCD Compliance

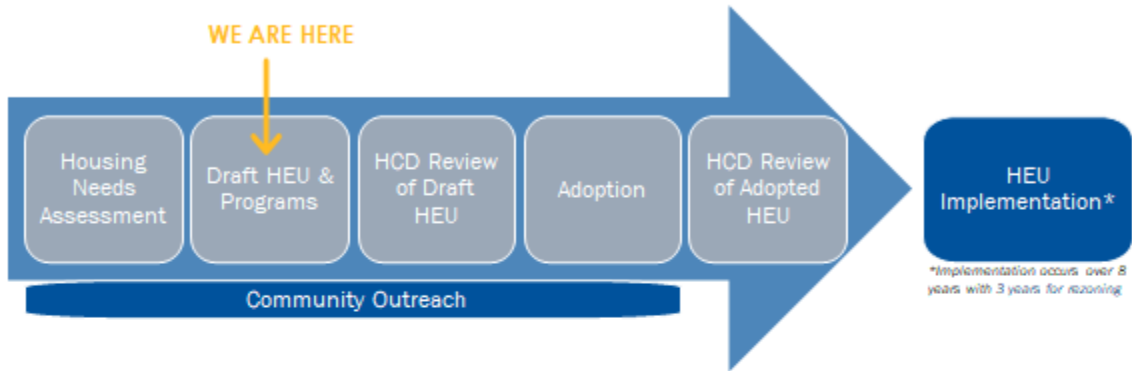
Benefits:

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



10

Update Process



11

Outreach Opportunities

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

12

Online Housing Needs Survey

- ❑ Available April through June 2021
- ❑ Available to the general public in English, Korean, and Spanish
- ❑ Survey links:
 - English
https://www.surveymonkey.com/r/BPHEU_English
 - Korean
https://www.surveymonkey.com/r/BPHEU_Korean
 - Spanish
https://www.surveymonkey.com/r/BPHEU_Spanish

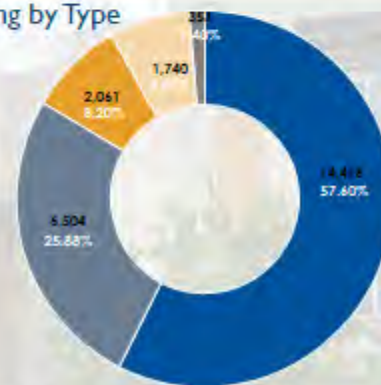


13

Buena Park Today

Housing by Type

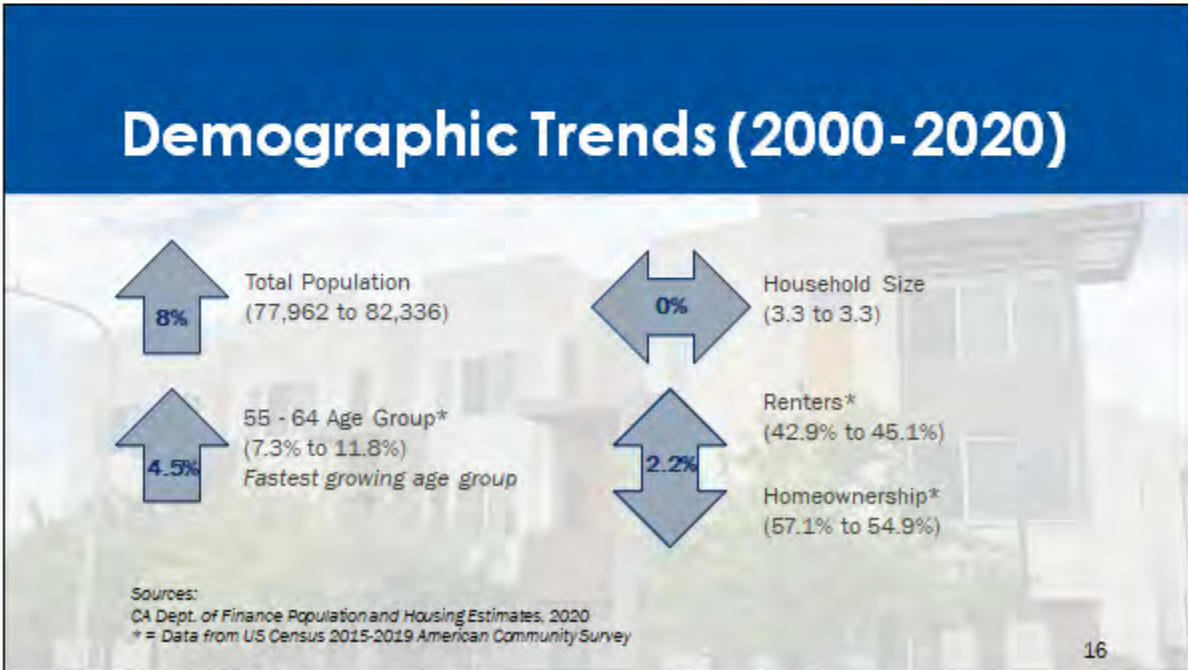
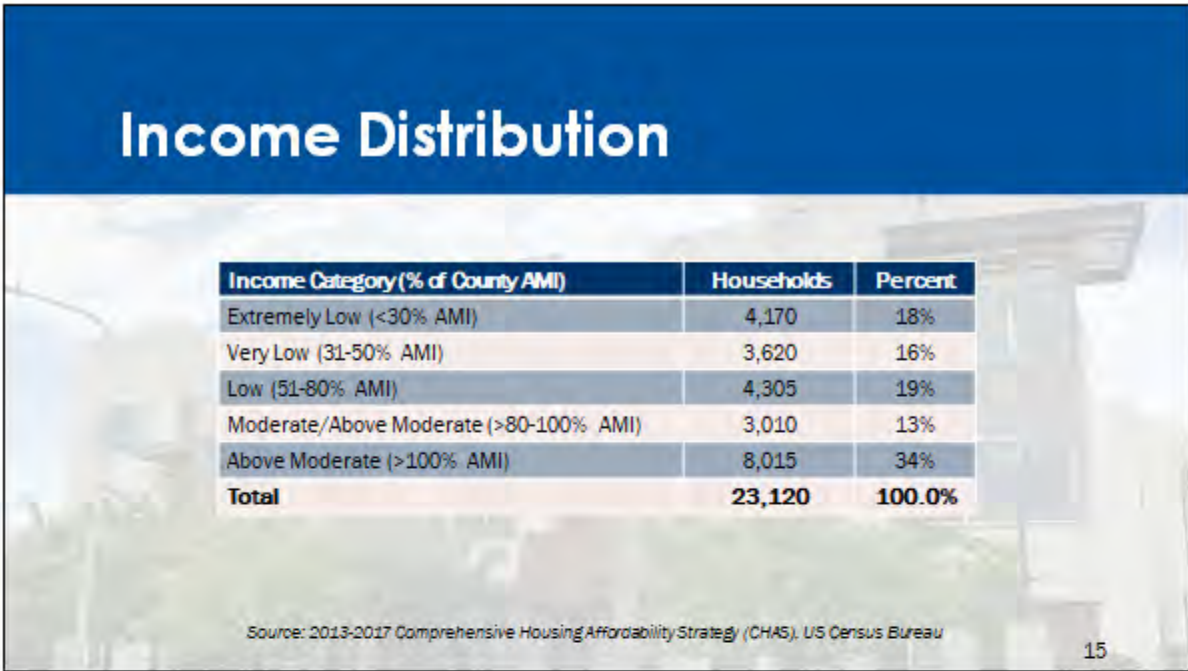
- Single-Family Detached
- Single-Family Attached
- Multifamily, 2-4 units
- Multifamily, 5+ units
- Mobile Homes



Total Number of Housing Units: 25,134

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

14



Poll



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

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

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Poll

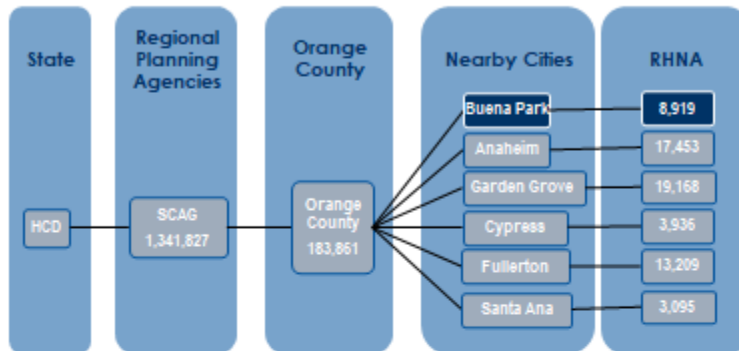


Poll Question #5: Which types of housing does Buena Park need the most? (choose your top 3)

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

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Regional Housing Needs Assessment (RHNA)



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

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

Regional Housing Needs Assessment (RHNA)

Income Category	Buena Park RHNA			
	5 th Cycle (2014-2021)		6 th Cycle (2021-2029)	
Very Low	76	22.42%	2,119	23.76%
Low	53	15.63%	1,343	15.06%
Moderate	62	18.29%	1,573	17.64%
Above Moderate	148	43.66%	3,884	43.55%
Total	339	100%	8,919	100%

Orange County Average Median Income (AMI) = \$103,000

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

Benefits of a Diverse Housing Stock



Provides housing for small and large families



Allow seniors to age in place



Provide housing for special needs populations



Provide housing options for young adults to stay in the community



Allow more residents to live and work nearby

21

Sites Inventory Analysis

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



Covey - Completed 2018

22



Site Opportunity Example

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



25

Poll



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

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

26

What is Environmental Justice (EJ)?

Background

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

Purpose

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



Environmental Justice Components



Identify disadvantaged communities



Reduce unique or compounded health risks



Promote civic engagement



Prioritize improvements and programs

Poll



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

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

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Poll



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

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

30

Next Steps

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



31

Thank You!

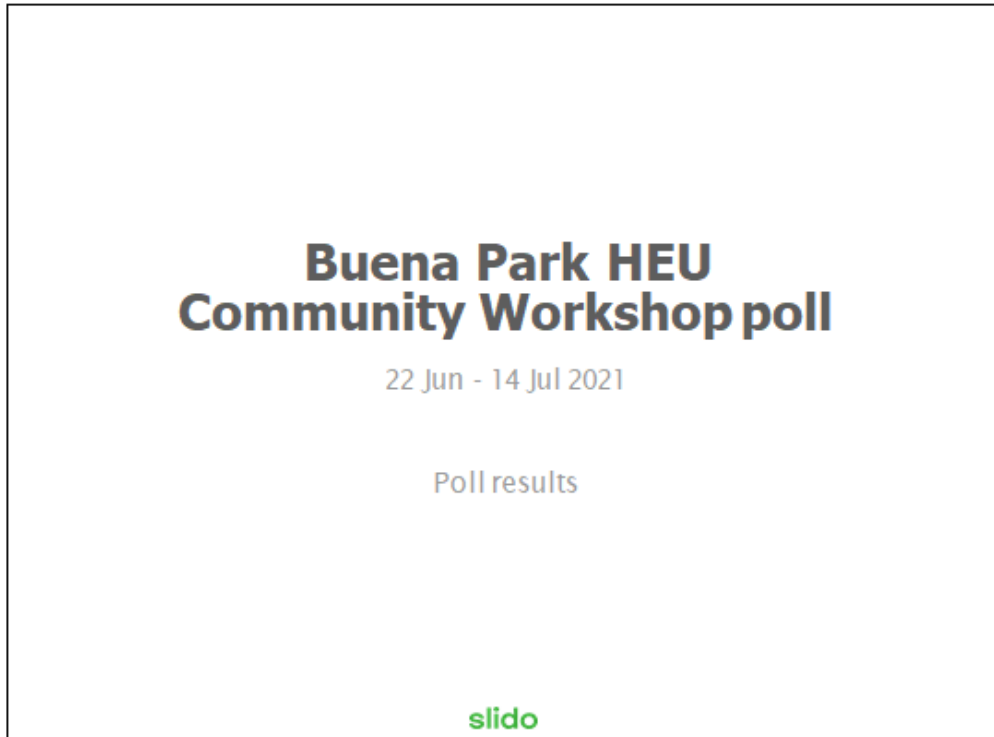
Email questions and comments to:
housingelement2021@buenapark.com

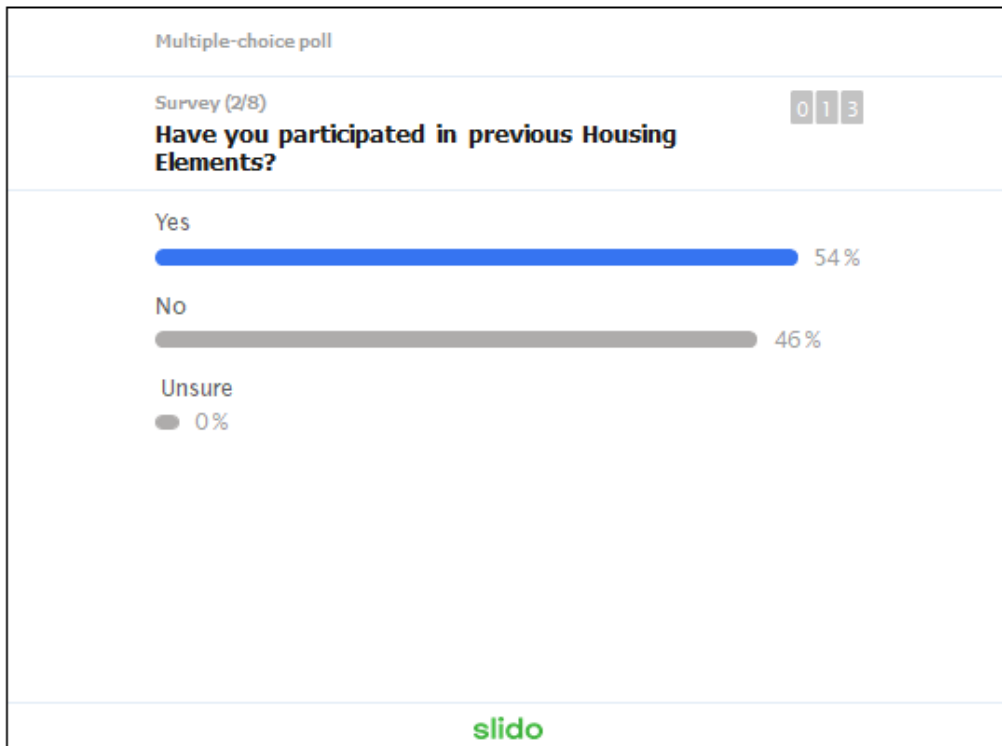
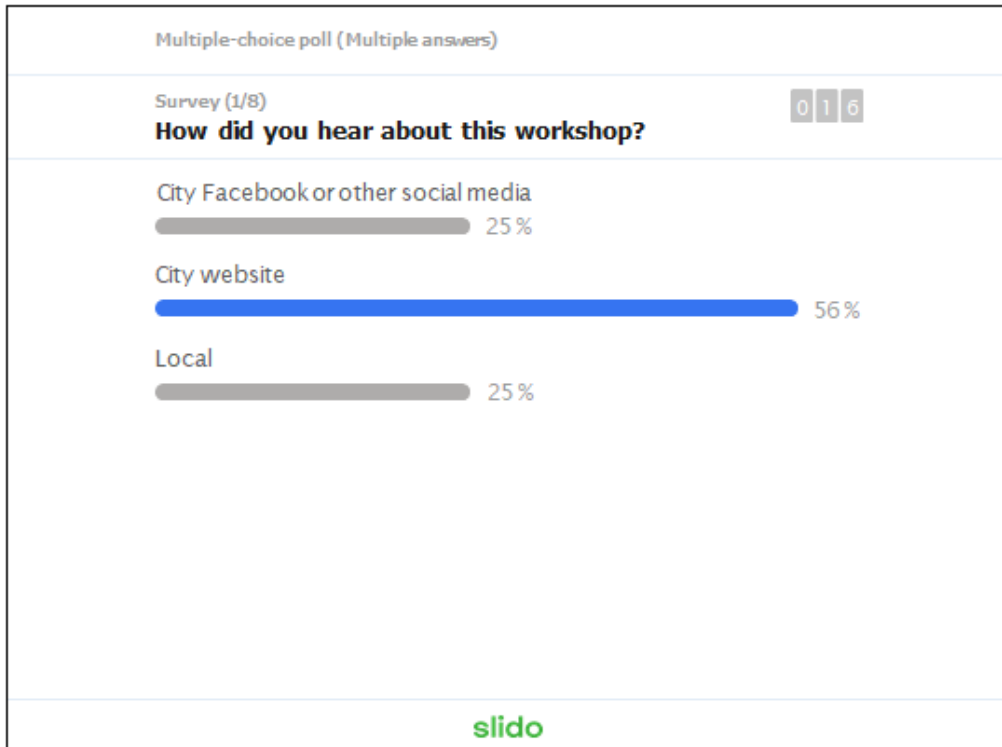
Visit the 2021 Housing Element Update webpage for updates:
www.buenapark.com/2021housingelementupdate



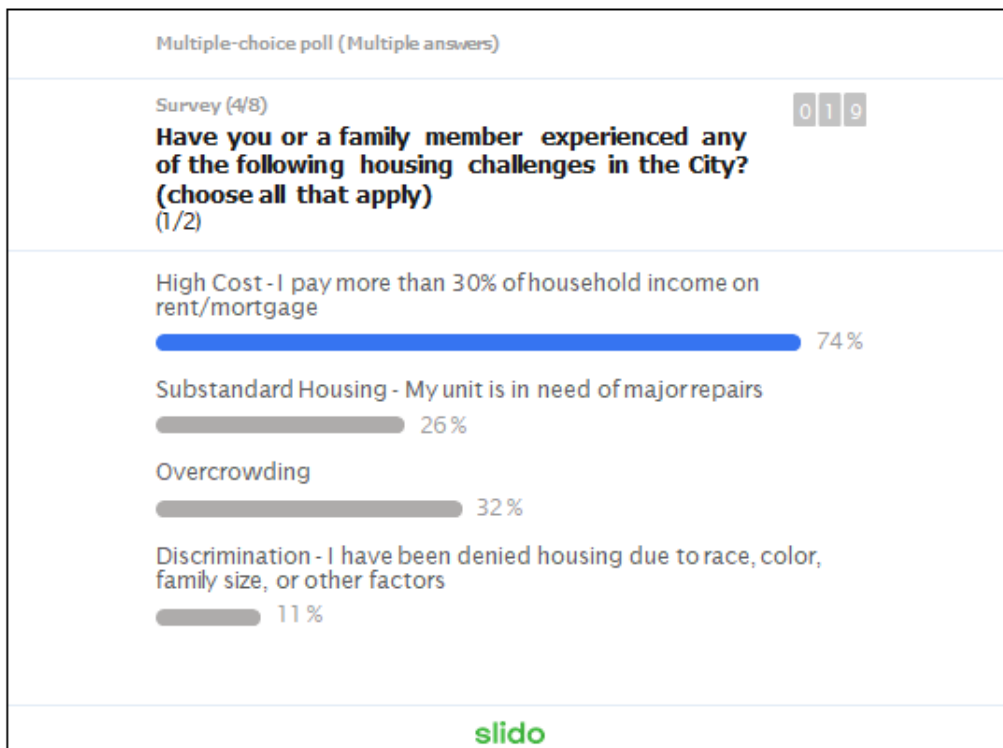
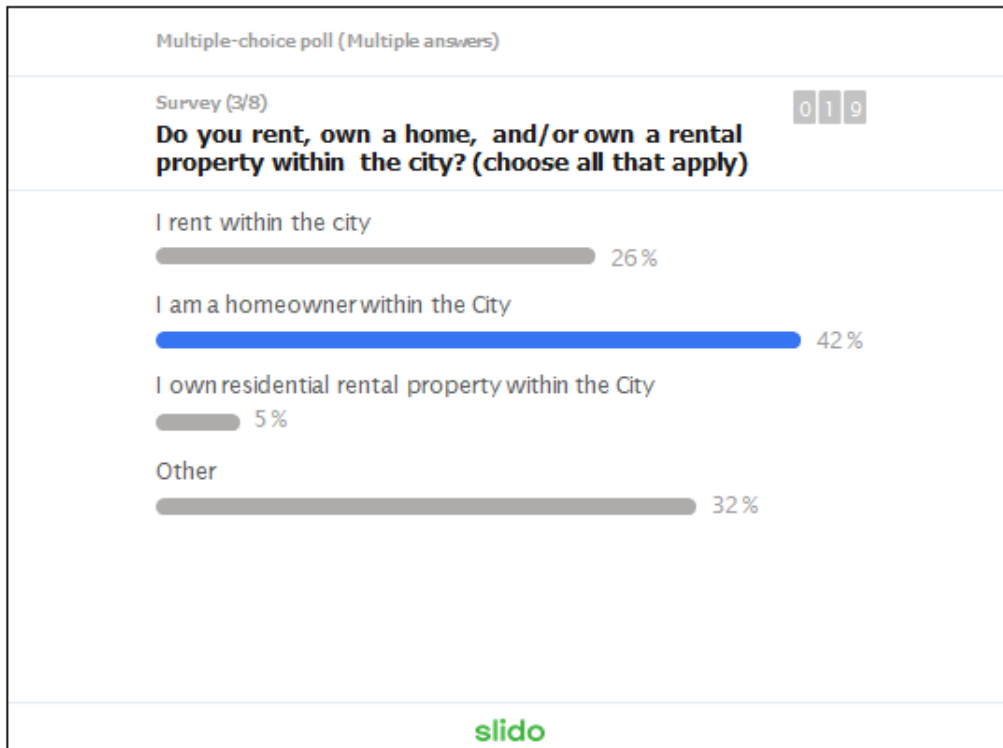
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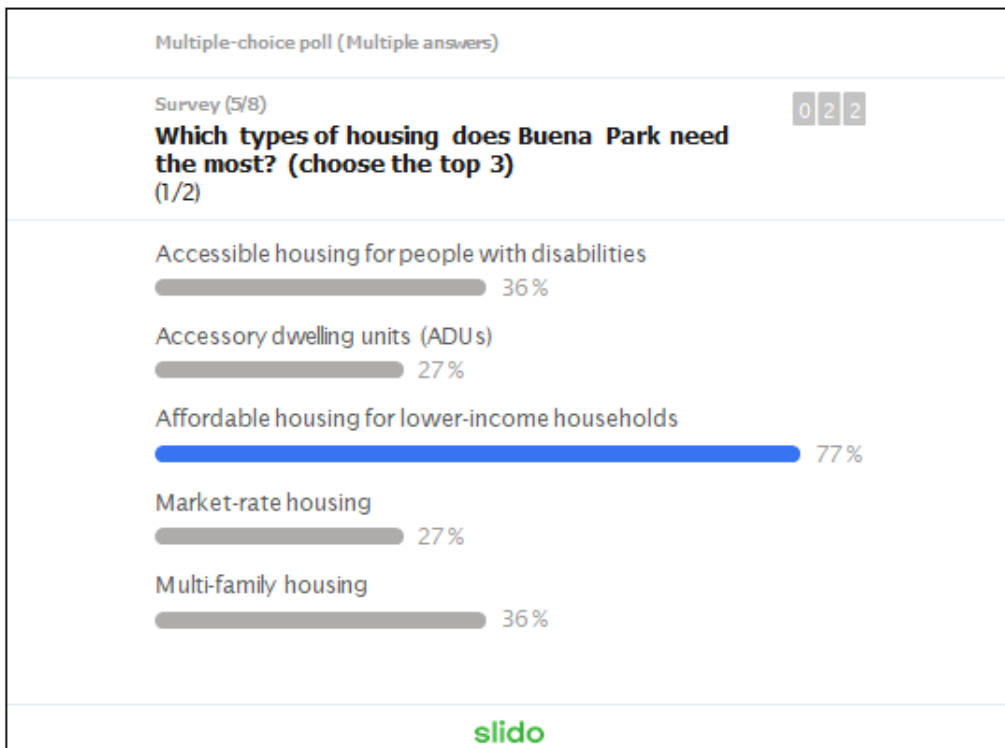
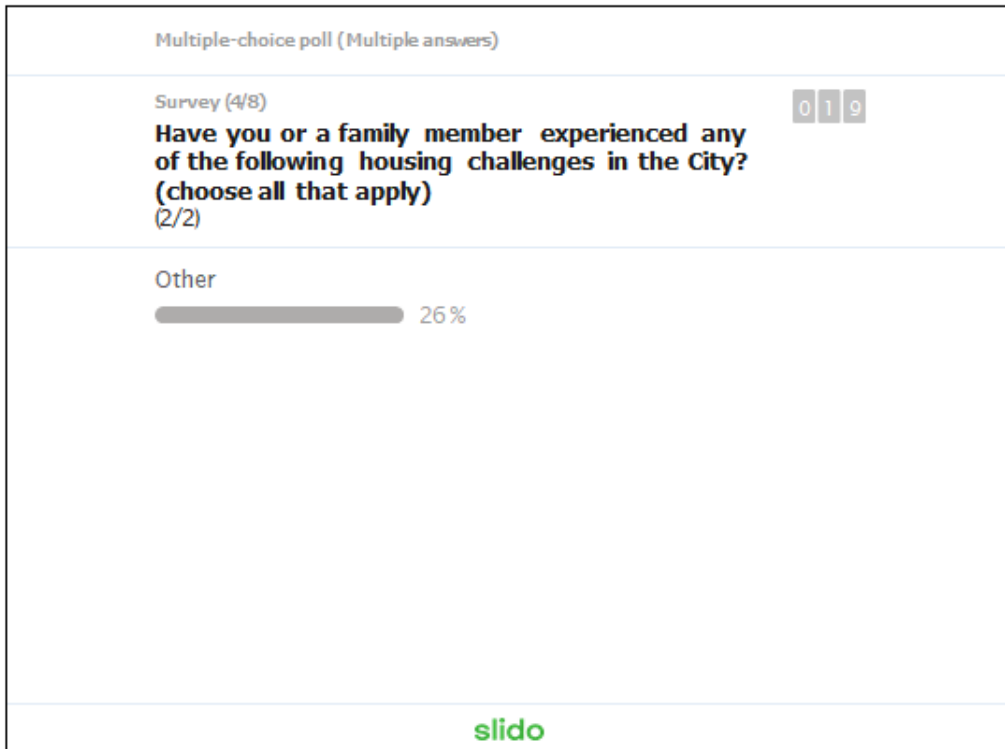
Figure A-5: Community Workshop Poll Results



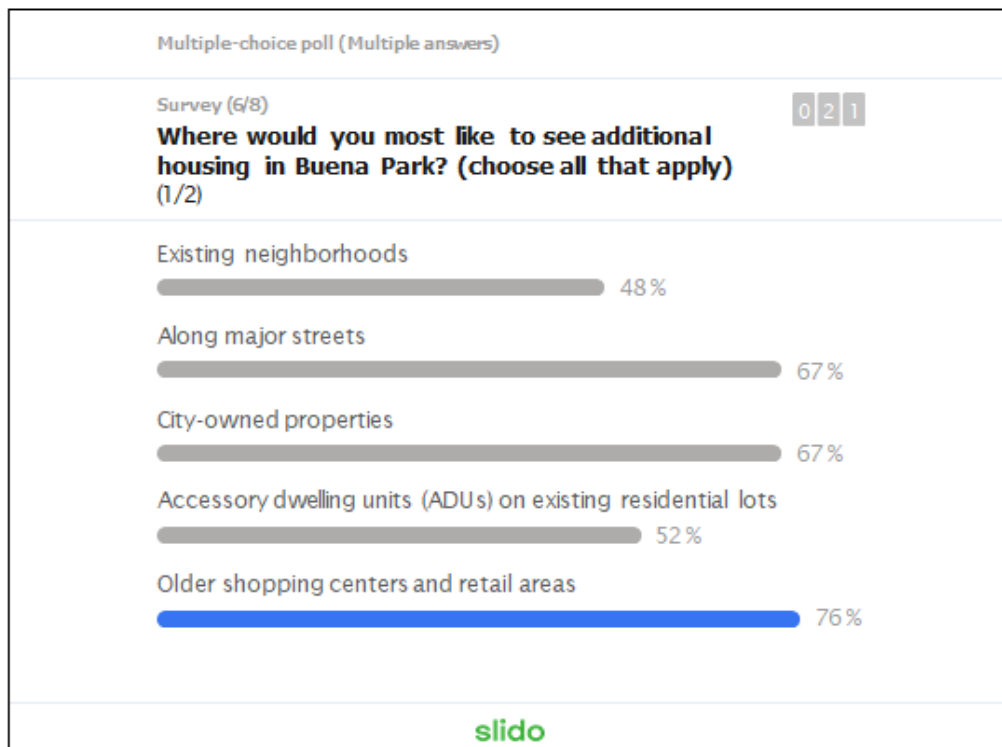
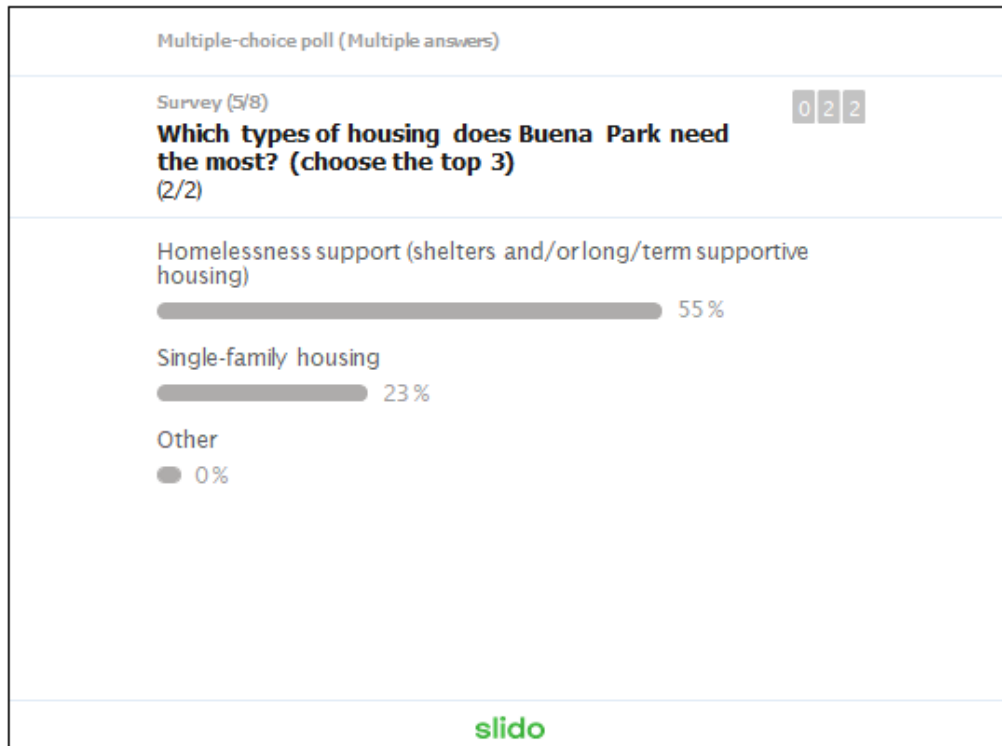


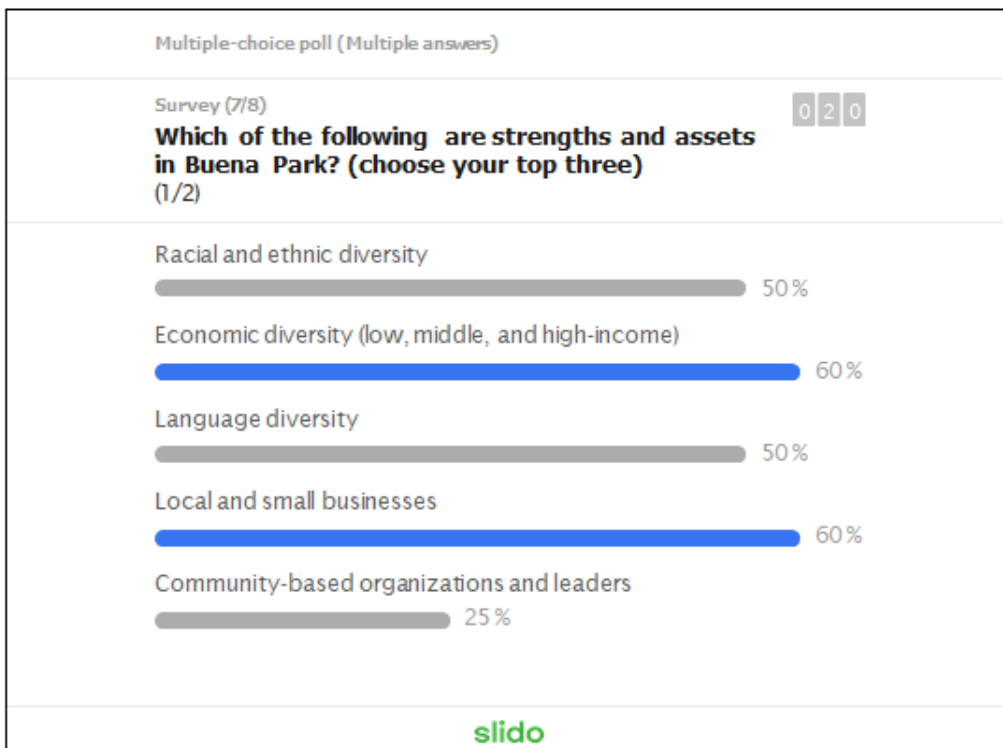
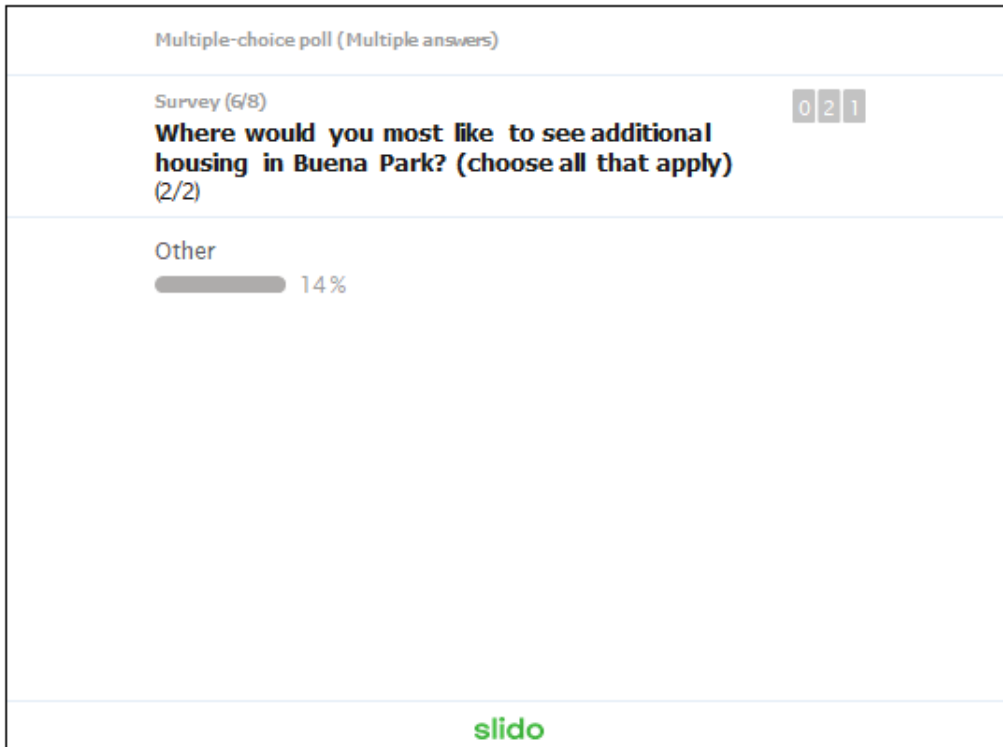
Chapter 11 *Housing Element*



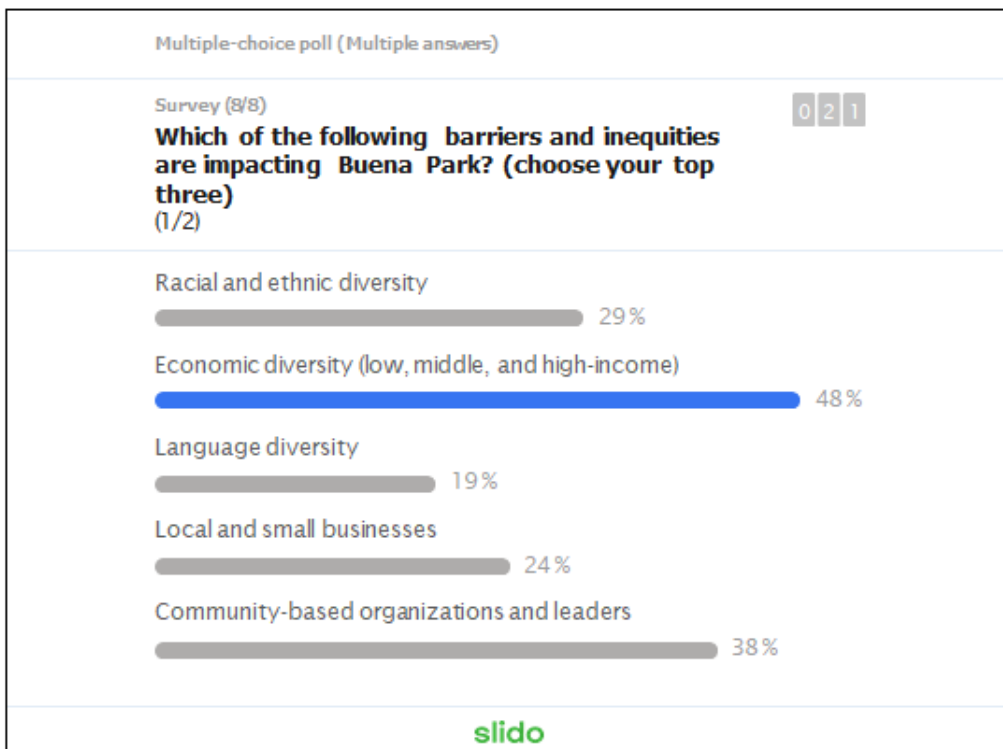
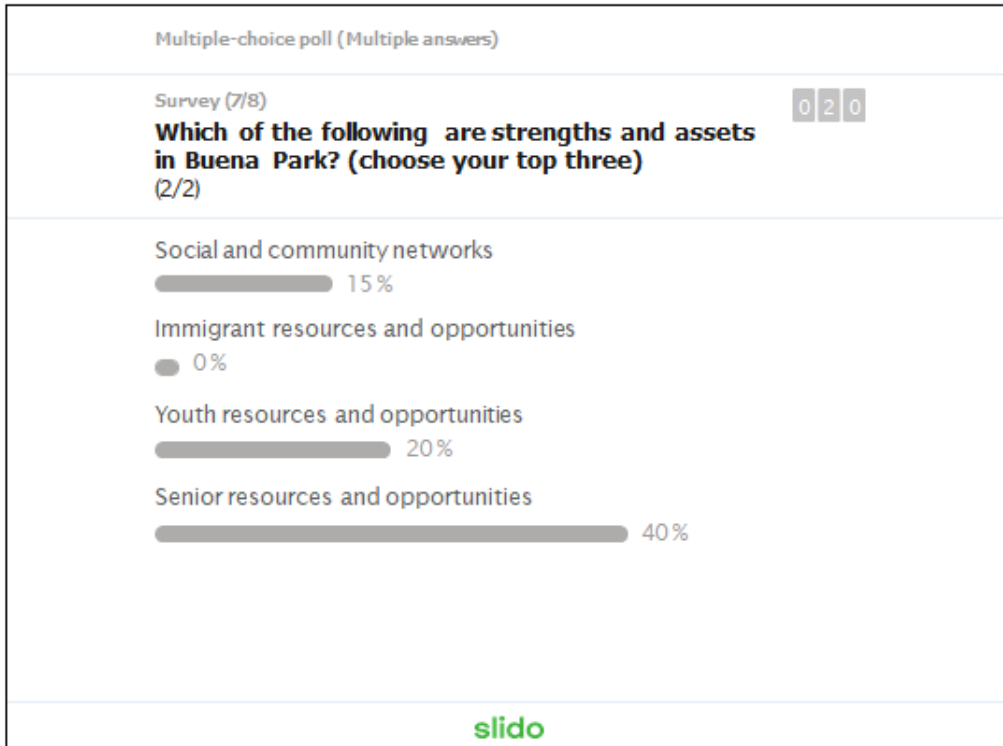


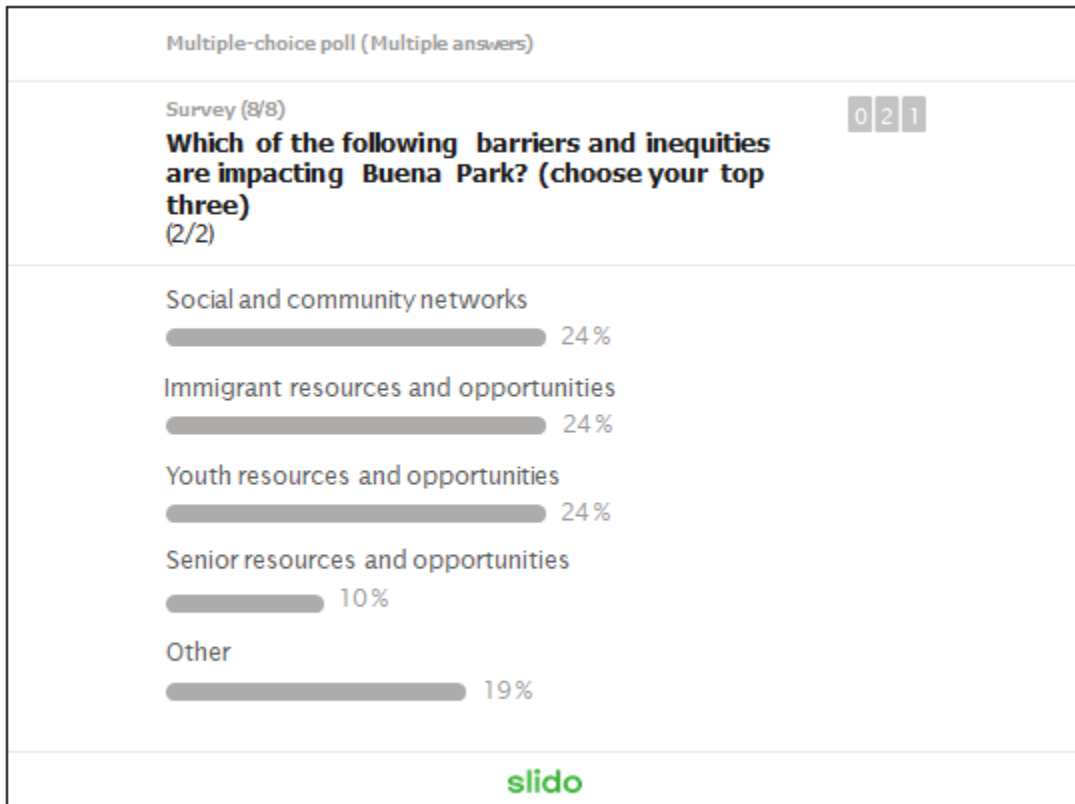
Chapter 11 *Housing Element*





Chapter 11 *Housing Element*





Chapter 11 *Housing Element*

Table A-2: Outreach List

Organization	Address	City/State/Zip
2-1-1 Orange County	P.O. Box 14277	Irvine, CA 92623
Boys and Girls Club of Buena Park	7758 Knott Ave	Buena Park, CA 90620
Buena Park Coordinating Council	7957 Whitaker St	Buena Park, CA 90621
Buena Park Noon Lions Club	P.O. Box 372	Buena Park, CA 90620
Buena Park Rotary Club	P.O. Box 5243	Buena Park, CA 90622
Buena Park Woman's Club	6711 Beach Blvd	Buena Park, CA 90621
California Coalition for Rural Housing	717 K St, Suite 400	Sacramento, CA 95814
California Rural Legal Assistance Foundation	2210 K St, Suite 201	Sacramento, CA 95814
Catholic Charities of Orange County	1820 16th St	Santa Ana, CA 92701
Children's Home Society of California	333 South Anita Dr, Suite 350	Orange, CA 92868
City of Anaheim	200 South Anaheim Blvd	Anaheim, CA 92805
City of Cerritos	18125 Bloomfield Ave	Cerritos, CA 90703
City of Cypress	5275 Orange Ave	Cypress, CA 90630
City of Fullerton	303 West Commonwealth Ave	Fullerton, CA 92832
City of La Habra	110 East La Habra Blvd	La Habra, CA 90631
City of La Mirada	13700 La Mirada Blvd	La Mirada, CA 90638
City of La Palma	7822 Walker St	La Palma, CA 90623
City of Stanton	7800 Katella Ave	Stanton, CA 90680
Orange County Housing and Community Development	1770 N. Broadway	Santa Ana, CA 92706
Orange County Airport Land Use Commission	3160 Airway Ave	Costa Mesa, CA 92626
Fair Housing Council of Orange County	201 S Broadway	Santa Ana, CA 92701
Fair Housing Foundation	3605 Long Beach Blvd, #302	Long Beach, CA 90807
Families Forward	8 Thomas	Irvine, CA 92618
Family Assistance Ministries	1030 Calle Negocio	San Clemente, CA 92673
Giving Children Hope	8332 Commonwealth Ave	Buena Park, CA 90621
HomeAid Orange County	17744 Sky Park Circle, Suite 170	Irvine, CA 92614
Legal Aid Society of Orange County	2101 N Tustin Ave	Santa Ana, CA 92705
NeighborWorks Orange County	128 Katella Ave	Orange, CA 92867
OC Partnership	1505 E 17th St, Suite 108	Santa Ana, CA 92705
Orange County Business Council	2 Park Plaza, Suite 100	Irvine, CA 92614
Orange County Food Bank	11870 Monarch St	Garden Grove, CA 92841
Orange County Head Start	2501 S Pullman St, Suite 100	Santa Ana, CA 92705
Orange County Rescue Mission	One Hope Dr	Tustin, CA 92782
Salvation Army Orange County	10200 Pioneer Road	Tustin, CA 92782
Second Harvest Food Bank OC	8014 Marine Way	Irvine, CA 92618
Share Our Selves	331 W Halesworth	Santa Ana, CA 92701
Soroptimist International of Buena Park	P.O. Box 5183	Buena Park, CA 90622
The Kennedy Commission	17701 Cowan Ave, Suite 200	Irvine, CA 92614
West Orange County Regional Chamber of Commerce	8081 Stanton Ave, Suite 306	Buena Park, CA 90620
Western Center on Law and Poverty	3701 Wilshire Blvd, Suite 208	Los Angeles, CA 90010
WHW Santa Ana	1800 E McFadden Ave, Suite 1A	Santa Ana, CA 92705
YWCA North Orange County	215 E Commonwealth Ave, Suite E	Fullerton, CA 92832
Abode Communities	701 E 3rd St, Suite 400	Los Angeles, CA 90013
AMCAL Multi-Housing, Inc.	2082 Michelsonb Dr, Ste. #306	Irvine, CA 92612

Chapter 11 *Housing Element*

Organization	Address	City/State/Zip
BIA - Orange County Chapter	17744 Sky Park Circle, Suite 170	Irvine, CA 92614
Brandywine Homes	16580 Aston St	Irvine, CA 92606
BRIDGE Housing Corporation	20321 Irvine Ave, Suite F-1	Newport Beach, CA 92660
California Building Industry Association	1215 K St, Suite 1200	Sacramento, CA 95814
Centerstone Communities	3500 W Lake Center Dr	Santa Ana, CA 92704
City Ventures	1900 Quail St	Newport Beach, CA 92660
Emblem Development Corp	8681 Hillcrest Rd	Buena Park, CA 90621
Habitat for Humanity	2200 Ritchey St	Santa Ana, CA 92705
Hope Family Housing	8657 Whitaker St	Buena Park, CA 90621
Jamboree Housing Corporation	17701 Cowan Ave, Suite 200	Irvine, CA 92614
KTK Construction, Inc.	10221 Slater Ave, #113	Fountain Valley, CA 92708
LENNAR Homes	25 Enterprise	Aliso Viejo, CA 92656
LINC Housing Corporation	110 Pine Ave, Suite 500	Long Beach, CA 90802
Manufactured Housing Educational Trust	25241 Paseo de Alicia, Suite 120	Laguna Hills, CA 92653
Mayans Development	22343 La Palma Ave, #132	Yorba Linda, CA 92887
National CORE	9241 Haven Ave	Rancho Cucamonga, CA 91730
OCCHC	2024 N Broadway, 3 rd Flr	Santa Ana, CA 92706
Orange County Clearinghouse	23861 El Toro Rd, Suite 401	Lake Forest, CA 92630
Orange County Housing Providers and Economic Partnership	25241 Paseo de Alicia, Suite 120	Laguna Hills, CA 92653
Pacific Sunrise Builders, Inc.	18627 Brookhurst St, #349	Fountain Valley, CA 92708
RSI Construction, Inc	620 Newport Center Dr	Newport Beach, CA 92660
Southern California Association of NonProfit Housing	501 Shatto Place, Suite 403	Los Angeles, CA 90020
Taylor Woodrow Homes	15 Cushing	Irvine, CA 92618
The Olson Company	3010 Old Ranch Parkway, Suite 100	Seal Beach, CA 90740
Western Developments for Affordable Housing, Inc.	2183 Fairview Rd	Costa Mesa, CA 92627
Western Pacific Housing, Inc.	300 Continental Blvd, Suite 390	El Segundo, CA 90245
Buena Park Elementary School District	6885 Orangethorpe Ave	Buena Park, CA 90620
Buena Park Library District	7150 La Palma Ave	Buena Park, CA 90620
Bank of America - Home Loans	6210 Beach Blvd	Buena Park, CA 90621
Bowman Real Estate	9922 Walker St, #A	Cypress, CA 90630
California Association of Realtors	525 South Virgil Ave	Los Angeles, CA 90020
National Association of Industrial and Office Properties	2900 Bristol St, Suite G- 105	Costa Mesa, CA 92626
Orange County Association of Realtors	8071 Slater Ave, Suite #240	Huntington Beach, CA 92647
RE/MAX Diamond	6281 Beach Blvd	Buena Park, CA 90621
South Coast Apartment Association	18552 Mac Arthur Blvd, Suite 205	Irvine, CA 92612
U.S. Bank Home Mortgage	5470 Beach Blvd	Buena Park, CA 90621
First Southern Baptist Church	6801 Western Ave	Buena Park, CA 90621
Knott Avenue Christian Church	315 S Knott Ave	Anaheim, CA 92804
St. Pius V Church	7691 Orangethorpe Ave	Buena Park, CA 90621
AIDS Services Foundation Orange County	17982 Sky Park Circle, Suite J	Irvine, CA 92614
Anaheim VIP Center - Adult Day Health Care	1158 N Knollwood Circle	Anaheim, CA 92801
Beach City Interface Services Community Service Center	525 Main St	Anaheim, CA 92805
Buena Park Nursing Center	8520 Western Ave	Buena Park, CA 90620

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Organization	Address	City/State/Zip
Buena Park Public Safety Survivor's Foundation	6601 Beach Blvd	Buena Park, CA 90621
Casa Teresa	P.O. Box 429	Orange, CA 92856
Disabilities Ministries - Roman Catholic Diocese of Orange	2811 E Villa Real Dr	Orange, CA 92867
Dorado Senior Apartments	8622 Stanton Ave	Buena Park, CA 90620
Mercy House	P.O. Box 1905	Santa Ana, CA 92702
O.C. Health - Behavioral Health Services	333 W. Santa Ana Blvd	Santa Ana, CA 92701
O.C. Social Services - North Region	3320 E La Palma Ave	Anaheim, CA 92806
Pathways of Hope	P.O. Box 6326	Fullerton, CA 92834
Regional Center of Orange County	1525 North Tustin Ave	Santa Ana, CA 92705
Speech and Language Development Center	8699 Holder St	Buena Park, CA 90620
Women's Transitional Living Center, Inc.	P.O. Box 6103	Orange, CA 98263

Table A-3: Summary of Comment Received during the 30-day Public Review Period

Written Comments Received		
Commentor	General Comment(s)/Concern(s)	City Response
Mitchell Tsai - Southwest Regional Council of Carpenter	City should consider utilizing skilled and trained workforce policies and requirements to benefit the local area economically and mitigate greenhouse gas, air quality and transportation impacts.	Policies to address workforce requirements for residential development will be better addressed through separate ordinance or city policy, rather than through the Housing Element.
Richard Walker - Public Law Center	Comments raised included concerns and issues with many sections of the Housing Element document including Special Housing Needs, Emergency Shelters, Assisted Housing Developments, RHNA Units, No Net Loss Requirements, Constraints, Inventory of Sites, Affirmatively Further Fair Housing (AFFH), and the Public Participation process.	City acknowledges that many of the comments are anticipated to be addressed upon HCD's review of the Housing Element. While policies and programs addressing many of the concerns raised have been included in to Housing Element, such as RHNA Units, Emergency Shelters, No Net Loss, Governmental Constraints and AFFH, the city will provide additional/refined data and analysis throughout the document, where appropriate, and consider inclusion of additional programs prior to adoption of the Housing Element.
Elizabeth Hansburg - People for Housing Orange County	Comments raised included concerns and issues with many sections of the Housing Element document including Special Housing Needs, Emergency Shelters, Assisted Housing Developments, RHNA Units, No Net Loss Requirements, Accessory Dwelling Units, Affordability of Units, Application Review Process, and Zoning Amendments	City acknowledges that many of the comments are anticipated to be addressed upon HCD's review of the Housing Element. While policies and programs addressing many of the concerns raised have been included in to Housing Element, such as RHNA Units, No Net Loss, Accessory Dwelling Units, Application Review Process, and Zoning Amendments, the city will provide additional/refined data and analysis throughout the document, where appropriate, and consider inclusion of additional programs prior to adoption of the Housing Element.
Brenda Torres - Resident	Presence and effects of secondhand smoke, including marijuana, in public housing development. (Translated from Spanish)	Environmental impacts, including effects of second-hand smoke, will be better addressed through separate ordinance or city policy, rather than through the Housing Element.
Ramona Lopez - Resident	City should consider implementation of an Affordable Housing program. Design of lower-income units are not a livable size. Presence and effect of secondhand smoke. (Translated from Spanish)	Livability of residential units has been identified as a contributing factor to fair housing within the Fair Housing assessment. The city considers provision of adequate unit size to be priority issue and has included programs to address conditions within the Housing Element Housing Plan.

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<p>Mark Gelfand - Californians for Homeownership</p>	<p>The number of non-vacant sites identified for development of lower-income households exceeds 50% of the RHNA requirement for that income category, and should be modify/reduced for compliance with state law.</p>	<p>The Housing Element Sites Inventory does identify non-vacant sites for development of lower-income households at more than 50% of the RHNA requirement for lower-income, with many sites being used in previous housing elements. While State law does not prohibit this condition, HCD does require more detailed analysis on development trends of lower-income projects as well as programs/policies to promote and facilitate development of lower-income households. The draft Housing Element has documented the city's positive track record facilitating development of lower-income projects on non-vacant sites over the last 8 years (e.g.: Park Landing, Clark Commons, Airport Inn, Orchard View, etc.) but will include additional information/data in the document prior to adoption of Housing Element.</p>
<p>Tamera Rivers - Orange County Fire Authority</p>	<p>Update Negative Declaration environmental document to reflect that the Orange County Fire Authority operates 77 stations.</p>	<p>City will update the environment document to reflect the updated information from the Orange County Fire Authority. This additional information does not alter CEQA findings.</p>
<p>Barry Ross - Community Health Investment</p>	<p>City should consider an 15% inclusionary housing program which may include in-lieu payment, increase proactive code enforcement efforts on older properties, and allow by-right approval for lower income housing on religious properties.</p>	<p>City will consider adding a program to explore feasibility/effectiveness of an inclusionary housing program. The Code Enforcement Division currently performs targeted Code enforcement throughout the community, but city will look for opportunities to improve enforcement practices. Establishing a Religious Congregational Sites Overlay to allow by-right approval of lower income housing is included as a program in the Housing Element document, to be implemented by late 2022.</p>

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Cesar Covarrubias - Kennedy Commission	<ol style="list-style-type: none"> 1. Adopt an Inclusionary Housing Ordinance with a 15% requirement of affordable housing production at extremely low, very low- and low-income categories. 2. Prioritize affordable housing funding and programs to increase affordable housing options for families of lower incomes, especially at very low and extremely low-income. 3. Identify city-owned sites and prioritize these sites for the development of affordable housing in Buena Park. 4. Ensure that development sites being identified and discussed in the initial drafts are realistic and available during the planning period. 5. Ensure opportunity sites are not simply upzoned or rezoned without including affordable housing policies that will capture the financial and land use incentives being given to property owners and market rate developers. An Affordable Housing program is also needed. 6. The City should provide an adequate analysis and recommendations on how the City will Affirmatively Further Fair Housing (AFFH). Most of the affordable housing development opportunities have been identified and planned in the lower and moderate resource areas of the City. AFFH requires that cities promote the creation of affordable housing in high resource areas that provide important amenities such as schools, grocery stores, and medical services while also encouraging investment and conservation in low resource areas. The City needs to provide better strategies to facilitate affordable housing in higher resource areas, especially on the 6th Cycle Housing Element sites identified in this area. Furthermore, under AFFH, the City should also include anti-displacement policies that protect low income residents from rising rents and commit to reinvesting in low resource areas to improve the quality of living of residents in those areas. 	<ol style="list-style-type: none"> 1. City will consider adding a program to explore feasibility/effectiveness of an inclusionary housing program at various income categories. 2. Programs have been identified in the Housing Element update to assist in development of affordable housing, including pursuing grants and other funding opportunities to support development of housing for extremely low households. 3. City owned sites have been identified within the sites inventory of the Housing Element update including properties located at 7101 Lincoln Avenue and 6701 Stanton Avenue, and will continue to be prioritized for affordable housing in compliance with the Surplus Lands Act. 4. Sites identified have been analyzed for realistic development potential. A majority of the sites in the city are privately owned, and therefore availability within the planning period cannot be guaranteed. However, the sites and programs identified incentivizes the development of affordable housing. 5. Program 11 of the Housing Plan of the Housing Element specifically identifies affordability requirements for sites identified to be upzoned/ rezoned, to be implemented in compliance with state law (AB 1939). 6. Sites identified have been distributed thought the city (except areas with high negative environmental impacts). Through its Capital Improvement Program and Community Development Block Grant programs, city will continue to encourage creation of resources in low resource areas. Displacement risk is analyzed and anti-displacement programs are identified within the Housing Element as summarized in Table D-18. Further, developers are required to provide relocation assistance to households using the site as permanent/ primary residence and being permanently displaced by the project, in compliance with various federal and state regulations, for example, SB 330.
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Oral Comments Received		
Commentor	General Comment(s)/Concern(s)	City Response

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<p>Jacqueline Murillo- 11 year resident of Buena Park (interpreted from Spanish) – November 3 Community Meeting</p>	<p>Concerned regarding indoor smoking of marijuana in apartments</p>	<p>Policy regarding indoor and outdoor smoking of marijuana in apartment, will be better addressed through separate ordinance or city policy, rather than through the Housing Element.</p>
<p>Eitel Braunschweig, on behalf of the Southwest Regional Council of Carpenters (Planning Commission Public Hearing, October 27, 2021)</p>	<p>City should consider utilizing skilled and trained workforce policies and requirements to benefit the local area economically and mitigate greenhouse gas, air quality and transportation impacts.</p>	<p>Policies to address workforce requirements for residential development will be better addressed through separate ordinance or city policy, rather than through the Housing Element.</p>

Appendix B: 2013-2021 Housing Element Review

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Table B-1: Review of 2013 Housing Element Programs and Past Accomplishments

Program	Program Objectives	Accomplishments / Continued Appropriateness
Conserve and Improve the Existing Housing Stock		
Program 1: Home Improvement Program	<ul style="list-style-type: none"> Continue to provide rehabilitation loans to qualified low and moderate income homeowners. Disseminate information to homeowners regarding rehabilitation standards, preventive maintenance, and energy conservation. Provide information on the City’s website under the “City Services” tab of the City’s home page, make available information on the program at public counters, and distribute information along with any code enforcement notices. Assist 20 low and moderate income households annually through deferred loans, amortized loans, and rebates, for a total of 160 households during the 2013-2021 planning cycle. 	<p>Effectiveness: Information on the Home Improvement Program has been disseminated through the City’s website (http://www.buenapark.com/city-departments/economic-development/affordable-housing/home-improvement-program), on home improvement loans as well as through articles in the Buena Park Today, Orange County Register, senior center, and public counter at City Hall. The City’s Website provides the application (http://www.buenapark.com/home/showdocument?id=21146) as well as the qualifications for the home improvement loans.</p> <p>The City has assisted a total of 111 households in rehabilitating their homes using CDBG, CalHome and HOME funds since 2013.</p> <p>Continued Appropriateness: This program continues to be appropriate and is included in the 2021-2029 Housing Element.</p>
Program 2: Multi-Family Rental Rehabilitation Program	<ul style="list-style-type: none"> Continue to inform owners of apartment complexes about the Multi-Family Rental Rehabilitation Program. On an ongoing basis, disseminate information to property owners regarding rehabilitation standards, preventive maintenance, and energy conservation. Establish an informational packet that includes a program description and application for the Multi-Family Rental Rehabilitation Program. Provide information on the City’s website under the “City Services” tab of the City’s home page, make available information on the program at public counters, and distribute information to the Chamber of Commerce to provide to interested developers and to Chamber members, and distribute information along with any code enforcement notices. Identify and pursue funding sources for this program. 	<p>Effectiveness: While the City of Buena Park is aware of the Multi-Family Rental Rehabilitation Program’s importance it has not been able to secure funding for it since 2010. Thusly, the City was unable to provide to owners of apartment complexes with financial assistance during the 2013-2021 period cycle</p> <p>Continued Appropriateness: As funding for the Multi-Family Rental Rehabilitation Program is no longer available, the City will not support this program in future elements.</p>

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Program	Program Objectives	Accomplishments / Continued Appropriateness
<p>Program 3: Code Enforcement/ Neighborhood Improvement Program (NIP)</p>	<ul style="list-style-type: none"> Continue to provide proactive code enforcement activities to maintain and improve housing and neighborhood qualities. Through the NIP, assist 100 households annually through the weatherization, rental housing inspection, and senior code enforcement relief programs, for a total of 800 households during the 2013-2021 planning cycle. 	<p>Effectiveness: The City continues to provide proactive enforcements activities throughout the City. The City continued to use CDBG funds for the NIP program to bring substandard units up to codes.</p> <p>Between 2013 and 2021, the City assisted 623 households through the weatherization, rental housing inspection, and senior code enforcement relief programs.</p> <p>Continued Appropriateness: This program continues to be appropriate and is included in the 2021-2029 Housing Element.</p>
<p>Program 4: Conservation of At-Risk Housing</p>	<ul style="list-style-type: none"> Annually monitor status of the 110 affordable housing units that are at risk of converting to market rate between 2013 and 2023. Report on the status of at-risk units during the City’s annual report to HCD on the implementation of the Housing Element. In the event that a property is scheduled for conversion, contact qualified, non-profit entities, from the state’s qualified entities list, to inform them of the opportunity to acquire affordable units. Also inform them of financial assistance available through State and federal programs. Support the nonprofit property owners’ application for Section 8 contract renewal with HUD. As part of the annually monitoring activities, provide information on special Section 8 voucher assistance set aside by the Orange County Housing Authority for residents displaced or impacted by the conversion of federally assisted housing projects. 	<p>Effectiveness: Of the 108 units that were identified as being at-risk, none were lost to market conversion.</p> <p>The City continued to support nonprofit property owners’ application for Section 8 contract renewal with HUD. The City provides information on Section 8 voucher assistance by the Orange County Housing Authority through its City website (http://www.buenapark.com/city-departments/economic-development/affordable-housing/section-8-program) and also information at public counters.</p> <p>Continued Appropriateness: The City will continue to monitor the status of at-risk units and pursue opportunities to preserve these units as affordable housing. This program continues to be appropriate and is included in the 2021-2029 Housing Element.</p>

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Program	Program Objectives	Accomplishments / Continued Appropriateness
Assist In The Development Of Affordable Housing		
Program 5: First-Time Homebuyer Program	<ul style="list-style-type: none"> Continue to apply for State HOME and CalHome funds and other funding sources to support the First-Time Homebuyer program. Pending availability of funding, assist approximately five households per year in purchasing their first homes, for a total of 40 households to be assisted during the 2013-2021 Housing Element. 	<p>Effectiveness: The City applied for State HOME and CalHome funds and was successful in obtaining approximately \$3.5 million in funding between 2013 and 2021.</p> <p>Overall, the City's First-Time Homebuyer program has assisted 4 households in achieving homeownership since 2013.</p> <p>Continued Appropriateness: Despite the issues presented by the high cost of housing in Buena Park, and as a direct result of the dissolution of redevelopment in 2012, the City does not have the appropriate resources to properly manage and implement this program. Accordingly, the City will include this program within the 2021-2029 Housing Element cycle, with the caveat that it will be implemented upon the identification of a funding source that provides the resources needed to properly administer the program to achieve the objectives established herein.</p>
Program 6: Southern California Home Financing Authority	<ul style="list-style-type: none"> Provide information regarding the program on the City's website and at the public counter, library, post office, and other community locations. 	<p>Effectiveness: The Southern California Home Financing Authority (SCHFA) does not lend money directly to homebuyers. Homebuyers must work directly with a participating lender such as the Public Finance Division of Orange County. SCHFA offers a mortgage revenue bond program that issues 30-year mortgage revenue funds at below-market interest rates.</p> <p>Continued Appropriateness: This program continues to be appropriate and is included in the 2021-2029 Housing Element.</p>
Program 7: Housing Choice Vouchers (Section 8 Rental Assistance) Program	<ul style="list-style-type: none"> Work to maintain, and possibly increase, the current level of Housing Choice Vouchers (1,081 households) and direct eligible households to the program through direct referrals and the City website. Continue to provide information and referrals to landlords regarding participation in the Housing Choice Vouchers Program. 	<p>Effectiveness: As of September 2019, 1,778 households in Buena Park were receiving Housing Choice (Section 8) Vouchers.</p> <p>The City continues to refer potential applicants to the County of Orange for the Housing Choice Vouchers Program; however, the County of Orange has not opened up its waiting list in over two years. The City does provide information on</p>

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Program	Program Objectives	Accomplishments / Continued Appropriateness
		<p>program on its website (http://www.buenapark.com/city-departments/economic-development/affordable-housing/section-8-program) and provides a direct link to the County of Orange program (https://www.ochousing.org/news/details?NewsID=1093&TargetID=96).</p> <p>Continued Appropriateness: Rental assistance remains the most important type of housing assistance for very low and extremely low-income households, as well as seniors. Demand for this program is evident and this program is included in the 2021-2029 Housing Element.</p>
<p>Program 8: Affordable Housing Incentives</p>	<ul style="list-style-type: none"> • Develop a brochure of development incentives by 2014 to promote affordable housing development. • Provide the brochure to eligible applicants during the pre-application stage at the permitting and planning counters, post information on the City’s website under the “Planning/Development Assistance” section of the Business tab of the home page, and distribute to the Chamber of Commerce to provide to interested developers and Chamber members. • Annually evaluate the applicability of and as appropriate, submit applications to State HCD programs related to funding of affordable housing. Specifically, the City will explore appropriate funding opportunities for affordable housing for extremely low income households and persons with disabilities (including persons with developmental disabilities). • Periodically review all regulations, ordinances, and residential fees related to housing rehabilitation and/or construction to assess their impact on housing costs, and revise as appropriate. 	<p>Effectiveness: There were no newly acquired or converted affordable units between 2013 and 2021.</p> <p>Due to staffing constraints, marketing material have not yet been prepared.</p> <p>Continued Appropriateness: Without redevelopment funds, the City’s ability to pursue such opportunities is limited. This program is incorporated into a new program “Affordable Housing Incentives.”</p>

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Program	Program Objectives	Accomplishments / Continued Appropriateness
Provide Adequate Housing Sites		
Program 9: Provision of Adequate Sites	<ul style="list-style-type: none"> Encourage new development to be constructed to maximize the density potential of limited land resources, with the goal of promoting residential densities that achieve at least 75 percent of the maximum allowable density for the specific property. Update the residential sites inventory every two years to maintain accurate information. Continue to provide a variety of incentives to facilitate the development of vacant and underutilized properties. These include the planned development/cluster bonus, site area bonus, and affordable housing bonus. 	<p>Effectiveness: The City has continued to provide a variety of incentives to facilitate development on vacant and underutilized parcels such as the Site Area Bonus, Cluster development bonus, and the Housing Opportunities Overlay that allow for increased density opportunities up to 30 units per acre. Although the Redevelopment Department has been abolished, the Economic Development Division has continued to provide information to the public and developers on available City-owned parcels for lower income developments including 7101 Lincoln Avenue through the City’s website and outreach programs.</p> <p>Continued Appropriateness: This program continues to be appropriate and is included in the 2021-2029 Housing Element.</p>
Remove Governmental Constraints		
Program 10: Extremely Low Income and Special Needs Housing	<ul style="list-style-type: none"> Amend the Zoning Ordinance within one year of adoption of the Housing Element to address SRO housing. Provide special consideration for reduced impact fees for projects that reserve units for extremely low-income households and persons with disabilities (including those with developmental disabilities). Explore appropriate funding opportunities for affordable housing for extremely low-income households and persons with disabilities (including persons with developmental disabilities). 	<p>Effectiveness: In 2013, the City amended the Zoning Ordinance to permit emergency shelters serving up to 30 persons in the CO, CS, CG and CM zones. Emergency shelters serving more than 30 persons are conditionally permitted in the same zones (CO, CS, CG and CM). The amendment also permitted emergency shelters as an incidental use to a religious assembly use in the RS6, RM10 and RM20 zones. In addition to identifying specific zones for the development of emergency shelters, the City amended the Zoning Ordinance to specifically permit the development of transitional housing and supportive in all of its residential zones, with the exception of the RMH (Residential Mobile Home) zone. Transitional and supportive housing is also conditionally permitted in the City’s PD zones.</p> <p>The City opened the Buena Park Navigation Center providing emergency temporary shelter and support services to homeless individuals in 2020. The same year, the City also approved a 57-unit permanent supportive housing development (Airport Inn Apartments) and a 66-unit affordable housing development for</p>

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Program	Program Objectives	Accomplishments / Continued Appropriateness
		<p>seniors 62 years and older.</p> <p>Continued Appropriateness: This program is modified in the 2021-2029 Housing Element for compliance with applicable changes to state law</p>
<p>Program 11: Permit Processing</p>	<ul style="list-style-type: none"> Continue to evaluate and improve the one-stop processing system to facilitate residential development. Prioritize affordable and special needs housing for processing, including housing for seniors and the disabled (including persons with developmental disabilities). 	<p>Effectiveness: The City continues to evaluate its permitting procedures and makes changes to streamline entitlement processes to allow for the quickest turnaround. Affordable housing and public assisted projects will continue to be prioritized to provide the most efficient timeline possible.</p> <p>Continued Appropriateness: As providing priority processing to developers of affordable and special needs housing will further the development of such housing, the City will continue to offer priority processing of affordable and special needs housing applications. This program continues to be appropriate and is included in the 2021-2029 Housing Element.</p>
<p>Provide Equal Housing Opportunities</p>		
<p>Program 12: Fair Housing</p>	<ul style="list-style-type: none"> Continue to promote fair housing practices and provide educational information on fair housing to the public at public counters and on the City’s website. Continue to refer fair housing complaints to the Fair Housing Foundation. Continue to comply with all state and federal fair housing requirements when implementing housing programs or delivering housing-related services. For projects that receive public assistance (either financial assistance or through development incentives), require the developers to implement an affirmative marketing plan to outreach to all segments of the community. 	<p>Effectiveness: The City continues to promote fair housing practices and provides educational information on fair housing to the public at public counters, the City’s website (http://www.buenapark.com/city-departments/economic-development/affordable-housing), and through Fair Housing Foundation. The City continues to refer any fair housing complaints to the Fair Housing Foundation. The City continues to comply with all State and Federal fair housing requirements when implementing its housing programs. The City provides information on fair housing practices through the Fair Housing Foundation.</p> <p>Continued Appropriateness: Providing fair housing resources is an important goal for the City. This program continues to be appropriate and is included in the 2021-2029 Housing Element.</p>

Appendix C: Residential Site Inventory

Table A: Housing Element Sites Inventory

SITE #	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 Cycle(s)	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Total Capacity	Year Built	Bldg Sq.Ft.	Site Selection Criteria	Notes		
1	8641 LOS COYOTES DR	90621	098-024-24		RSP	RS-10	0	4.4	0.33	Vacant	YES - Potential	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant				1	1		7.9			
2	5881 STANTON AVE	90621	066-184-26		RSF	RS-6	0	7.3	0.13	Vacant	YES - Potential	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant				1	1		7.9			
3	7611 5TH ST	90621	277-071-14		HDR	RM-20	20	24	0.16	Residential, 1	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant				1	1	1928	1071	1, 2, 6	Housing Opportunities Overlay	
4	7601 5TH ST	90621	277-071-15		HDR	RM-20	20	24	0.16	Residential, 1	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant				1	1	1928	1400	1, 2, 6	Housing Opportunities Overlay	
5	7561 5TH ST	90621	277-073-15		HDR	RM-20	20	50	0.12	Residential, 1	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant				3	1947	861	1, 6		Housing Opportunities Overlay	
6	7561 5TH ST	90621	277-073-16		HDR	RM-20	20	50	0.13	Residential, 1	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant				3	1939	1230	1, 6		Housing Opportunities Overlay	
7	7551 5TH ST	90621	277-073-17		HDR	RM-20	20	50	0.12	Residential, 1	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant				3	1947	1110	1, 6		Housing Opportunities Overlay	
8	7541 5TH ST	90621	277-073-18		HDR	RM-20	20	50	0.12	Residential, 1	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant				2	1955	900	1, 6		Housing Opportunities Overlay	
9	7531 5TH ST	90621	277-073-19		HDR	RM-20	20	50	0.25	Parking Lot	YES - Potential	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant				8	8	900	2, 3		Housing Opportunities Overlay	
10	7651 E 5TH ST	90621	277-071-13		HDR	RM-20	20	24	0.71	Church/Residential, 1	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant				10	1948	830	1, 3, 6		Housing Opportunities Overlay	
11	8161 FULLERTON AVE	90621	277-071-12		HDR	RM-20	20	24	0.22	Residential, 1	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant				2	2	1960	4544	1, 6		Housing Opportunities Overlay
12	8152 KINGMAN AVE	90621	277-071-19		HDR	RM-20	20	24	0.22	Residential, 1	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant				2	2	1948	1450	1, 6		Housing Opportunities Overlay
13	8141 FULLERTON AVE	90621	277-071-11		HDR	RM-20	20	24	0.43	Residential, 4	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant				2	2	1948	1420	1, 6		Housing Opportunities Overlay
14	8122 WESTERN AVE	90621	277-073-25		HDR	RM-20	20	50	0.21	Residential, 1	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant				5	5	1973	1500	1, 6		Housing Opportunities Overlay
15	7611 ARTESIA BLVD	90621	277-101-20		HDR	RM-20	20	24	0.13	Residential, 1	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant				1	1	1949	1561	1, 6		Housing Opportunities Overlay
16	5951 FULLERTON AVE	90621	277-101-17		HDR	RM-20	20	24	0.21	Residential, 1	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant				2	2	1948	1561	1, 6		Housing Opportunities Overlay
17	5941 FULLERTON AVE	90621	277-101-16		HDR	RM-20	20	24	0.22	Residential, 1	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant				2	2	1958	1612	1, 6		Housing Opportunities Overlay
18	5941 WESTERN AVE	90621	066-111-14		HDR	RM-20	20	24	0.37	Residential, 4	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant				1	1	1950	3530	1, 6		Housing Opportunities Overlay
19	5952 BURNHAM AVE	90621	066-111-18		HDR	RM-20	20	24	0.37	Residential, 2	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant				3	3	1928	1817	1, 6		Housing Opportunities Overlay
20	5921 BURNHAM AVE	90621	066-112-10		HDR	RM-20	20	24	0.19	Residential, 1	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant				1	1	1928	1004	1, 6		Housing Opportunities Overlay
21	5911 WESTERN AVE	90621	066-111-11		HDR	RM-20	20	24	0.19	Residential, 1	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant				1	1	1928	1209	1, 6		Housing Opportunities Overlay
22	5901 BURNHAM AVE	90621	066-112-33		HDR	RM-20	20	50	0.19	Residential, 1	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant				5	5	1954	1134	1, 6		Housing Opportunities Overlay
23	5891 BURNHAM AVE	90621	066-111-32		HDR	RM-20	20	50	0.19	Residential, 1	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant				5	5	1928	940	1, 6		Housing Opportunities Overlay
24	5893 BURNHAM AVE	90621	066-112-37		HDR	RM-20	20	50	0.19	Residential, 1	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant				5	5	1956	1198	1, 6		Housing Opportunities Overlay
25	5883 BURNHAM AVE	90621	066-112-38		HDR	RM-20	20	50	0.19	Residential, 1	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant				5	5	1955	1198	1, 6		Housing Opportunities Overlay
26	5872 KINGMAN AVE	90621	277-101-30		HDR	RM-20	20	24	0.22	Residential, 1	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant				2	2	1948	1128	1, 6		Housing Opportunities Overlay
27	5861 FULLERTON AVE	90621	277-101-10		HDR	RM-20	20	24	0.22	Residential, 1	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant				2	2	1952	1226	1, 6		Housing Opportunities Overlay
28	5862 KINGMAN AVE	90621	277-101-31		HDR	RM-20	20	24	0.22	Residential, 1	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant				2	2	1952	987	1, 6		Housing Opportunities Overlay
29	5851 BURNHAM AVE	90621	066-112-31		HDR	RM-20	20	24	0.24	Residential, 2	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant				1	1	1952	897	1, 6		Housing Opportunities Overlay
30	5801 WESTERN AVE	90621	066-111-04		HDR	RM-20	20	24	0.19	Residential, 1	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant				1	1	1946	628	1, 6		Housing Opportunities Overlay
31	5781 FULLERTON AVE	90621	277-101-03		HDR	RM-20	20	24	0.34	Residential, 1	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant				4	4	1928	2467	1, 6		Housing Opportunities Overlay
32	5741 BURNHAM AVE	90621	066-112-01		HDR	RM-20	20	50	0.31	Vacant	YES - Potential	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant				10	10	1500	7, 9		Housing Opportunities Overlay	
33	5711 WESTERN AVE	90621	066-122-05		HDR	RM-20	20	50	0.24	Residential, 1	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant				6	6	1946	2500	1, 6		Housing Opportunities Overlay
34	5691 WESTERN AVE	90621	066-122-04		HDR	RM-20	20	50	0.23	Residential, 1	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant				6	6	1947	1030	1, 6		Housing Opportunities Overlay
35	8151 INDIANA AVE	90621	066-260-09		HDR	RM-20	20	50	0.26	Residential, 1	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant				7	7	1947	528	1, 6		Housing Opportunities Overlay
36	8222 4TH ST	90621	066-260-32		HDR	RM-20	20	24	0.16	Residential, 1	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant				1	1	1949	1180	1, 6		Housing Opportunities Overlay
37	8201 4TH ST	90621	066-230-31		HDR	RM-20	20	50	0.27	Residential, 1	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant				8	8	1950	1525	1, 6		Housing Opportunities Overlay
38	8207 4TH ST	90621	066-230-64		HDR	RM-20	20	24	0.66	Residential, 8	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant				2	2	1962	4800	1, 6		Housing Opportunities Overlay
39	8091 E 4TH ST	90621	066-230-29		HDR	RM-20	20	50	0.34	Residential, 2	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant				9	9	1948	774	1, 6		Housing Opportunities Overlay
40	8102 STANTON AVE	90621	066-230-78		HDR	RM-20	20	24	0.81	Church/Residential, 1	YES - Potential	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant				2	2	1951	1271	2, 3, 6		Housing Opportunities Overlay
41	8022 ARTESIA BLVD	90621	066-230-67		HDR	RM-20	20	50	0.14	Residential, 1	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant				3	3	1950	1062	1, 6		Housing Opportunities Overlay
42	8012 ARTESIA BLVD	90621	066-230-77		HDR	RM-20	20	50	0.15	Residential, 1	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant				3	3	1957	912	1, 6		Housing Opportunities Overlay
43	8002 ARTESIA BLVD	90621	066-230-76		HDR	RM-20	20	50	0.15	Residential, 1	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant				3	3	1955	1115	1, 6		Housing Opportunities Overlay
44	7539 ARTESIA BLVD	90621	277-102-17	A	HDR	RM-20	20	50	0.34	Vacant	YES - Potential	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant				10	10		774	1, 6		Housing Opportunities Overlay
44	7521 ARTESIA BLVD	90621	277-102-18	A	HDR	RM-20	20	50	0.35	Vacant	YES - Potential	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant				11	11	81	1280	1, 6		Housing Opportunities Overlay
45	5961 KINGMAN AVE	90621	277-102-16	A	HDR	RM-20	20	50	0.12	Residential, 2	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant				1	1	1946	1050	1, 6		Housing Opportunities Overlay
44	8231 9TH ST	90621	070-034-16		HDR	RM-20	20	24	0.26	Residential, 1	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant				3	3	1952	1802	1, 6		Housing Opportunities Overlay
46	8321 INDIANA AVE	90621	070-012-22		RSF	RS-6	7	50	0.26	Residential, 1	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant				7	7	1952	1112	1, 6		Housing Opportunities Overlay
47	8141 7TH ST	90621	070-012-28		RSF	RS-6	7	50	0.14	Residential, 1	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant				3	3	1955	1325	1, 6		Housing Opportunities Overlay
48	8311 INDIANA AVE	90621	070-012-21		RSF	RS-6	7	50	0.26	Residential, 1	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant				7	7	1947	1014	1, 6		Housing Opportunities Overlay
49	8201 7TH ST	90621	070-012-06		RSF	RS-6	7	50	0.17	Residential, 1	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant				4	4	1951	1090	1, 6		Housing Opportunities Overlay
50	8202 LOS ROBLES AVE	90621	070-012-16		RSF	RS-6	7	50	0.16	Residential, 1	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant				4	4	1949	954	1, 6		Housing Opportunities Overlay
51	8191 7TH ST	90621	070-012-25		RSF	RS-6	7	50	0.17	Residential, 1	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant				4	4	1950	1088	1, 6		Housing Opportunities Overlay
52	8185 7TH ST	90621	070-012-24		RSF	RS-6	7	50	0.17	Residential, 1	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant				4	4	1947	672	1, 6		Housing Opportunities Overlay
53	8171 7TH ST	90621	070-012-08		RSF	RS-6	7	50	0.17	Residential, 1	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant				4	4	1947	1508	1, 6		Housing Opportunities Overlay
54	8161 7TH ST	90621	070-012-10		RSF	RS-6	7	50	0.17	Residential, 1	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant				4	4	1965	962	1, 6		Housing Opportunities Overlay
55	8281 INDIANA AVE	90621	070-012-30		RSF	RS-6	7	50	0.17	Residential, 1	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant				4	4	1955	1044	1, 6		Housing Opportunities Overlay
56	8151 7TH ST	90621	070-012-11		RSF	RS-6	7	50	0.23	Residential, 1	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant				6	6	1940	1522	1, 6		Housing Opportunities Overlay
57	8282 LOS ROBLES AVE	90621	070-012-37		RSF	RS-6	7	50	0.20	Residential, 1	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant				5	5	1946	2821	1, 6		Housing Opportunities Overlay
58	8302 LOS ROBLES AVE	90621	070-012-32		RSF	RS-6	7	50	0.20	Residential, 1	YES - Current	NO - Privately-Owned	Available	Used										

Table A: Housing Element Sites Inventory

SITE #	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 Cycle(s)	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Total Capacity	Year Built	Bldg Sq.Ft.	Site Selection Criteria	Notes	
95	8511 WESTERN AVE	90621	276-221-25	B	HDR	RM-20	20	24	0.20	Parking lot	YES - Potential	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant				3	3	762	3, 9		
96	6551 WESTERN AVE	90621	276-221-26	B	HDR	RM-20	20	24	0.45	Church	YES - Potential	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant				7	7	1970	5311	1, 2, 3, 6, 8	
98	7451 9TH ST	90621	276-221-27	B	HDR	RM-20	20	24	0.16	Residential, 1	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant				1	1	1952	726	1, 6	
99	7261 9TH ST	90621	276-221-41		HDR	RM-20	20	50	0.18	Residential, 1	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant				4	4	1923	1600	1, 6	Housing Opportunities Overlay
100	7251 9TH ST	90621	276-221-40		HDR	RM-20	20	50	0.17	Residential, 1	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant				4	4	1949	1311	1, 6	Housing Opportunities Overlay
101	7091 8TH ST	90621	276-231-39		HDR	RM-20	20	24	0.18	Residential, 1	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant				1	1	1962	736	1, 6	
102	8498 GRANERAY ST	90621	276-221-38		HDR	RM-20	20	24	0.20	Residential, 1	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant				2	2	1964	290	1, 6	
103	7412 8TH ST	90621	276-221-08		HDR	RM-20	20	24	0.13	Residential, 1	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant				1	1	1954	1237	1, 6	
104	7392 8TH ST	90621	276-221-06		HDR	RM-20	20	24	0.13	Residential, 1	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant				1	1	1952	861	1, 6	
105	7411 8TH ST	90621	276-202-11		HDR	RM-20	20	50	0.19	Residential, 1	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant				5	5	1921	1064	1, 6	Housing Opportunities Overlay
106	7441 8TH ST	90621	276-202-14		HDR	RM-20	20	50	0.16	Residential, 1	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant				4	4	1941	1099	1, 6	Housing Opportunities Overlay
107	7431 8TH ST	90621	276-202-13		HDR	RM-20	20	50	0.15	Residential, 1	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant				3	3	1947	741	1, 6	Housing Opportunities Overlay
108	8273 CALIFORNIA ST	90621	070-033-10		HDR	RM-20	20	24	0.13	Residential, 1	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant				1	1	1956	1368	1, 6	
109	8632 INDIANA ST	90621	070-033-09		HDR	RM-20	20	24	0.14	Residential, 1	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant				1	1	1956	1334	1, 6	
110	6591 INDIANA AVE	90621	070-035-04		HDR	RM-20	20	50	0.16	Residential, 1	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant				4	4	1955	3024	1, 6	Housing Opportunities Overlay
111	6581 INDIANA AVE	90621	070-035-03		HDR	RM-20	20	50	0.17	Residential, 1	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant				4	4	1955	1288	1, 6	Housing Opportunities Overlay
112	8211 CALIFORNIA ST	90621	070-035-06		HDR	RM-20	20	50	0.17	Residential, 1	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant				4	4	1955	1281	1, 6	Housing Opportunities Overlay
113	8571 INDIANA AVE	90621	070-035-02		HDR	RM-20	20	50	0.17	Residential, 1	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant				4	4	1955	1650	1, 6	Housing Opportunities Overlay
114	8172 CALIFORNIA ST	90621	070-046-02		HDR	RM-20	20	50	0.23	Residential, 3	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant				4	4	1946	852	1, 6	Housing Opportunities Overlay
115	8142 CALIFORNIA ST	90621	070-046-03		HDR	RM-20	20	50	0.23	Residential, 1	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant				6	6	1952	1934	1, 6	Housing Opportunities Overlay
116	6561 INDIANA AVE	90621	070-035-01		HDR	RM-20	20	50	0.17	Residential, 1	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant				4	4	1955	2044	1, 6	Housing Opportunities Overlay
117	8202 9TH ST	90621	070-035-05		HDR	RM-20	20	50	0.17	Residential, 1	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant				4	4	1955	1894	1, 6	Housing Opportunities Overlay
118	8182 9TH ST	90621	070-035-07		HDR	RM-20	20	50	0.16	Residential, 1	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant				4	4	1955	1280	1, 6	Housing Opportunities Overlay
119	8182 9TH ST	90621	070-035-08		HDR	RM-20	20	50	0.21	Residential, 1	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant				5	5	1953	1141	1, 6	
120	5682 WESTERN AVE	90621	066-123-01		HDR	RM-20	20	50	0.13	Residential, 1	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element				3	3	1954	1301	1, 6	Housing Opportunities Overlay
121	5702 WESTERN AVE	90621	066-123-02		HDR	RM-20	20	50	0.17	Residential, 1	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element				4	4	1953	1580	1, 6	Housing Opportunities Overlay
122	5712 WESTERN AVE	90621	066-123-03		HDR	RM-20	20	50	0.17	Residential, 1	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element				4	4	1952	2232	1, 6	Housing Opportunities Overlay
123	7501 FRANKLIN ST	90621	066-123-04		HDR	RM-20	20	50	0.31	Residential, 1	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element				9	9	1940	1736	1, 6	Housing Opportunities Overlay
124	7682 CRAIG AVE	90621	066-132-09	C	RSF	RS-6	0	7.3	0.17	Vacant	YES - Potential	NO - Privately-Owned	Available	Not Used in Prior Housing Element				1	1	1952	7, 9		
124	7692 CRAIG AVE	90621	066-132-15	C	RSF	RS-6	0	7.3	0.18	Vacant	YES - Potential	NO - Privately-Owned	Available	Not Used in Prior Housing Element				1	1	1765	7, 9		
124	7712 CRAIG AVE	90621	066-132-16	C	RSF	RS-6	0	7.3	0.17	Vacant	YES - Potential	NO - Privately-Owned	Available	Not Used in Prior Housing Element				1	1	1656	7, 9		
124	7722 CRAIG AVE	90621	066-132-17	C	RSF	RS-6	0	7.3	0.17	Vacant	YES - Potential	NO - Privately-Owned	Available	Not Used in Prior Housing Element				1	1	1240	7, 9		
125	7501 5TH ST	90621	277-073-20		HDR	RM-20	20	24	0.20	Residential, 1	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element				2	2	1940	1300	1, 6	
126	8032 8TH ST	90621	070-023-02		HDR	RM-20	20	24	0.14	Residential, 1	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element				1	1	1948	736	1, 6	
127	8052 8TH ST	90621	070-023-04		HDR	RM-20	20	24	0.14	Residential, 1	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element				1	1	1955	1010	1, 6	
128	9051 HOLDER ST	90620	134-031-02		HDR	RM-20	20	24	0.23	Residential, 1	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element				2	2	1946	666	1, 6	
129	8694 WESTERN AVE	90620	135-132-11		HDR	RM-20	20	50	0.42	Residential, 1	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element				12	12	1955	2138	1, 6	Housing Opportunities Overlay
130	8732 WESTERN AVE	90620	135-133-05		HDR	RM-20	20	50	0.32	Residential, 1	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element				9	9	1952	1575	1, 6	Housing Opportunities Overlay
131	8752 VALLEY VIEW ST	90620	260-011-03		HDR	RM-20	20	24	0.17	Residential, 2	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element				1	1	2060	1150	1, 6	
132	8752 VALLEY VIEW ST	90620	260-011-04		HDR	RM-20	20	24	0.31	Residential, 2	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element				3	3	1960	1150	1, 6	
134	7611 8TH ST	90621	276-213-17		MDR	RM-10	10	16	0.22	Residential, 1	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element				1	1	1946	522	1, 6	
135	7861 MELROSE ST	90621	276-322-16		BOMUSP	RS-6	0	7.3	0.23	Vacant	YES - Potential	NO - Privately-Owned	Available	Not Used in Prior Housing Element				1	1	1602	7, 9		
136	BEACH BLVD/MELROSE ST	90621	276-361-03		BOMUSP	BOMUSP			7.40	Parking garage	YES - Planned	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant				250	250			3, 7, 8	The Source Residences
137	6161 KENTUCKY DR	90621	260-021-01		MDR	RM-10	10	16	0.44	Residential, 1	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant				4	4	1957	1656	1, 6	
138	8981 HOFFMAN ST	90620	260-021-04		MDR	RM-10	10	16	0.22	Residential, 1	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant				1	1	1956	1010	1, 6	
139	8901 HOFFMAN ST	90620	260-021-05		MDR	RM-10	10	16	0.45	Residential, 1	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant				4	4	1929	816	1, 6	
140	6221 LINCOLN AVE	90620	260-022-07		COM	RM-10	10	16	0.65	Private School	NO	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant				7	7	1967	5120	1, 3, 6	
141	8761 HOFFMAN ST	90620	260-031-02		MDR	RM-10	10	16	0.52	Residential, 1	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant				5	5	1955	1092	1, 6	
142	8833 HOFFMAN ST	90620	260-031-07		MDR	RM-10	10	16	0.89	Residential, 6	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant				10	10	1962	861	1, 6	
143	8742 HOFFMAN ST	90620	260-032-01		MDR	RM-10	10	16	0.67	Residential, 1	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant				7	7	1949	884	1, 6	
144	8732 HOFFMAN ST	90620	260-071-05		MDR	RM-10	10	16	0.76	Residential, 1	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant				9	9	1953	2280	1, 6	
145	8246 VALLEY VIEW ST	90620	069-283-25		RSF	RS-6	0	7	3.22	Church	YES - Planned	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant				66	66	1959	1904	1, 3, 6, 7	Orchard View Gardens Sr. Apts.
146	7962 PINCHOT CT	90621	276-312-22		OS	RM-20	20	24	0.13	Open Space	YES - Potential	YES - City-Owned	Available	Not Used in Prior Housing Element				2	2			1, 6	
147	7692 9TH ST	90621	276-282-14	D	HDR	RM-20	20	24	0.20	Residential, 1	YES - Planned	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element				2	2	1923	1200	1, 6	
147	7682 9TH ST	90621	276-282-13	D																			

Table B: Candidate Sites Identified to be Rezoned to Accommodate Shortfall Housing Need

SITE ID #	Site Address/Intersection	5 Digit ZIP Code	Assessor Parcel Number	Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income	Type of Shortfall	Parcel Size (Acres)	Current General Plan Designation	Current Zoning	Proposed General Plan Designation	Proposed Zoning2	Minimum Density Allowed	Maximum Density Allowed	Total Capacity	Vacant/ Nonvacant	Description of Existing Uses	Consolidated Sites	Identified in Last Cycle(s)	Year Built	Bldg Sq.Ft.	Site Selection Criteria
150	7871 COMMONWEALTH AVE	90621	066-25-07			7		Shortfall of Sites	0.26 GMU	CG	GMU	CGMIXED USE OVERLAY-45	20	45	7	Non-Vacant	Retail	Yes	Yes	1971	1826	1.2, 6	
151	8212 DARLINGTON AVE	90621	066-25-20			4		Shortfall of Sites	0.15 GMU	CG	GMU	CGMIXED USE OVERLAY-45	20	45	4	Non-Vacant	Retail	Yes	Yes	1945	1466	1.2, 6	
152	8211 DARLINGTON AVE	90621	066-25-22			4		Shortfall of Sites	0.15 GMU	CG	GMU	CGMIXED USE OVERLAY-45	20	45	3	Non-Vacant	Residential, 1	Yes	Yes	1926	1313	1.2, 6	
153	8202 DARLINGTON AVE	90621	066-25-21			3		Shortfall of Sites	0.15 GMU	CG	GMU	CGMIXED USE OVERLAY-45	20	45	3	Non-Vacant	Residential, 1	Yes	Yes	1946	1460	1.2, 6	
154	8201 DARLINGTON AVE	90621	066-25-13			3		Shortfall of Sites	0.15 GMU	CG	GMU	CGMIXED USE OVERLAY-45	20	45	3	Non-Vacant	Residential, 1	Yes	Yes	1965	2000	1.2, 6	
155	7811 COMMONWEALTH AVE	90621	066-25-22			17		Shortfall of Sites	0.57 GMU	CG	GMU	CGMIXED USE OVERLAY-45	20	45	17	Non-Vacant	Residential, 1	Yes	Yes	1971	6428	1.2, 6	
156	6550 KNOTT AVE	90621	276-231-44			12		Shortfall of Sites	0.43 HDR	CS	GMU	CGMIXED USE OVERLAY-45	20	45	12	Non-Vacant	Retail	Yes	Yes	1970	4023	1.2, 6	
157	6186 BEACH BLVD	90621	066-251-11	1	1	1		Shortfall of Sites	0.14 CBPMU	CG	CBPMU	CGMIXED USE OVERLAY-45	20	60	5	Non-Vacant	Retail	F	Yes	1964	4460.1	2	
157	7791 COMMONWEALTH AVE	90621	066-251-31	10	6	8		Shortfall of Sites	1.16 CBPMU	CG	CBPMU	CGMIXED USE OVERLAY-60	20	60	43	Non-Vacant	Bank	F	Yes			1.2, 6	
158	6181 BEACH BLVD	90621	066-251-18			2		Shortfall of Sites	0.21 CBPMU	CG	CBPMU	CGMIXED USE OVERLAY-60	20	60	2	Non-Vacant	Retail	H	Yes	1932	720	1.2, 6	
159	6100 BEACH BLVD	90621	066-251-28			2		Shortfall of Sites	0.07 CBPMU	CG	CBPMU	CGMIXED USE OVERLAY-60	20	60	2	Vacant	Vacant	G	Yes			6.8, 9	
159	6172 BEACH BLVD	90621	066-251-29			2		Shortfall of Sites	0.07 CBPMU	CG	CBPMU	CGMIXED USE OVERLAY-60	20	60	2	Vacant	Vacant	G	Yes			6.8, 9	
160	6171 HOMEWOOD AVE	90621	066-251-27			4		Shortfall of Sites	0.16 CBPMU	CG	CBPMU	CGMIXED USE OVERLAY-60	20	60	4	Non-Vacant	Residential, 1	Yes	Yes	1930	884	1.2, 6	
161	6100 BEACH BLVD	90621	066-251-24			2		Shortfall of Sites	0.07 CBPMU	CG	CBPMU	CGMIXED USE OVERLAY-60	20	60	2	Vacant	Vacant	H	Yes			6.8, 9	
161	6100 BEACH BLVD	90621	066-251-25			2		Shortfall of Sites	0.07 CBPMU	CG	CBPMU	CGMIXED USE OVERLAY-60	20	60	2	Vacant	Vacant	H	Yes			6.8, 9	
162	6161 HOMEWOOD AVE	90621	066-251-26			4		Shortfall of Sites	0.16 CBPMU	CG	CBPMU	CGMIXED USE OVERLAY-60	20	60	4	Non-Vacant	Residential, 1	Yes	Yes	1949	720	1.2, 6	
163	6156 BEACH BLVD	90621	066-251-08			2		Shortfall of Sites	0.07 CBPMU	CG	CBPMU	CGMIXED USE OVERLAY-60	20	60	2	Non-Vacant	Retail	Yes	Yes	1955	1679	1.2	
164	6152 BEACH BLVD	90621	066-251-07			2		Shortfall of Sites	0.07 CBPMU	CG	CBPMU	CGMIXED USE OVERLAY-60	20	60	2	Non-Vacant	Retail	Yes	Yes	1950	1125	1.2, 6	
164	6151 HOMEWOOD AVE	90621	066-251-20			2		Shortfall of Sites	0.16 CBPMU	CG	CBPMU	CGMIXED USE OVERLAY-60	20	60	2	Non-Vacant	Residential, 3	Yes	Yes	1940	768	1.2, 6	
166	6146 BEACH BLVD	90621	066-251-06			2		Shortfall of Sites	0.07 CBPMU	CG	CBPMU	CGMIXED USE OVERLAY-60	20	60	2	Non-Vacant	Retail	Yes	Yes			1.2, 6	
167	6141 HOMEWOOD AVE	90621	066-251-21			4		Shortfall of Sites	0.16 CBPMU	CG	CBPMU	CGMIXED USE OVERLAY-60	20	60	4	Non-Vacant	Residential, 1	Yes	Yes	1941	1136	1.2, 6	
168	6136 BEACH BLVD	90621	066-251-04			2		Shortfall of Sites	0.07 CBPMU	CG	CBPMU	CGMIXED USE OVERLAY-60	20	60	2	Non-Vacant	Retail	Yes	Yes	1950	872	1.2, 6	
169	6132 BEACH BLVD	90621	066-251-03			2		Shortfall of Sites	0.07 CBPMU	CG	CBPMU	CGMIXED USE OVERLAY-60	20	60	2	Non-Vacant	Retail	Yes	Yes	1962	755	1.2, 6	
170	6131 HOMEWOOD AVE	90621	066-251-22			4		Shortfall of Sites	0.15 CBPMU	CG	CBPMU	CGMIXED USE OVERLAY-60	20	60	4	Non-Vacant	Residential, 1	Yes	Yes	1947	768	1.2, 6	
171	6121 HOMEWOOD AVE	90621	066-251-23			4		Shortfall of Sites	0.15 CBPMU	CG	CBPMU	CGMIXED USE OVERLAY-60	20	60	4	Non-Vacant	Residential, 1	Yes	Yes	1938	956	1.2, 6	
172	6122 BEACH BLVD	90621	066-251-30			7		Shortfall of Sites	0.21 CBPMU	CG	CBPMU	CGMIXED USE OVERLAY-60	20	60	7	Non-Vacant	Retail	Yes	Yes	4072	1.2, 6		
173	6111 HOMEWOOD AVE	90621	066-241-12			4		Shortfall of Sites	0.16 CBPMU	CG	CBPMU	CGMIXED USE OVERLAY-60	20	60	4	Non-Vacant	Residential, 1	Yes	Yes	1946	752	1.2, 6	
174	6101 HOMEWOOD AVE	90621	066-241-13			4		Shortfall of Sites	0.15 CBPMU	CG	CBPMU	CGMIXED USE OVERLAY-60	20	60	4	Non-Vacant	Residential, 1	Yes	Yes	1947	274	1.2, 6	
175	6102 BEACH BLVD	90621	066-241-10			4		Shortfall of Sites	0.14 CBPMU	CG	CBPMU	CGMIXED USE OVERLAY-60	20	60	4	Non-Vacant	Residential, 1	Yes	Yes	1940	1409	1.2, 6	
176	6091 HOMEWOOD AVE	90621	066-241-14			3		Shortfall of Sites	0.15 CBPMU	CG	CBPMU	CGMIXED USE OVERLAY-60	20	60	3	Non-Vacant	Residential, 2	Yes	Yes	1950	891	1.2, 6	
177	BEACH BLVD/4TH ST	90621	066-241-08			2		Shortfall of Sites	0.07 CBPMU	CG	CBPMU	CGMIXED USE OVERLAY-60	20	60	2	Non-Vacant	Parking Lot	I	Yes	Yes			3, 6
177	6096 BEACH BLVD	90621	066-241-09			5		Shortfall of Sites	0.14 CBPMU	CG	CBPMU	CGMIXED USE OVERLAY-60	20	60	5	Non-Vacant	Retail	I	Yes	Yes	2116	1.2, 6	
178	6081 HOMEWOOD AVE	90621	066-241-15			4		Shortfall of Sites	0.16 CBPMU	CG	CBPMU	CGMIXED USE OVERLAY-60	20	60	4	Non-Vacant	Residential, 1	Yes	Yes	1947	1050	1.2, 6	
179	6071 HOMEWOOD AVE	90621	066-241-16			10		Shortfall of Sites	0.31 CBPMU	CG	CBPMU	CGMIXED USE OVERLAY-60	20	60	10	Non-Vacant	Residential, 1	Yes	Yes	1995	900	1.2, 6	
180	6061 HOMEWOOD AVE	90621	066-241-25			5		Shortfall of Sites	0.16 CBPMU	CG	CBPMU	CGMIXED USE OVERLAY-60	20	60	5	Non-Vacant	Parking Lot	Yes	Yes			3, 6	
181	6061 HOMEWOOD AVE	90621	066-241-26			5		Shortfall of Sites	0.16 CBPMU	CG	CBPMU	CGMIXED USE OVERLAY-60	20	60	5	Non-Vacant	Parking Lot	Yes	Yes			3, 6	
182	6042 BEACH BLVD	90621	066-241-21			5		Shortfall of Sites	0.16 CBPMU	CG	CBPMU	CGMIXED USE OVERLAY-60	20	60	5	Non-Vacant	Retail	Yes	Yes			4775	
183	6032 BEACH BLVD	90621	066-241-20			2		Shortfall of Sites	0.07 CBPMU	CG	CBPMU	CGMIXED USE OVERLAY-60	20	60	2	Non-Vacant	Retail	Yes	Yes			2, 4	
184	6026 BEACH BLVD	90621	066-241-23			2		Shortfall of Sites	0.07 CBPMU	CG	CBPMU	CGMIXED USE OVERLAY-60	20	60	2	Non-Vacant	Retail	Yes	Yes			2, 4	
185	7780 ARTESIA BLVD	90621	066-241-19			10		Shortfall of Sites	0.29 CBPMU	CG	CBPMU	CGMIXED USE OVERLAY-60	20	60	10	Non-Vacant	Fire Station	J	Yes	Yes			4, 8
186	HOMEWOOD AVE/ARTESIA BLVD	90621	066-241-18			11		Shortfall of Sites	0.36 CBPMU	CG	CBPMU	CGMIXED USE OVERLAY-60	20	60	11	Non-Vacant	Fire Station	J	Yes	Yes			4, 8
186	7781 ARTESIA BLVD	90621	066-181-09			3		Shortfall of Sites	0.13 CBPMU	CG	CBPMU	CGMIXED USE OVERLAY-60	20	60	3	Non-Vacant	Residential, 1	Yes	Yes	1928	1064	1.2, 6	
187	7771 ARTESIA BLVD	90621	066-181-08			4		Shortfall of Sites	0.14 CBPMU	CG	CBPMU	CGMIXED USE OVERLAY-60	20	60	4	Non-Vacant	Residential, 1	Yes	Yes	1928	858	1.2, 6	
188	5951 HOMEWOOD AVE	90621	066-181-10			4		Shortfall of Sites	0.15 CBPMU	CG	CBPMU	CGMIXED USE OVERLAY-60	20	60	4	Non-Vacant	Residential, 1	Yes	Yes	1954	1280	1.2, 6	
189	5921 HOMEWOOD AVE	90621	066-181-13			4		Shortfall of Sites	0.16 CBPMU	CG	CBPMU	CGMIXED USE OVERLAY-60	20	60	4	Non-Vacant	Residential, 1	Yes	Yes	1928	504	1.2, 6	
190	5911 HOMEWOOD AVE	90621	066-181-14			4		Shortfall of Sites	0.15 CBPMU	CG	CBPMU	CGMIXED USE OVERLAY-60	20	60	4	Non-Vacant	Residential, 1	Yes	Yes	1955	1678	1.2, 6	
191	5901 HOMEWOOD AVE	90621	066-181-15			4		Shortfall of Sites	0.16 CBPMU	CG	CBPMU	CGMIXED USE OVERLAY-60	20	60	4	Non-Vacant	Residential, 1	Yes	Yes	1928	1024	1.2, 6	
192	588 HOMEWOOD AVE	90621	066-181-21			17		Shortfall of Sites	0.46 CBPMU	CG	CBPMU	CGMIXED USE OVERLAY-60	20	60	17	Non-Vacant	Parking Lot	Yes	Yes			3, 6	
193	5801 HOMEWOOD AVE	90621	066-171-08			4		Shortfall of Sites	0.16 CBPMU	CG	CBPMU	CGMIXED USE OVERLAY-60	20	60	4	Non-Vacant	Residential, 1	Yes	Yes	1935	1280	1.2, 6	
194	5791 HOMEWOOD AVE	90621	066-171-09			4		Shortfall of Sites	0.16 CBPMU	CG	CBPMU	CGMIXED USE OVERLAY-60	20	60	4	Non-Vacant	Residential, 1	Yes	Yes	1950	1021	1.2, 6	
195	5781 HOMEWOOD AVE	90621	066-171-10			4		Shortfall of Sites	0.16 CBPMU	CG	CBPMU	CGMIXED USE OVERLAY-60	20	60	4	Non-Vacant	Residential, 1	Yes	Yes	1933	1287	1.2, 6	
196	5771 HOMEWOOD AVE	90621	066-171-11			5		Shortfall of Sites	0.15 CBPMU	CG	CBPMU	CGMIXED USE OVERLAY-60	20	60	5	Non-Vacant	Residential, 1	Yes	Yes	1946	912	1.2, 6	
197	BEACH BLVD/CRAIG AVE	90621	066-132-21			15		Shortfall of Sites	0.45 OP	CG	OP	CGMIXED USE OVERLAY-60	20	60	15	Vacant	Vacant	No	No			6.8, 9	
198	5681 BEACH BLVD	90621	066-132-22			18		Shortfall of Sites	0.49 OP	CG	OP	CGMIXED USE OVERLAY-60	20	60	18	Non-Vacant	Office	No	No	1970	5517	1.2, 6	
199	5656 BEACH BLVD	90621	066-132-15			18		Shortfall of Sites	0.56 CBPMU	CG	CBPMU	CGMIXED USE OVERLAY-60	20	60	18	Non-Vacant	Elementary School	No	No			4790	
200	5731 BEACH BLVD	90621	0																				

Table B: Candidate Sites Identified to be Rezoned to Accommodate Shortfall Housing Need

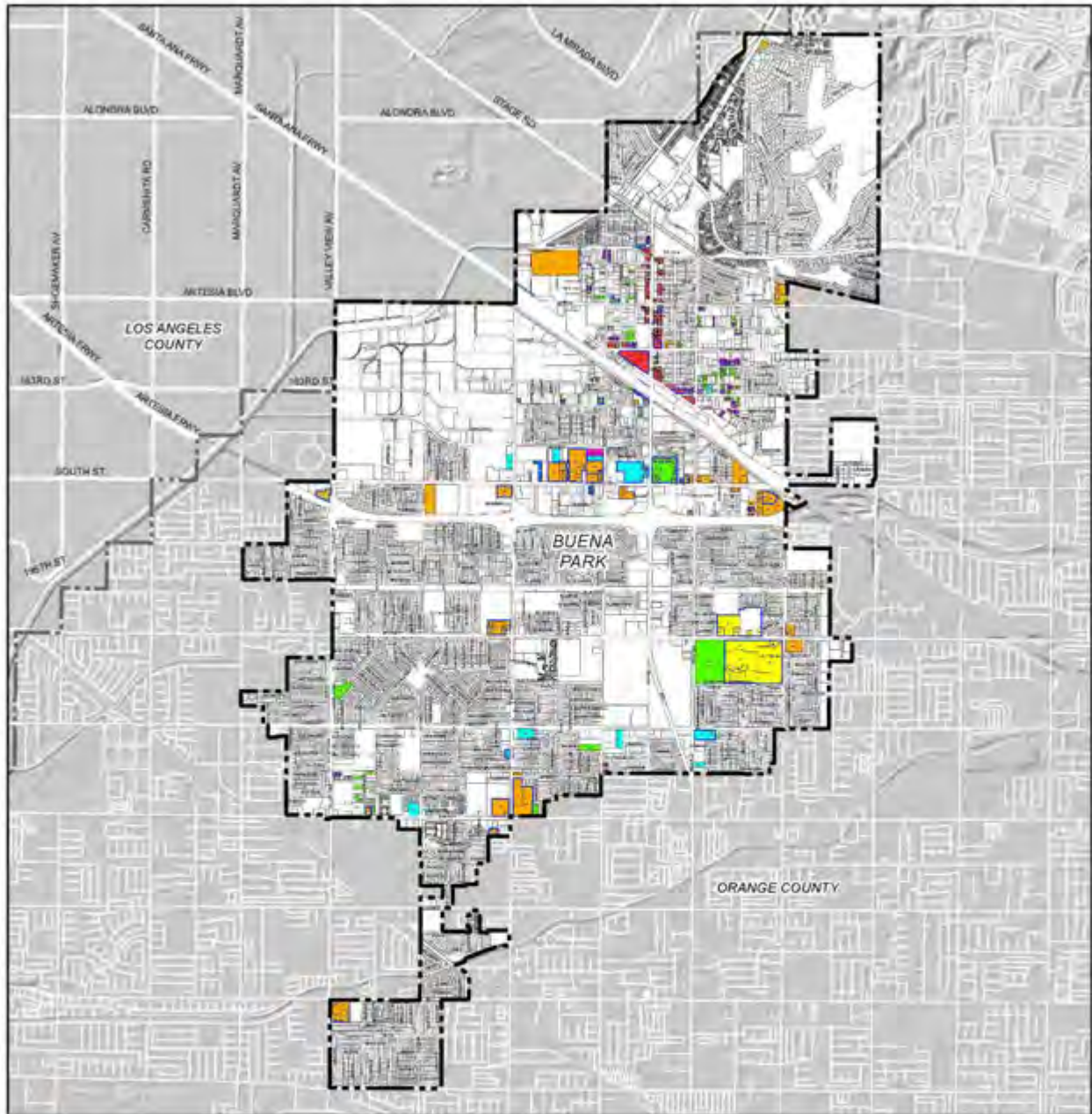
SITE ID #	Site Address/Intersection	5 Digit ZIP Code	Assessor Parcel Number	Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income	Type of Shortfall	Parcel Size (Acres)	Current General Plan Designation	Current Zoning	Proposed General Plan Designation	Proposed Zoning2	Minimum Density Allowed	Maximum Density Allowed	Total Capacity	Vacant/Nonvacant	Description of Existing Uses	Consolidated Sites	Identified in Last Cycle(s)	Year Built	Bldg Sq.Ft.	Site Selection Criteria
246	8192 ORANGETHORPE AVE	90621	070-072-31					4 Shortfall of Sites	0.17 GMU	GMU	GMU	GMU	GMUMIXED USE OVERLAY-45	20	45	4	Non-Vacant	Retail	No	No	1949	3200	1, 2, 6
247	8202 ORANGETHORPE AVE	90621	070-072-32					3 Shortfall of Sites	0.16 GMU	GMU	GMU	GMU	GMUMIXED USE OVERLAY-45	20	45	3	Non-Vacant	Residential, 1	No	No	1948	1108	1, 2, 6
248	8212 ORANGETHORPE AVE	90621	070-072-33					3 Shortfall of Sites	0.16 GMU	GMU	GMU	GMU	GMUMIXED USE OVERLAY-45	20	45	3	Non-Vacant	Residential, 1	No	No	1948	1062	1, 2, 6
249	8222 ORANGETHORPE AVE	90621	070-072-34					3 Shortfall of Sites	0.16 GMU	GMU	GMU	GMU	GMUMIXED USE OVERLAY-45	20	45	3	Non-Vacant	Residential, 1	No	No	1948	1143	1, 2, 6
250	8232 ORANGETHORPE AVE	90621	070-072-35					7 Shortfall of Sites	0.23 GMU	GMU	GMU	GMU	GMUMIXED USE OVERLAY-45	20	45	7	Non-Vacant	Office	No	No	1959	2501	1, 2, 6
251	7141 THOMAS ST	90621	070-080-25					9 Shortfall of Sites	0.33 COM	CM	GMU	CM	CMXIMED USE OVERLAY-45	20	45	9	Non-Vacant	Industrial	No	No		3	6
252	8295 PAGE ST	90621	070-080-45					3 Shortfall of Sites	0.14 COM	CM	GMU	CM	CMXIMED USE OVERLAY-45	20	45	3	Non-Vacant	Residential, 1	No	No	1960	1190	1, 2, 6
253	8301 PAGE ST	90621	070-080-46					5 Shortfall of Sites	0.21 COM	CM	GMU	CM	CMXIMED USE OVERLAY-45	20	45	5	Non-Vacant	Residential, 1	No	No	1953	1952	1, 2, 6
254	8400 KASS DR	90621	070-080-47					12 Shortfall of Sites	0.43 COM	CM	CM	CM	CMXIMED USE OVERLAY-45	20	45	12	Non-Vacant	Industrial/Office	No	No	1965	6030	1, 2, 6
255	8410 KASS DR	90621	070-080-48					13 Shortfall of Sites	0.43 COM	CM	CM	CM	CMXIMED USE OVERLAY-45	20	45	13	Non-Vacant	Industrial/Office	No	No	1965	5050	1, 2, 6
256	7082 THOMAS ST	90621	070-080-15					11 Shortfall of Sites	0.39 COM	CM	GMU	CM	CMXIMED USE OVERLAY-45	20	45	11	Non-Vacant	Industrial/Office	No	No	1926	1304	1, 2, 6
257	7082 THOMAS ST	90621	070-080-14					11 Shortfall of Sites	0.39 COM	CM	GMU	CM	CMXIMED USE OVERLAY-45	20	45	11	Non-Vacant	Industrial/Office	No	No	1934	1068	1, 2, 6
258	7102 THOMAS ST	90621	070-080-13					24 Shortfall of Sites	0.81 COM	CM	GMU	CM	CMXIMED USE OVERLAY-45	20	45	24	Non-Vacant	Industrial/Office	No	No	1974	8080	1, 2, 6
259	7142 THOMAS ST	90621	070-080-12					19 Shortfall of Sites	0.64 COM	CM	GMU	CM	CMXIMED USE OVERLAY-45	20	45	19	Non-Vacant	Church	No	No	1964	2032	1, 2, 6
260	8420 KASS DR	90621	070-080-60					13 Shortfall of Sites	1.10 COM	CM	GMU	CM	CMXIMED USE OVERLAY-45	20	45	33	Non-Vacant	Industrial/Office	R	No	1978	24218	1, 2, 6
260	8440 KASS DR	90621	070-080-59					23 Shortfall of Sites	1.83 COM	CM	GMU	CM	CMXIMED USE OVERLAY-45	20	45	54	Non-Vacant	Industrial/Office	R	No	1978	35182	1, 8
261	8460 KASS DR	90621	070-080-58					30 Shortfall of Sites	2.31 COM	CM	GMU	CM	CMXIMED USE OVERLAY-45	20	45	69	Non-Vacant	Industrial/Office	R	No	1978	39547	1, 2, 6
262	8401 PAGE ST	90621	070-080-56					35 Shortfall of Sites	2.76 COM	CM	GMU	CM	CMXIMED USE OVERLAY-45	20	45	82	Non-Vacant	Industrial/Office	Office	No	1976	55362	1, 2, 6
263	THOMAS ST/PAGE ST	90621	070-080-64					3 Shortfall of Sites	0.15 COM	CM	GMU	CM	CMXIMED USE OVERLAY-45	20	45	3	Non-Vacant	Auto Storage	S	No		6	8
263	THOMAS ST/PAGE ST	90621	070-080-65					7 Shortfall of Sites	0.27 COM	CM	GMU	CM	CMXIMED USE OVERLAY-45	20	45	7	Non-Vacant	Auto Storage	S	No		6	8
264	8511 LA PALMA AVE	90620	070-302-22					7 Shortfall of Sites	0.44 COM	CS	GMU	CS	CSMIXED USE OVERLAY-45	20	45	13	Non-Vacant	Retail	No	No		6	6
265	7930 DALE ST	90620	070-302-23					4 Shortfall of Sites	1.60 COM	CS	GMU	CS	CSMIXED USE OVERLAY-45	20	45	47	Non-Vacant	Retail	No	No	1979	6120	1, 2, 6
266	7151 STANTON AVE	90621	070-721-10					7 Shortfall of Sites	0.24 TE	CO	ITE	ITE	COMIXED USE OVERLAY-45	20	45	9	Non-Vacant	Residential, 2	No	No	1981	2242	1, 2, 6
267	7161 STANTON AVE	90621	070-721-11					9 Shortfall of Sites	0.33 TE	CO	ITE	ITE	COMIXED USE OVERLAY-45	20	45	9	Non-Vacant	Residential, 1	No	No	1954	3181	1, 2, 6
268	7402 ORANGETHORPE AVE	90621	136-172-14					25 Shortfall of Sites	0.52 COM	CG	COM	CG	HOTEL/MOTEL CONVERSION OVERLAY	20	25	25	Non-Vacant	Motel, 25 rms	No	No	1980	12368	1, 2, 8
269	7412 ORANGETHORPE AVE	90621	136-172-15					25 Shortfall of Sites	0.41 COM	CG	COM	CG	HOTEL/MOTEL CONVERSION OVERLAY	20	25	25	Non-Vacant	Motel, 25 rms	No	No	1983	10111	1, 2, 8
270	ORANGETHORPE AVE/VALLEY VIEW ST	90620	263-081-10					3 Shortfall of Sites	0.22 COM	CG	COM	CG	CMXIMED USE OVERLAY-45	20	45	6	Non-Vacant	Hotel	T	No		6	8
271	7051 VALLEY VIEW ST	90620	263-081-09					13 Shortfall of Sites	2.51 COM	CG	COM	CG	CMXIMED USE OVERLAY-45	20	45	74	Non-Vacant	Hotel	T	No	1988	21798	1, 2, 6, 8
271	8600 ORANGETHORPE AVE	90620	263-541-01					35 Shortfall of Sites	6.60 COM	ML	COM	ML	MLMIXED USE OVERLAY-45	20	45	197	Non-Vacant	Industrial	T	No		6	8
272	7017 KNOTT AVE	90620	263-541-06					58 Shortfall of Sites	4.48 COM	ACSP	COM	ACSP	CMXIMED USE OVERLAY-45	20	45	134	Non-Vacant	Auto Sales	No	No		6	8
273	8805 KNOTT AVE	90620	276-142-03					1 Shortfall of Sites	1.69 OP	CO	COM	CO	CO/RELIGIOUS CONGREGATIONAL/FRATERNAL SITES OVERLAY	20	40	45	Non-Vacant	Church	No	No	1975	14742	1, 3, 6
274	7651 9TH ST	90621	276-213-27					5 Shortfall of Sites	0.22 GMU	ML	GMU	ML	MLMIXED USE OVERLAY-45	20	45	5	Non-Vacant	Residential, 1	No	No	1929	852	1, 2, 6
275	7651 9TH ST	90621	276-213-28					4 Shortfall of Sites	0.17 GMU	ML	GMU	ML	MLMIXED USE OVERLAY-45	20	45	4	Non-Vacant	Residential, 1	No	No	1927	793	1, 2, 6
276	7671 9TH ST	90621	276-213-29					4 Shortfall of Sites	0.17 GMU	ML	GMU	ML	MLMIXED USE OVERLAY-45	20	45	4	Non-Vacant	Residential, 1	No	No	1950	1144	1, 2, 6
277	6555 BEACH BLVD	90621	276-213-32					11 Shortfall of Sites	0.40 GMU	GMU	GMU	GMU	GMUMIXED USE OVERLAY-45	20	45	11	Vacant	Vacant	U	No		8	8, 9
277	8555 BEACH BLVD	90621	276-213-40					26 Shortfall of Sites	0.89 GMU	ML	GMU	ML	MLMIXED USE OVERLAY-45	20	45	26	Vacant	Vacant	U	No		8	8, 9
278	8201 ORANGETHORPE AVE	90621	276-331-05					42 Shortfall of Sites	3.28 COM	CM	GMU	CM	CMXIMED USE OVERLAY-45	20	45	97	Non-Vacant	Industrial/Office	No	No	1978	17076	1, 2, 4, 6, 8
279	8251 ORANGETHORPE AVE	90621	276-331-10					27 Shortfall of Sites	2.19 COM	CM	GMU	CM	CMXIMED USE OVERLAY-45	20	45	65	Non-Vacant	Self storage	No	No		3	4, 6
280	8101 ORANGETHORPE AVE	90621	276-341-38					9 Shortfall of Sites	0.30 GMU	CM	GMU	CM	CMXIMED USE OVERLAY-45	20	45	9	Non-Vacant	Auto service	No	No	1975	4212	1, 3, 4, 6
281	8031 ORANGETHORPE AVE	90621	276-352-07					18 Shortfall of Sites	1.41 GMU	CM	GMU	CM	CMXIMED USE OVERLAY-45	20	45	42	Non-Vacant	Commercial/Industrial	No	No	1967	24401	1, 3, 4, 6
282	8940 STANTON AVE	90621	276-352-08					8 Shortfall of Sites	0.30 GMU	CM	GMU	CM	CMXIMED USE OVERLAY-45	20	45	8	Non-Vacant	Auto service	No	No		4	8
283	8001 ORANGETHORPE AVE	90621	276-352-11					19 Shortfall of Sites	0.96 GMU	GMU	GMU	GMU	GMUMIXED USE OVERLAY-45	20	45	4	Non-Vacant	Auto service	No	No		4	8
284	BRENNER AVE/ORANGETHORPE AVE	90621	276-362-09					3 Shortfall of Sites	0.71 GMU	CG	GMU	CG	CGMIXED USE OVERLAY-45	20	45	3	Vacant	Vacant	No	No		6	7, 9
285	7911 ORANGETHORPE AVE	90621	276-362-17					5 Shortfall of Sites	0.19 GMU	CG	GMU	CG	CGMIXED USE OVERLAY-45	20	45	5	Vacant	Vacant	V	No		8	7, 8, 9
285	7921 ORANGETHORPE AVE	90621	276-362-12					24 Shortfall of Sites	0.81 GMU	CG	GMU	CG	CGMIXED USE OVERLAY-45	20	45	24	Non-Vacant	Hotel	V	No	1984	20405	1, 4, 6, 7, 8
286	7979 ORANGETHORPE AVE	90621	276-362-13					6 Shortfall of Sites	0.38 GMU	CG	GMU	CG	CGMIXED USE OVERLAY-45	20	45	19	Non-Vacant	Church	W	No		1	4, 6
287	8911 STANTON AVE	90621	276-362-14					14 Shortfall of Sites	0.48 GMU	CG	GMU	CG	CGMIXED USE OVERLAY-45	20	45	14	Non-Vacant	Temple	U	No	1988	3380	1, 6, 7, 8
288	7681 ORANGETHORPE AVE	90621	276-371-24					5 Shortfall of Sites	0.22 COM	CG	COM	CG	CO/RELIGIOUS CONGREGATIONAL/FRATERNAL SITES OVERLAY	20	40	5	Non-Vacant	Church	W	No	1956	1	6, 8
288	BEACH BLVD/MELROSE ST	90621	276-371-26					13 Shortfall of Sites	0.50 COM	CG	COM	CG	CO/RELIGIOUS CONGREGATIONAL/FRATERNAL SITES OVERLAY	20	40	13	Non-Vacant	Parking lot	W	No		3	6, 8
288	7681 ORANGETHORPE AVE	90621	276-371-28					24 Shortfall of Sites	0.92 COM	CG	COM	CG	CO/RELIGIOUS CONGREGATIONAL/FRATERNAL SITES OVERLAY	20	40	24	Non-Vacant	Church	W	No	1956	1	3, 6, 8
288	7691 ORANGETHORPE AVE	90621	276-371-29					212 Shortfall of Sites	8.00 COM	CG	COM	CG	CO/RELIGIOUS CONGREGATIONAL/FRATERNAL SITES OVERLAY	20	40	212	Non-Vacant	Church	W	No	1956	1	3, 6, 8
288	BEACH BLVD/MELROSE ST	90621	276-371-35					4 Shortfall of Sites	0.17 COM	CG	COM	CG	CO/RELIGIOUS CONGREGATIONAL/FRATERNAL SITES OVERLAY	20	40	4	Non-Vacant	Parking lot	W	No		3	6, 8
288	BEACH BLVD/MELROSE ST	90621	276-371-36					4 Shortfall of Sites	0.17 COM	CG	COM	CG	CO/RELIGIOUS CONGREGATIONAL/FRATERNAL SITES OVERLAY	20	40	4	Non-Vacant	Parking lot	W	No		3	6, 8
289	7039 ORANGETHORPE AVE	90621	276-381-09					98 Shortfall of Sites	1.70 COM	CM	GMU	CM	CMHOTEL/MOTEL CONVERSION OVERLAY	20	98	98	Non-Vacant	Motel, 98 rms	No	No			

Table B: Candidate Sites Identified to be Rezoned to Accommodate Shortfall Housing Need

SITE ID #	Site Address/Intersection	5 Digit ZIP Code	Assessor Parcel Number	Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income	Type of Shortfall	Parcel Size (Acres)	Current General Plan Designation	Current Zoning	Proposed General Plan Designation	Proposed Zoning ²	Minimum Density Allowed	Maximum Density Allowed	Total Capacity	Vacant/ Nonvacant	Description of Existing Uses	Consolidated Sites	Identified in Last Cycle(s)	Year Built	Bldg Sq.Ft.	Site Selection Criteria
319	6010 BALL RD	90620	134331144	18	11	14	32	Shortfall of Sites	2.51	COM	CS	GMU	COMIXED USE OVERLAY-45	20	45	75	Non-Vacant	Retail	EE	No	1963		1, 3, 6, 8
319	6080 BALL RD BUENA PARK	90620	134-311-43	21	13	15	37	Shortfall of Sites	2.88	COM	CS	GMU	COMIXED USE OVERLAY-45	20	45	86	Non-Vacant	Retail	EE	No		41000	1, 3, 6, 8
320	8750 KNOTT AVE	90620	135-181-07			17	17	Shortfall of Sites	0.58	COM	CS	GMU	COMIXED USE OVERLAY-45	20	45	17	Vacant	Vacant	EE	No			6, 9
321	8858 KNOTT AVE	90620	135-182-08	10	6	8	19	Shortfall of Sites	1.46	COM	CS	GMU	COMIXED USE OVERLAY-45	20	45	43	Non-Vacant	Retail	FF	No	1960	169293	1, 3, 6, 8
321	8888 KNOTT AVE	90620	135-182-09	29	18	21	51	Shortfall of Sites	4.09	COM	CS	GMU	COMIXED USE OVERLAY-45	20	45	118	Non-Vacant	Retail	FF	No	1967	144108	1, 3, 6, 8
321	8938 KNOTT AVE	90620	135-182-13	55	34	41	98	Shortfall of Sites	7.63	COM	CS	GMU	COMIXED USE OVERLAY-45	20	45	228	Non-Vacant	Retail	FF	No	1959	70815	1, 3, 6, 8
322	7101 LINCOLN AVE	90620	135-192-50	29	25			Shortfall of Sites	1.38	COM	CS	HR	RM-20	20		54	Non-Vacant	Retail	No	1961	22880	1, 2, 3, 4, 5, 6, 7	
323	6201 LINCOLN AVE	90620	260-022-06			10		Shortfall of Sites	0.35	COM	CS	GMU	CS/MIXED USE OVERLAY-45	20	45	10	Non-Vacant	Parking Lot	GG	No			3, 6, 8
323	6201 LINCOLN AVE	90620	260-022-05			20		Shortfall of Sites	0.69	COM	CS	GMU	CS/MIXED USE OVERLAY-45	20	45	20	Non-Vacant	Restaurant	GG	No	1970	2592	1, 3, 6, 8
324	6955 LA PALMA AVE	90620	263-421-04	6	3	4	10	Shortfall of Sites	0.80	COM	CS	GMU	CS/MIXED USE OVERLAY-45	20	45	23	Non-Vacant	Retail	HH	No	1966	31950	1, 3, 9
324	6901 LA PALMA AVE	90620	263-421-06	5	3	4	10	Shortfall of Sites	0.74	COM	CS	GMU	CS/MIXED USE OVERLAY-45	20	45	22	Non-Vacant	Retail	HH	No	1966	7000	1, 3, 6, 8
324	6865 LA PALMA AVE	90620	263-421-07	6	4	5	11	Shortfall of Sites	0.88	COM	CS	GMU	CS/MIXED USE OVERLAY-45	20	45	26	Non-Vacant	Retail	HH	No	1969	1440	1, 3, 6, 8
324	6931 LA PALMA AVE	90620	263-421-05	12	8	9	22	Shortfall of Sites	1.72	COM	CS	GMU	CS/MIXED USE OVERLAY-45	20	45	51	Non-Vacant	Retail	HH	No	1966		1, 3, 6, 8
324	7505 KNOTT AVE	90620	263-421-08	14	9	11	25	Shortfall of Sites	1.96	COM	CS	GMU	CS/MIXED USE OVERLAY-45	20	45	59	Non-Vacant	Retail	HH	No	1968	13800	1, 3, 6, 8
325	7651 KNOTT AVE	90620	263-431-23				7	Shortfall of Sites	0.26	COM	CS	GMU	CS/MIXED USE OVERLAY-45	20	45	7	Vacant	Vacant	No	No			6, 8
326	7091 THOMAS ST	90621	070-080-08			23		Shortfall of Sites	0.80	OM	OM	GMU	OMMIXED USE OVERLAY-45	20	45	23	Non-Vacant	Parking lot	No	No			3, 6, 8
327	8112 CRESCENT AVE	90620	070-141-01					Shortfall of Sites	0.39	OOM	OO	GMU	CO/RELIGIOUS CONGREGATIONAL/FRATERNAL SITES OVERLAY	20	45	11	Non-Vacant	Parking Lot	II	No			3, 6, 8
327	8530 STANTON AVE	90620	070-141-02	7				Shortfall of Sites	0.30	OOM	OO	GMU	CO/RELIGIOUS CONGREGATIONAL/FRATERNAL SITES OVERLAY	20	40	7	Non-Vacant	Club/Lodge	II	No	1967	34951	1, 3, 6
328	8700 STANTON AVE	90620	070-141-07	27				Shortfall of Sites	1.11	OOM	OO	GMU	COMIXED USE OVERLAY-45	20	40	27	Non-Vacant	Church	No	1969	6321	1, 3, 6	
329	8030 DALE ST	90620	070-501-01	25	16	19	47	Shortfall of Sites	3.87	OOM	CS	GMU	CS/MIXED USE OVERLAY-45	20	45	107	Non-Vacant	Retail	No	1961	44064	1, 2, 3, 4, 5, 6, 7, 9	
330	8226 ON THE MALL	90620	070-511-01	117	117		940	Shortfall of Sites	25.01	EMU	CR	EMU	CR	20	80	1174	Non-Vacant	Retail	No	1958		1, 2, 3, 4, 5, 6, 7, 9	
331	8361 LA PALMA AVE	90620	070-101-03	6	3	4	10	Shortfall of Sites	0.67	EMU	CR	EMU	CRMIXED USE OVERLAY-100	20	100	23	Non-Vacant	Retail	LJ	No	1962		1, 6, 7, 8
331	8361 LA PALMA AVE	90620	070-101-05	5	3	4	10	Shortfall of Sites	0.63	EMU	CR	EMU	CRMIXED USE OVERLAY-100	20	100	22	Non-Vacant	Office	LJ	No	1987	8761	1, 6, 7, 8
331	8231 LA PALMA AVE	90620	070-111-03	7	5	5	14	Shortfall of Sites	0.88	EMU	CR	EMU	CRMIXED USE OVERLAY-100	20	100	31	Non-Vacant	Retail	LJ	No			6, 7, 8
331	8161 LA PALMA AVE	90620	070-111-08	11	6	7	19	Shortfall of Sites	1.23	EMU	CR	EMU	CRMIXED USE OVERLAY-100	20	100	43	Non-Vacant	Retail	LJ	No			4, 7, 8
331	8191 LA PALMA AVE	90620	070-111-07	60	38	43	110	Shortfall of Sites	7.03	EMU	CR	EMU	CRMIXED USE OVERLAY-100	20	100	251	Non-Vacant	Retail	LJ	No	1967	107757	1, 4, 7, 8
332	8460 LA PALMA AVE	90620	070-511-07	4	2	3	7	Shortfall of Sites	0.48	EMU	CR	EMU	CRMIXED USE OVERLAY-100	20	100	16	Non-Vacant	Retail	KK	No			4, 7, 8
332	8374 ON THE MALL	90620	070-511-05	9	6	6	15	Shortfall of Sites	1.00	EMU	CR	EMU	CRMIXED USE OVERLAY-100	20	100	35	Non-Vacant	Parking Lot	KK	No			3, 6, 8
332	8290 ON THE MALL	90620	070-511-16	42	26	30	76	Shortfall of Sites	4.87	EMU	CR	EMU	CRMIXED USE OVERLAY-100	20	100	174	Non-Vacant	Retail	KK	No			4, 7, 8
332	LA PALMA AVE/DALE ST	90620	070-511-18	71	44	50	129	Shortfall of Sites	8.25	EMU	CR	EMU	CRMIXED USE OVERLAY-100	20	100	294	Non-Vacant	Parking Lot	KK	No			3, 6, 7, 8
332	8376 LA PALMA AVE	90620	070-511-14	73	45	52	133	Shortfall of Sites	8.48	EMU	CR	EMU	CRMIXED USE OVERLAY-100	20	100	303	Non-Vacant	Retail	KK	No			4, 7, 8
332	8201 ON THE MALL	90620	070-511-15	91	57	65	168	Shortfall of Sites	10.66	EMU	CR	EMU	CRMIXED USE OVERLAY-100	20	100	381	Non-Vacant	Retail	KK	No			4, 7, 8
332	8450 ON THE MALL	90620	070-511-08	129	81	92	237	Shortfall of Sites	15.08	EMU	CR	EMU	CRMIXED USE OVERLAY-100	20	100	638	Non-Vacant	Retail	KK	No	1961	583338	1, 4, 7, 8
333	6701 STANTON AVE	90621	276-312-23				3	Shortfall of Sites	0.22	OS	OS	HR	RM-20	20	24	3	Vacant	Open space	No	No			6, 9
334	5648 KNOTT AVE	90621	086-020-25	2	1	2	4	Shortfall of Sites	0.31	LI	ML	GMU	ML/MIXED USE OVERLAY-45	20	45	9	Non-Vacant	Parking Lot	LL	No			3, 6, 7, 8
334	5650 KNOTT AVE	90621	086-020-23	6	4	4	10	Shortfall of Sites	0.83	LI	ML	GMU	ML/MIXED USE OVERLAY-45	20	45	24	Non-Vacant	Parking Lot	LL	No			3, 6, 7, 8
334	7101 CATE DR	90621	086-020-27	210	152	118	190	Shortfall of Sites	22.48	LI	ML	GMU	ML/MIXED USE OVERLAY-45	20	45	670	Non-Vacant	Industrial	LL	No	1962	66510	1, 2, 6, 7, 8
335	8475 ARTESIA BLVD	90621	086-391-12	23	15	17	42	Shortfall of Sites	3.25	LI	ML	GMU	ML/MIXED USE OVERLAY-45	20	45	97	Non-Vacant	Industrial	No	1959	35520	1, 3, 6	
336	7540 ORANGETHORPE AVE	90621	136-181-21	4	2	3	6	Shortfall of Sites	0.52	TE	ESCP	GMU	ECSP/MIXED USE OVERLAY-45	20	45	15	Non-Vacant	Parking Lot	MM	No			3, 6, 8
336	7540 ORANGETHORPE AVE	90621	136-181-23	6	4	5	11	Shortfall of Sites	0.88	TE	ESCP	GMU	ECSP/MIXED USE OVERLAY-45	20	45	26	Non-Vacant	Parking Lot	MM	No			3, 6, 8
336	7530 ORANGETHORPE AVE	90621	136-181-24	11	6	8	20	Shortfall of Sites	1.52	TE	ESCP	GMU	ECSP/MIXED USE OVERLAY-45	20	45	45	Non-Vacant	Parking Lot	MM	No			3, 6, 8
337	8441 LINCOLN AVE	90620	260-042-39	13				Shortfall of Sites	0.51	RSF	RS-6	LDR	RS-6-RELIGIOUS CONGREGATIONAL/FRATERNAL SITES OVERLAY	20	40	13	Non-Vacant	Church	No	No			3, 6
338	7600 CRESCENT AVE	90620	135-131-19	13				Shortfall of Sites	0.50	HR	RM-20	HR	RM-20-RELIGIOUS CONGREGATIONAL/FRATERNAL SITES OVERLAY	20	40	13	Non-Vacant	Church	No	No			3, 6
339	7082 CRESCENT AVE	90620	135-161-41	29				Shortfall of Sites	1.10	RSF	RS-6	RSF	RS-6-RELIGIOUS CONGREGATIONAL/FRATERNAL SITES OVERLAY	20	40	29	Non-Vacant	Church	No	No			3, 6
340	8071 WHITAKER AVE	90620	070-023-05	23				Shortfall of Sites	0.90	HR	RM-20	HR	RM-20-RELIGIOUS CONGREGATIONAL/FRATERNAL SITES OVERLAY	20	40	23	Non-Vacant	Club/Lodge	No	No			3, 6
341	7212 MELROSE AVE	90620	276-382-02	53				Shortfall of Sites	2.00	HR	RM-20	HR	RM-20-RELIGIOUS CONGREGATIONAL/FRATERNAL SITES OVERLAY	20	40	53	Non-Vacant	Club/Lodge	No	1960	6850	3, 6	

Note: Please refer to Housing Resources (Non-vacant Sites) section of Housing Element for details on site selection criteria.










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APPENDIX C: RESIDENTIAL SITE INVENTORY

JAN 11, 2022

CITYWIDE 6TH CYCLE SITES

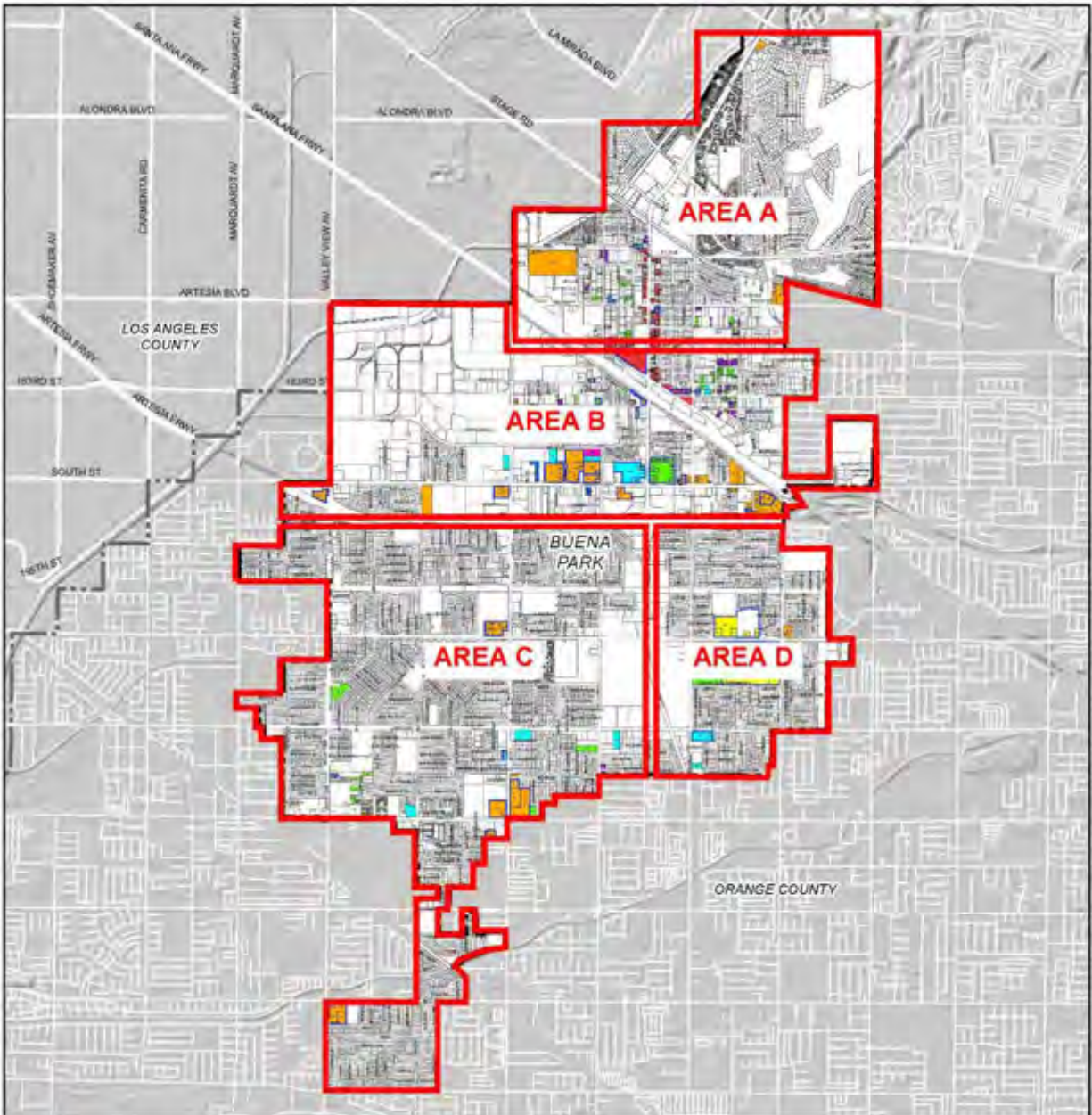
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|  RHNA Sites
(vacant or underutilized sites, and no overlay applied) | PROPOSED ZONING OVERLAYS |  Hotel/Motel Conversion Overlay |
|  Consolidated Sites |  Mixed Use Overlay - 45 du/ac |  RM-20/HOO - 50 du/ac |
| |  Mixed Use Overlay - 60 du/ac |  Religious Congregational/
Fraternal Sites Overlay - 40 du/ac |
| |  Mixed Use Overlay - 100 du/ac | |
| |  Housing Opportunities Overlay (HOO) - 50 du/ac | |



FOR THE CITY OF BUENA PARK





0 0.25 0.5 Miles



CITY OF BUENA PARK, CA
APPENDIX C: RESIDENTIAL SITE INVENTORY

CITYWIDE KEY MAP

-  RHNA Sites (vacant or underutilized sites, and no overlay applied)
-  Consolidated Sites

PROPOSED ZONING OVERLAYS

-  Mixed Use Overlay - 45 du/ac
-  Mixed Use Overlay - 60 du/ac
-  Mixed Use Overlay - 100 du/ac
-  Housing Opportunities Overlay (HOO) - 50 du/ac
-  Hotel/Motel Conversion Overlay
-  RM-20/HOO - 50 du/ac
-  Religious Congregational/ Fraternal Sites Overlay - 40 du/ac

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STAYING ON THE MAP. BEING THERE.



0 0.25 0.5 Miles

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CITY OF BUENA PARK, CA
APPENDIX C: RESIDENTIAL SITE INVENTORY

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FOCUS AREA A: INSET-1

- RHNA Sites (vacant or underutilized sites, and no overlay applied)
- Consolidated Sites

- PROPOSED ZONING OVERLAYS**
- Mixed Use Overlay - 45 du/ac
 - Mixed Use Overlay - 60 du/ac
 - Mixed Use Overlay - 100 du/ac
 - Housing Opportunities Overlay (HOO) - 50 du/ac

- Hotel/Motel Conversion Overlay
- RM-20/HOO - 50 du/ac
- Religious Congregational/Fraternal Sites Overlay - 40 du/ac



CITY OF BUENA PARK, CA
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FOCUS AREA A: INSET-2

- RHNA Sites (vacant or underutilized sites, and no overlay applied)
- Consolidated Sites

- PROPOSED ZONING OVERLAYS**
- Mixed Use Overlay - 45 du/ac
 - Mixed Use Overlay - 60 du/ac
 - Mixed Use Overlay - 100 du/ac
 - Housing Opportunities Overlay (HOO) - 50 du/ac

- Hotel/Motel Conversion Overlay
- RM-20/HOO - 50 du/ac
- Religious Congregational/Fraternal Sites Overlay - 40 du/ac

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FOCUS AREA A: INSET-3

-  RHNA Sites
(vacant or underutilized sites, and no overlay applied)
-  Consolidated Sites

PROPOSED ZONING OVERLAYS

-  Mixed Use Overlay - 45 du/ac
-  Mixed Use Overlay - 80 du/ac
-  Mixed Use Overlay - 100 du/ac
-  Housing Opportunities Overlay (HOO) - 50 du/ac
-  Hotel/Motel Conversion Overlay
-  RM-20/HOO - 50 du/ac
-  Religious Congregational/ Fraternal Sites Overlay - 40 du/ac




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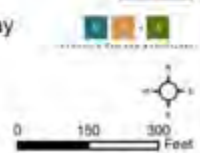
JAN 11, 2022

FOCUS AREA B: INSET-1

- RHNA Sites
(vacant or underutilized sites, and no overlay applied)
- Consolidated Sites

PROPOSED ZONING OVERLAYS

- Mixed Use Overlay - 45 du/ac
- Mixed Use Overlay - 60 du/ac
- Mixed Use Overlay - 100 du/ac
- Housing Opportunities Overlay (HOO) - 50 du/ac
- Hotel/Motel Conversion Overlay
- RM-20/HOO - 50 du/ac
- Religious Congregational/ Fraternal Sites Overlay - 40 du/ac












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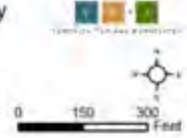


 **CITY OF BUENA PARK, CA**
APPENDIX C: RESIDENTIAL SITE INVENTORY

FOCUS AREA A / FOCUS AREA B: INSET-2

- | | | |
|---|--|---|
|  RHNA Sites
(vacant or underutilized sites, and no overlay applied) |  Mixed Use Overlay - 45 du/ac |  Hotel/Motel Conversion Overlay |
|  Consolidated Sites |  Mixed Use Overlay - 60 du/ac |  RM-20/HOO - 50 du/ac |
| |  Mixed Use Overlay - 100 du/ac |  Religious Congregational/
Fraternal Sites Overlay - 40 du/ac |
| |  Housing Opportunities Overlay (HOO) - 50 du/ac | |

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CITY OF BUENA PARK, CA
APPENDIX C: RESIDENTIAL SITE INVENTORY

FOCUS AREA A / FOCUS AREA B: INSET-3

- RHNA Sites (vacant or underutilized sites, and no overlay applied)
- Consolidated Sites

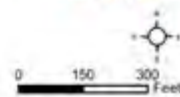
- PROPOSED ZONING OVERLAYS**
- Mixed Use Overlay - 45 du/ac
 - Mixed Use Overlay - 60 du/ac
 - Mixed Use Overlay - 100 du/ac
 - Housing Opportunities Overlay (HOO) - 50 du/ac

- Hotel/Motel Conversion Overlay
- RM-20/HOO - 50 du/ac
- Religious Congregational/Fraternal Sites Overlay - 40 du/ac

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CREATING THE FUTURE





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 CITY OF BUENA PARK, CA
APPENDIX C: RESIDENTIAL SITE INVENTORY

JAN 11, 2022

FOCUS AREA B: INSET-4

-  RHNA Sites (vacant or underutilized sites, and no overlay applied)
-  Consolidated Sites

- PROPOSED ZONING OVERLAYS**
-  Mixed Use Overlay - 45 du/ac
 -  Mixed Use Overlay - 60 du/ac
 -  Mixed Use Overlay - 100 du/ac
 -  Housing Opportunities Overlay (HOO) - 50 du/ac

-  Hotel/Motel Conversion Overlay
-  RM-20/HOO - 50 du/ac
-  Religious Congregational/ Fraternal Sites Overlay - 40 du/ac





CITY OF BUENA PARK, CA
APPENDIX C: RESIDENTIAL SITE INVENTORY

JAN 11, 2022

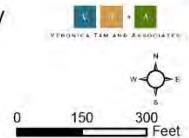


FOCUS AREA B: INSET-5

- RHNA Sites (vacant or underutilized sites, and no overlay applied)
- Consolidated Sites

- PROPOSED ZONING OVERLAYS**
- Mixed Use Overlay - 45 du/ac
 - Mixed Use Overlay - 60 du/ac
 - Mixed Use Overlay - 100 du/ac
 - Housing Opportunities Overlay (HOO) - 50 du/ac

- Hotel/Motel Conversion Overlay
- RM-20/HOO - 50 du/ac
- Religious Congregational/ Fraternal Sites Overlay - 40 du/ac



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CITY OF BUENA PARK, CA
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FOCUS AREA B: INSET-6

RHNA Sites
(vacant or underutilized sites, and no overlay applied)

Consolidated Sites

PROPOSED ZONING OVERLAYS

Mixed Use Overlay - 45 du/ac
 Mixed Use Overlay - 60 du/ac
 Mixed Use Overlay - 100 du/ac
 Housing Opportunities Overlay (HOO) - 50 du/ac

Hotel/Motel Conversion Overlay
 RM-20/HOO - 50 du/ac
 Religious Congregational/Fraternal Sites Overlay - 40 du/ac

JAN 11, 2022



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APPENDIX C: RESIDENTIAL SITE INVENTORY

JAN 11, 2022

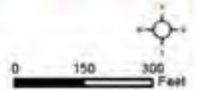


FOCUS AREA B: INSET-7

- RHNA Sites (vacant or underutilized sites, and no overlay applied)
- Consolidated Sites

- PROPOSED ZONING OVERLAYS**
- Mixed Use Overlay - 45 du/ac
 - Mixed Use Overlay - 60 du/ac
 - Mixed Use Overlay - 100 du/ac
 - Housing Opportunities Overlay (HOO) - 50 du/ac

- Hotel/Motel Conversion Overlay
- RM-20/HOO - 50 du/ac
- Religious Congregational/Fraternal Sites Overlay - 40 du/ac



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CITY OF BUENA PARK, CA
APPENDIX C: RESIDENTIAL SITE INVENTORY

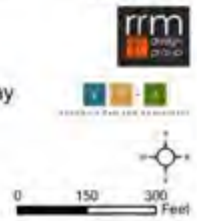
JAN 11, 2022

FOCUS AREA B: INSET-8

- RHNA Sites (vacant or underutilized sites, and no overlay applied)
- Consolidated Sites

- PROPOSED ZONING OVERLAYS**
- Mixed Use Overlay - 45 du/ac
 - Mixed Use Overlay - 60 du/ac
 - Mixed Use Overlay - 100 du/ac
 - Housing Opportunities Overlay (HOO) - 50 du/ac

- Hotel/Motel Conversion Overlay
- RM-20/HOO - 50 du/ac
- Religious Congregational/ Fraternal Sites Overlay - 40 du/ac





CITY OF BUENA PARK, CA
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JAN 11, 2022

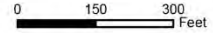
FOCUS AREA C: INSET-1

- RHNA Sites (vacant or underutilized sites, and no overlay applied)
- Consolidated Sites

PROPOSED ZONING OVERLAYS

- Mixed Use Overlay - 45 du/ac
- Mixed Use Overlay - 60 du/ac
- Mixed Use Overlay - 100 du/ac
- Housing Opportunities Overlay (HOO) - 50 du/ac

- Hotel/Motel Conversion Overlay
- RM-20/HOO - 50 du/ac
- Religious Congregational/ Fraternal Sites Overlay - 40 du/ac



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JAN 11, 2022

FOCUS AREA C: INSET-2

- RHNA Sites (vacant or underutilized sites, and no overlay applied)
- Consolidated Sites

PROPOSED ZONING OVERLAYS

- Mixed Use Overlay - 45 du/ac
- Mixed Use Overlay - 60 du/ac
- Mixed Use Overlay - 100 du/ac
- Housing Opportunities Overlay (HOO) - 50 du/ac
- Hotel/Motel Conversion Overlay
- RM-20/HOO - 50 du/ac
- Religious Congregational/ Fraternal Sites Overlay - 40 du/ac

YERINICA TAYLOR AND ASSOCIATES



CITY OF BUENA PARK, CA
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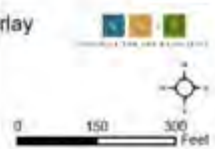


FOCUS AREA C: INSET-3

- RHNA Sites (vacant or underutilized sites, and no overlay applied)
- Consolidated Sites

PROPOSED ZONING OVERLAYS

- Mixed Use Overlay - 45 du/ac
- Mixed Use Overlay - 60 du/ac
- Hotel/Motel Conversion Overlay
- Mixed Use Overlay - 100 du/ac
- Housing Opportunities Overlay (HOO) - 50 du/ac
- RM-20/HOO - 50 du/ac
- Religious Congregational/ Fraternal Sites Overlay - 40 du/ac



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CITY OF BUENA PARK, CA
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JAN 11, 2022

FOCUS AREA C: INSET-4

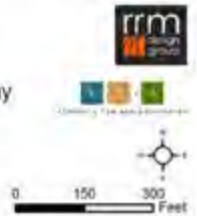
RHNA Sites
(vacant or underutilized sites, and no overlay applied)

Consolidated Sites

PROPOSED ZONING OVERLAYS

Mixed Use Overlay - 45 du/ac
 Mixed Use Overlay - 60 du/ac
 Mixed Use Overlay - 100 du/ac
 Housing Opportunities Overlay (HOO) - 50 du/ac

Hotel/Motel Conversion Overlay
 RM-20/HOO - 50 du/ac
 Religious Congregational/ Fraternal Sites Overlay - 40 du/ac





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JAN 11, 2022

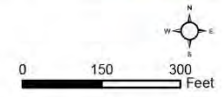


FOCUS AREA C: INSET-5

- RHNA Sites (vacant or underutilized sites, and no overlay applied)
- Consolidated Sites

- PROPOSED ZONING OVERLAYS**
- Mixed Use Overlay - 45 du/ac
 - Mixed Use Overlay - 60 du/ac
 - Mixed Use Overlay - 100 du/ac
 - Housing Opportunities Overlay (HOO) - 50 du/ac

- Hotel/Motel Conversion Overlay
- RM-20/HOO - 50 du/ac
- Religious Congregational/ Fraternal Sites Overlay - 40 du/ac



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JAN 11, 2022

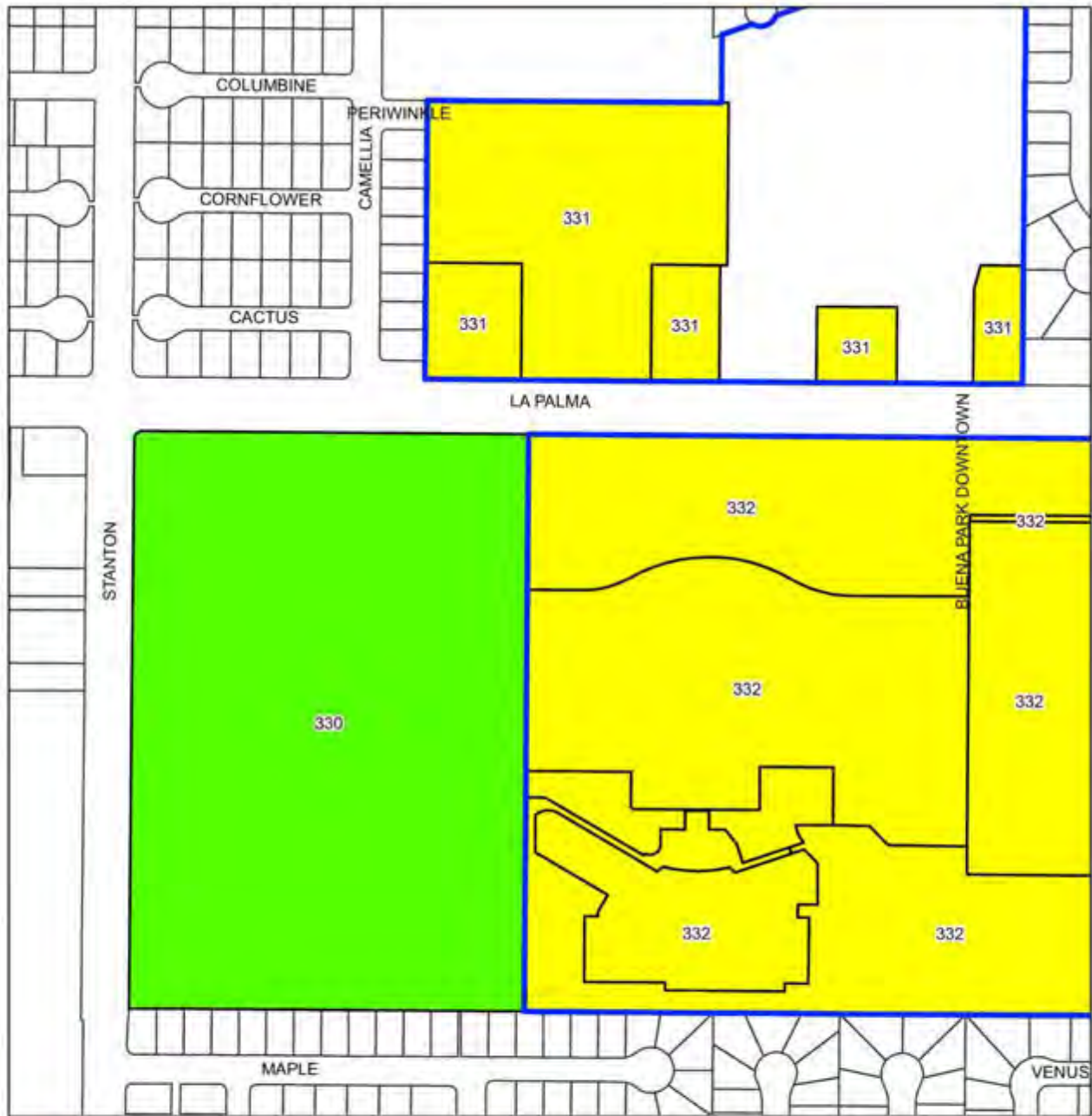
FOCUS AREA C: INSET-6

- RHNA Sites (vacant or underutilized sites, and no overlay applied)
- Consolidated Sites

PROPOSED ZONING OVERLAYS

- Mixed Use Overlay - 45 du/ac
- Mixed Use Overlay - 60 du/ac
- Mixed Use Overlay - 100 du/ac
- Housing Opportunities Overlay (HOO) - 50 du/ac
- Hotel/Motel Conversion Overlay
- RM-20/HOO - 50 du/ac
- Religious Congregational/ Fraternal Sites Overlay - 40 du/ac





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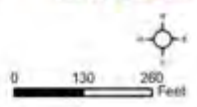


FOCUS AREA D: INSET-1

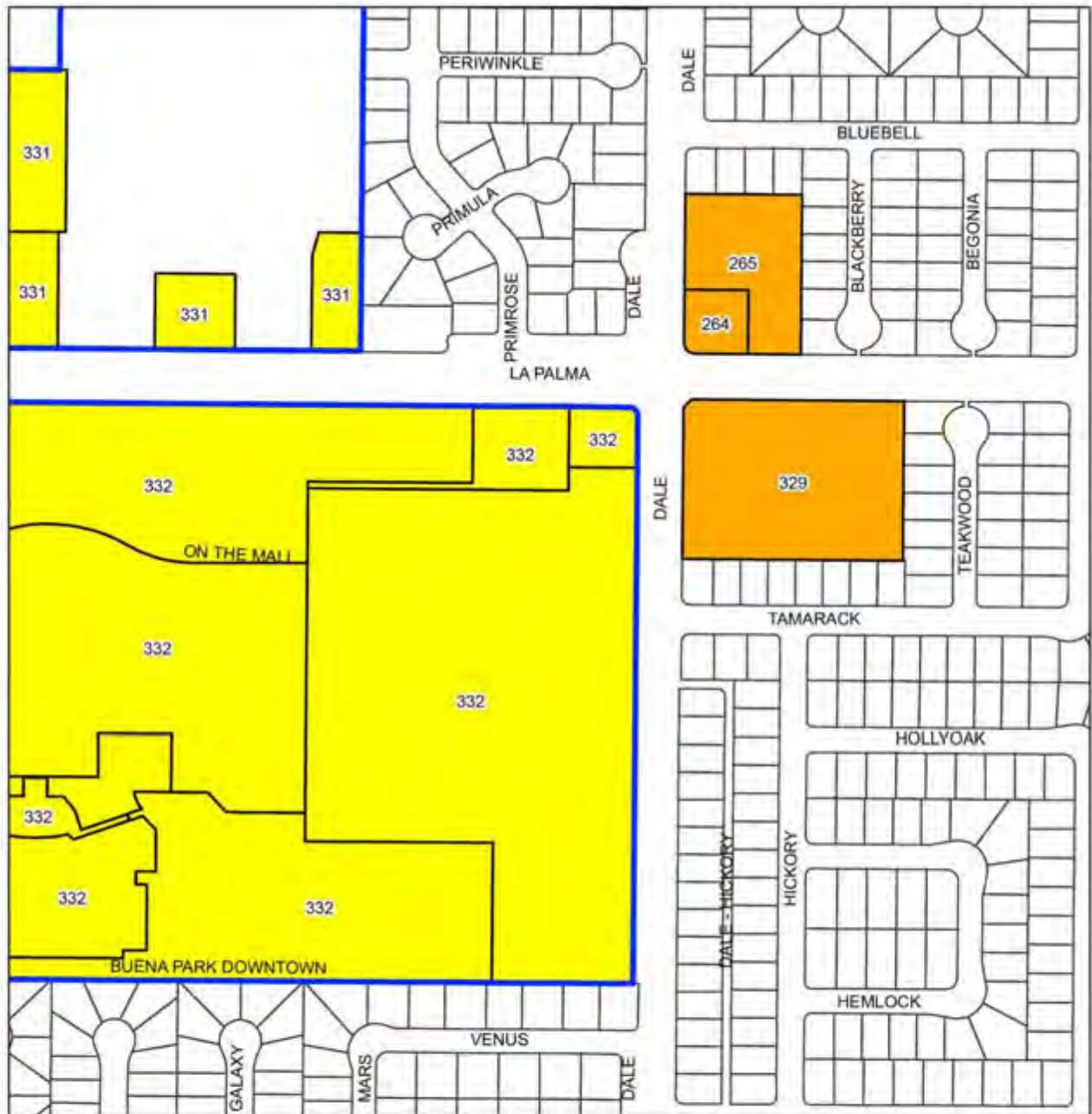
- RHNA Sites
(vacant or underutilized sites, and no overlay applied)
- Consolidated Sites

PROPOSED ZONING OVERLAYS

- Mixed Use Overlay - 45 du/ac
- Mixed Use Overlay - 60 du/ac
- Mixed Use Overlay - 100 du/ac
- Housing Opportunities Overlay (HOO) - 50 du/ac
- Hotel/Motel Conversion Overlay
- RM-20/HOO - 50 du/ac
- Religious Congregational/ Fraternal Sites Overlay - 40 du/ac





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FOCUS AREA D: INSET-2

-  RHNA Sites (vacant or underutilized sites, and no overlay applied)
-  Consolidated Sites

- PROPOSED ZONING OVERLAYS**
-  Mixed Use Overlay - 45 du/ac
 -  Mixed Use Overlay - 60 du/ac
 -  Mixed Use Overlay - 100 du/ac
 -  Housing Opportunities Overlay (HOO) - 50 du/ac

-  Hotel/Motel Conversion Overlay
-  RM-20/HOO - 50 du/ac
-  Religious Congregational/ Fraternal Sites Overlay - 40 du/ac





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FOCUS AREA D: INSET-3

- RHNA Sites (vacant or underutilized sites, and no overlay applied)
- Consolidated Sites

PROPOSED ZONING OVERLAYS

- Mixed Use Overlay - 45 du/ac
- Mixed Use Overlay - 60 du/ac
- Mixed Use Overlay - 100 du/ac
- Housing Opportunities Overlay (HOO) - 50 du/ac

- Hotel/Motel Conversion Overlay
- RM-20/HOO - 50 du/ac
- Religious Congregational/ Fraternal Sites Overlay - 40 du/ac



VERONICA TAM AND ASSOCIATES



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Appendix D: Affirmatively Further Fair Housing



Introduction and Overview of AB 686

In 2018, California passed Assembly Bill (AB 686) as the statewide framework to affirmatively further fair housing (AFFH) to promote inclusive communities, further housing choice, and address racial and economic disparities through government programs, policies, and operations. AB 686 defined “affirmatively furthering fair housing” to mean “taking meaningful actions, in addition to combat discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity” for persons of color, persons with disabilities, and other protected classes. The bill added an assessment of fair housing to the housing element which includes the following components: a summary of fair housing issues and assessment of the city’s fair housing enforcement and outreach capacity; an analysis of segregation patterns and disparities in access to opportunities, an assessment of contributing factors, and an identification of fair housing goals and actions.

AB 686 also requires that preparation of the housing element land inventory and identification of sites occur through the lens of AFFH, and that the housing element include a program that promotes and affirmatively furthers fair housing opportunities throughout the community. The program should address the issues identified through the assessment. The program must include:

- 1) meaningful actions that address disparities in housing needs and in access to opportunity;
- 2) a timeline of concrete actions and a timeline for implementation; and
- 3) no actions inconsistent with AFFH.

Housing Element Section 11.6 includes the required AFFH program, based on community input and feedback received during outreach process conducted for the 2021-2029 Housing Element Update, as well as recommendations listed in the Orange County Analysis of Impediments to Fair Housing Choice (AI) that was adopted in May 2020 and the additional analysis done for the 2021-2029 Housing Element update provided in this assessment.

Assessment of Fair Housing Issues

The City of Buena Park has always had an ongoing commitment to prevent, reduce, and ultimately eliminate housing discrimination and other barriers related to equal opportunity in housing choice. As an entitlement city, Buena Park is one of twenty jurisdictions that participate in the Orange County Analysis of Impediments to Fair Housing Choice (AI). The Orange County AI is a thorough examination of structural barriers to fair housing choice and access to opportunity for members of historically marginalized groups protected from discrimination by the federal Fair Housing Act (FHA). The AI also outlines fair housing priorities and goals to overcome fair housing issues. In addition, the AI lays out meaningful strategies that can be implemented to achieve progress towards the county’s obligation to affirmatively furthering fair housing. The AI study analyzed data (U.S. Census Bureau, American Community Survey 2013-2017, data reflecting housing discrimination complaints, and city planning documents and ordinances) audit tests and surveys to conduct an analysis of fair housing issues such as patterns of integration and segregation of members of

protected classes, racially or ethnically concentrated areas of poverty regionally, disparities in access to opportunity for protected classes, and disproportionate housing needs.

Fair housing choice should be understood as the ability of persons of similar incomes to have available to them the same housing choices regardless of race color religion sex disability familial status or national origin. An impediment to fair housing choice is an action, omission, or decision taken because of race, color, religion, sex, disability, familial status, or national origin that restricts housing choices or the availability of housing choice. It is also any action, omission, or decision that has this kind of effect.

This analysis also relied on the AFFH Data and Mapping Resources provided by the California Department of Housing and Community Development (HCD Data Viewer), the 2019-2020 Buena Park Annual Action Plan report to the US Department of Housing and Urban Development (HUD) **pertaining to the City's Consolidated Plan (Con Plan)**, and the Consolidated Annual Performance and Evaluation Report (CAPER) for city housing programs, American Community Survey 2015-2019 5-year estimates (ACS), HUD **Comprehensive Housing Affordability Strategy (CHAS) data**, the **"Pre-Certified Local Housing Data"** prepared for the City of Buena Park by the Southern California Association of Governments (SCAG Report), and additional local sources of information. Since the RHNA Sites Inventory was initially mapped and overlaid onto the HCD Data Viewer maps, and used to create the accompanying tables, there have been adjustments made to the RHNA sites. The changes include removal of sites generally located along Commonwealth Avenue in accordance with findings from the Orange County Airport Land Use Commission (ALUC) and the addition of sites to replace those eliminated. The total result of the changes is an increase of 669 units. The distribution of units by area remains essentially unchanged. As such, the following AFFH analysis considering the geographic distribution of RHNA sites throughout the city remains appropriate, even though some of the data presented in the figures and tables identifying RHNA sites have not been updated to reflect the latest sites inventory refinements.

Fair Housing Enforcement and Outreach

The city has contracted with the Fair Housing Foundation (FHF) to implement its Fair Housing Program, and the availability of these services are promoted on the city's website (<http://www.buenapark.com/city-departments/economic-development/affordable-housing>). The FHF works to enforce fair housing laws including the Fair Housing Act (FHA) and California Fair Employment and Housing Act (FEHA), Source of Income and Section 8 protection laws (Senate Bill), Tenant Protection Act (Assembly Bill), the unlawful detainer process, Covid-19 tenant protections, and disability accommodations in housing. The FHF provides free fair housing services including landlord/tenant counseling to answer questions about rights and responsibilities; investigation concerning allegations of housing discrimination and help for victims of discrimination; rental consultation; and outreach and education about Fair Housing laws and issues. FHF has physical offices (in Long Beach and Orange) but currently holds weekly virtual workshops, maintains a FHF Hotline, and offers phone or online counseling.

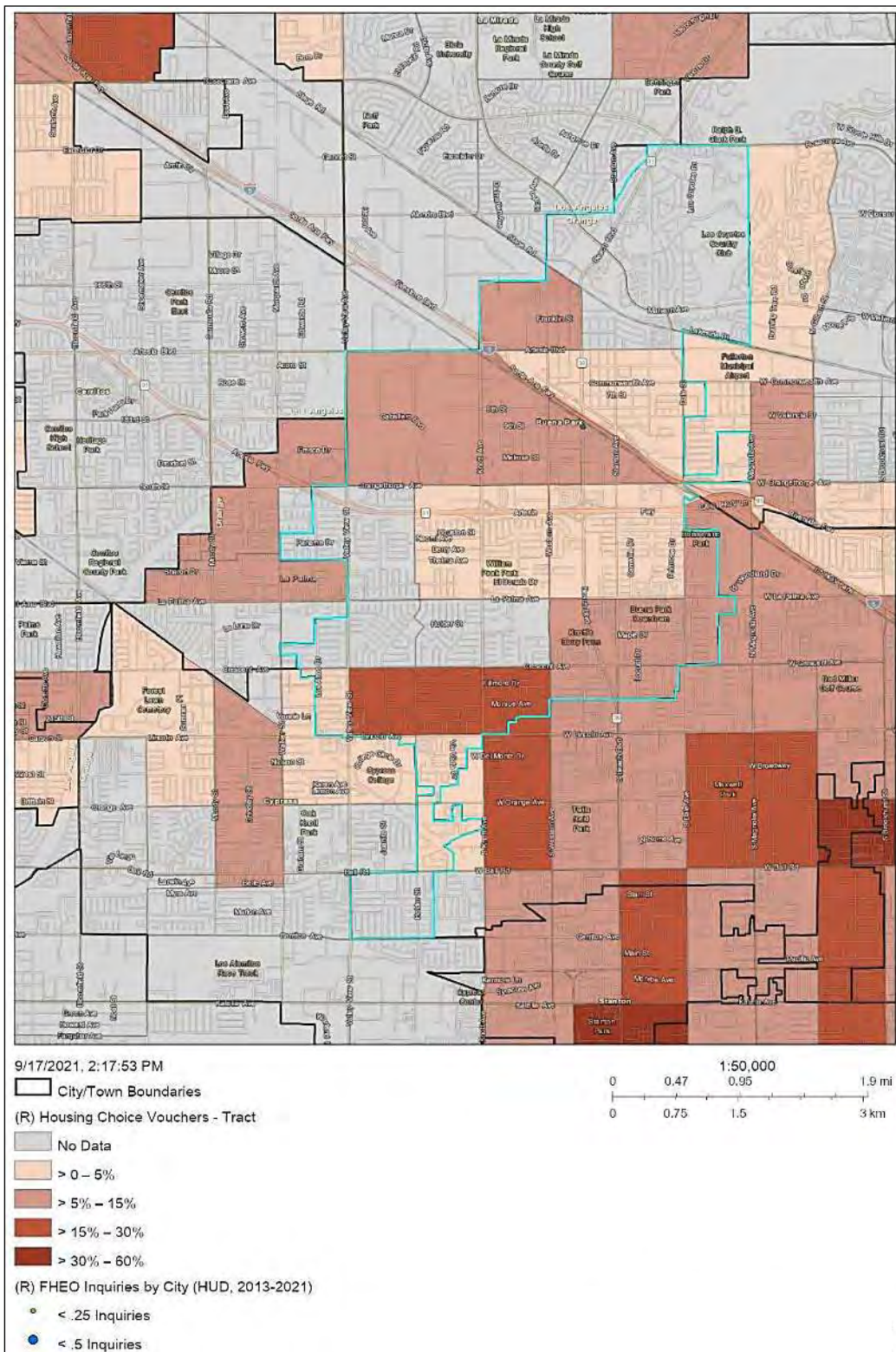
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The Orange County AI discusses federal laws including the Civil Rights Act, the Fair Housing Act (as amended), the HUD Final Rule on Equal Access to Housing in HUD Programs, the Americans with Disabilities Act, and the Home Mortgage Disclosure Act among others. State laws cited include the California Fair Employment and Housing Act (FEHA), Senate Bill 329, and multiple civil rights acts and laws protecting the rights of special needs groups. In addition, as a result of the AI, actions were adopted by the city to overcome potential impediments to fair housing laws, as discussed in further in this appendix.

As shown in Figure D-1, 10 Census tracts in Buena Park contain households that receive housing vouchers. To protect the confidentiality of those receiving Housing Choice Voucher Program assistance, tracts containing 10 or fewer voucher holders have been omitted. Additional information on Fair Housing issues is available on the HCD AFFH Data Viewer, which reports that there were 18 Fair Housing Enforcement and Outreach (FHEO) inquiries in Buena Park between 2013 and 2021: four were found to have “no valid basis;” seven had “no valid issue;” and seven were reported as “failure to respond.” Countywide, there were fewer than 0.01 FHEO cases reported per thousand people, which was an improvement over 2010 data showing 0.02 cases per thousand people. Programs to address fair housing enforcement and outreach are included in the Housing Plan section of the Housing Element.

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Figure D-1: Housing Choice Vouchers



Integration and Segregation

The HCD Data Viewer, drawing from U.S. Census, ACS, and other data sources, provides a depth of resources to better understand patterns of affluence, poverty, segregation, and integration. In addition, the HUD dissimilarity index was reviewed. The dissimilarity index measures the relative separation or integration of groups across all neighborhoods of a city or metropolitan area. The distribution of racial or ethnic groups across an area can be analyzed using an index of dissimilarity. This method allows for comparisons between subpopulations, indicating how much one group is spatially separated from another within a community. The index of dissimilarity is rated on a scale from 0 to 100, in which a score of 0 corresponds to perfect integration and a score of 100 represents total segregation. Typically, an index under 30 is considered low, between 30 and 60 is moderate, and above 60 is high.

The County’s AI reports that in 2010, the dissimilarity indices countywide by census tract for all non-White groups were in the moderate range (Table D-1). By 2020, all the indices remained in the moderate range but saw all non-White groups saw increases between 24 percent and 33 percent except the non-Hispanic Black/non-Hispanic White group index that saw an increase of 45 percent. Overall, Orange County experiences moderate levels of segregation. However, there are significant dissimilarity variances in Buena Park. Dissimilarity indices in the city by census tract for all non-White groups were principally in the low range in 2010 (Table D-2). By 2020, most of the indices saw only nominally increases with the exception of the non-Hispanic Black/non-Hispanic White index which saw an increase of 69 percent. As observed in the county, Black residents in Buena Park face consistently high Dissimilarity Index values and experience higher levels of segregation. Increases in the Dissimilarity Indices are primarily a result of natural settlement patterns rather deliberate segregation actions such as racially based exclusionary housing practices. Many neighborhoods in the city have high concentrations of non-Hispanic Asian populations or Hispanic/Latino population of any race in the north and central portions of the city, respectively.

Table D-1: Dissimilarity Indices Compiled for the Analysis of Impediments – Orange County

Racial/Ethnic Dissimilarity Index	1990 Trend	2000 Trend	2010 Trend	Current
Non-White/White	30.38	34.71	33.58	44.71
Black/White	32.60	33.63	32.27	46.98
Hispanic/White	36.13	41.08	38.18	52.82
Asian or Pacific Islander/White	32.58	34.31	34.82	43.19

Table D-2: Dissimilarity Indices Compiled for the Analysis of Impediments – Buena Park

Racial/Ethnic Dissimilarity Index	1990 Trend	2000 Trend	2010 Trend	Current
Non-White/White	18.17	22.07	21.40	23.51
Black/White	21.76	23.51	25.25	42.66
Hispanic/White	26.64	33.21	30.85	36.71
Asian or Pacific Islander/White	11.56	13.87	16.44	15.49

AB 686 requires that preparation of the housing element land inventory and identification of sites occur through the lens of AFFH. To meet this requirement, the city’s RHNA Sites Inventory has been mapped, and overlaid onto the HCD Data Viewer maps to show where RHNA sites are located with respect to segregation, and Racially/Ethnically Concentrated Areas of Poverty (R/ECAPs), and opportunity areas as further discussed in the related sections below.

Race and Ethnicity

The ethnic and racial composition of a region is useful in analyzing housing demand and any related fair housing concerns as it tends to demonstrate a relationship with other characteristics such as household size, locational preferences, and mobility.

The city’s racial/ethnic composition has shifted over the past several decades. Following a trend that began in the 1990s, the proportion of non-Hispanic White community members has been decreasing in the city, accompanied by an increase in other racial/ethnic groups, primarily Hispanics/Latinos of any race and non-Hispanic Asian community members. This trend can be seen in Housing Element Table 3 (found in Housing Needs section) which compares data from the 1990, 2000, and 2010 census data with data from the 2015-2019 American Community Survey (ACS). The ACS reports that the city’s largest racial demographic groups in 2019 are non-Hispanic Asian at 33 percent and non-Hispanic White at 24 percent. In addition, 38 percent of the population identify as Hispanic or Latino of any race. Although RHNA inventory sites have been widely distributed throughout the city, most are located in minority concentrated areas of population, as shown on Table D-3 and Figure D-2. As shown on Figure D-3, the central portion of the city comprises Hispanic/Latino Majority Tracts, with a “sizable gap” of 10 to 50 percent. The southern portion of city is comprised of non-Hispanic White Majority Tracts with a “slim gap” of less than 10 percent. To facilitate greater racial integration, the Housing Element includes programs which fosters infill and redevelopment opportunities to increase public and private investment in lower opportunity areas to improve opportunities and create a high quality of life that could attract all racial/ethnic groups, as well as meaning actions to address segregation including continued city collaboration with the FHF and affirmatively marketing available sites.

Table D-3: Percent of Minority Concentrated Areas of Population – Buena Park

Percentage of Minority Concentrated Block Groups	Lower Income RHNA Parcels	Moderate Income RHNA Parcels	Above Moderate Income RHNA Parcels	Mixed Income RHNA Parcels	Total RHNA Parcels
<20%	–	–	–	–	–
21% – 40%	–	–	–	–	–
41% – 60%	–	–	–	5	5
61% – 80%	10	24	38	53	125
>81%	36	81	172	12	301
Total	46	105	210	70	431

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Figure D-2: Minority Concentrated Areas of Population – Buena Park

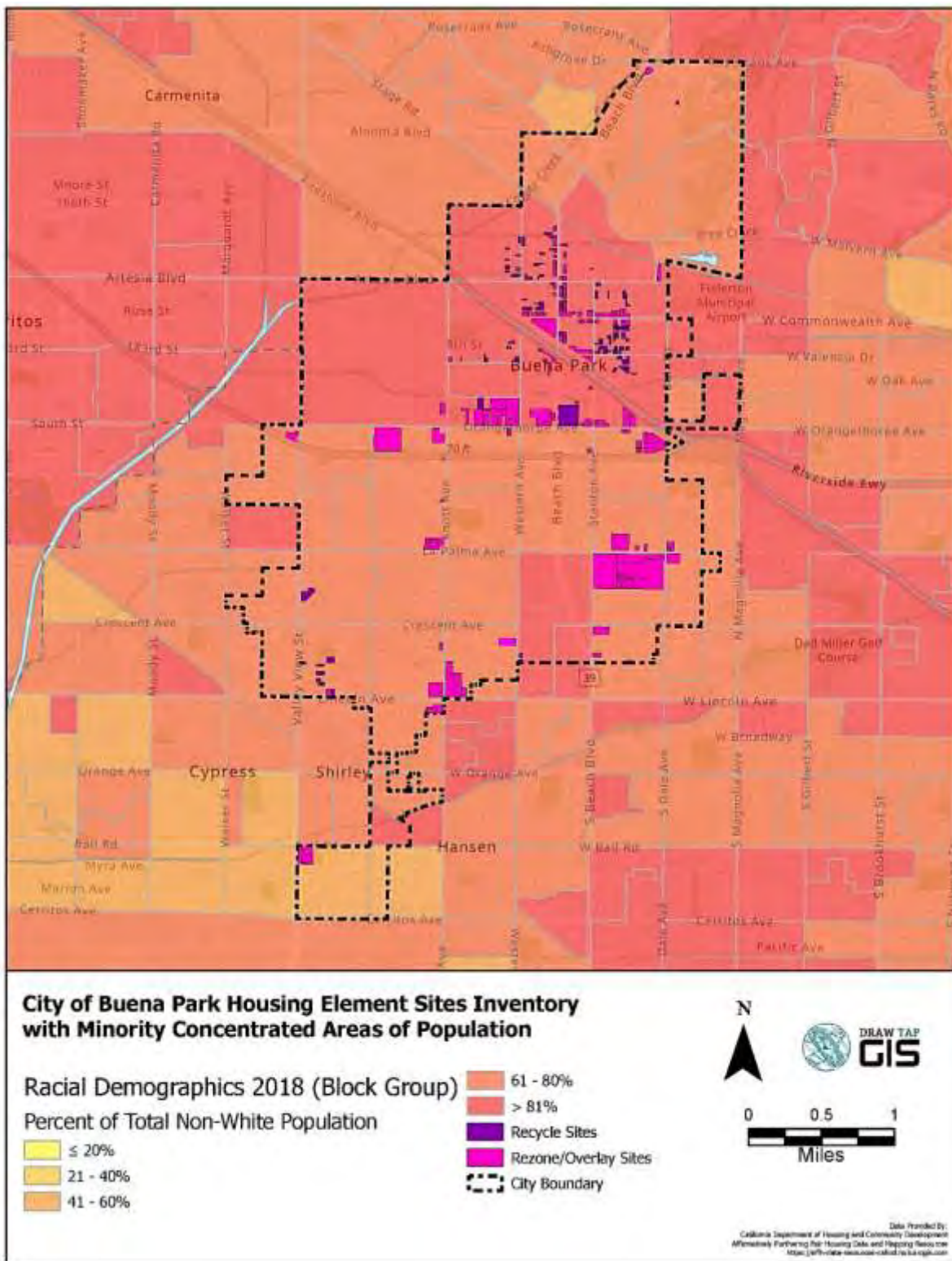
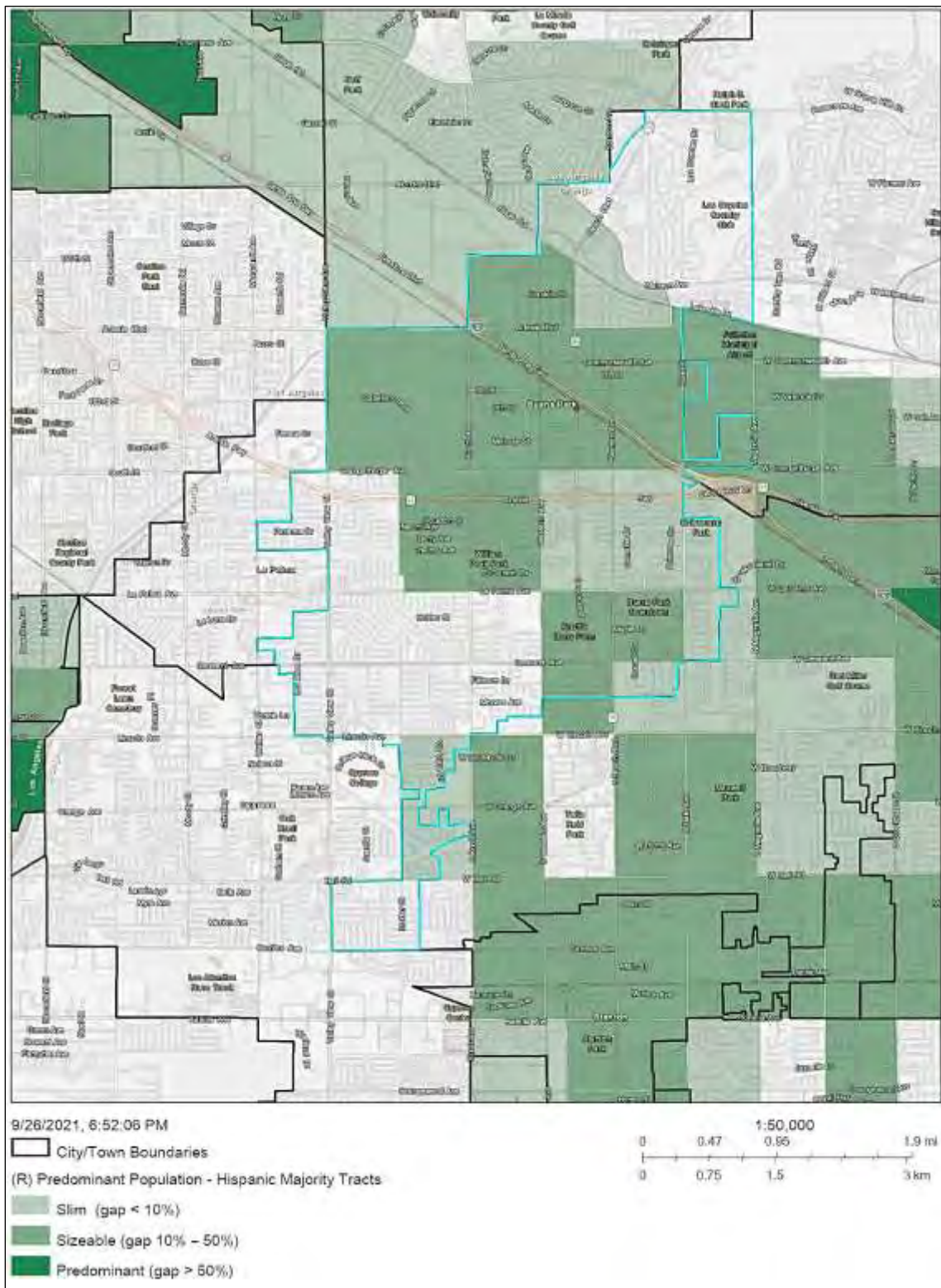


Figure D-3: Hispanic/Latino Population – Buena Park



Source: HCD Data Viewer, TCAC Opportunity Maps, 2021

Persons with Disabilities

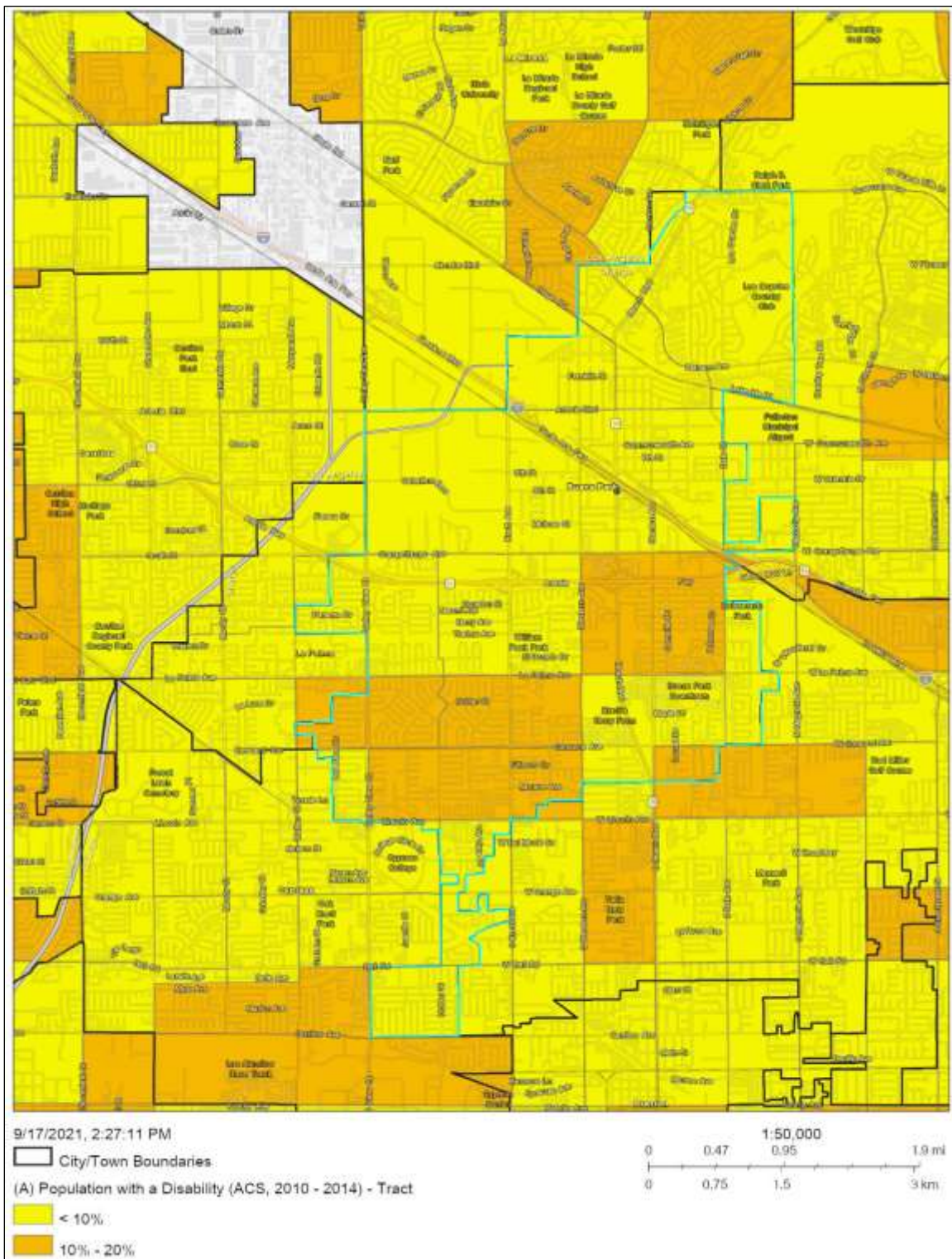
The housing needs of persons with disabilities vary, but generally include accessible and affordable housing, and access to supportive services. More severely disabled individuals may require a group living environment where supervision is provided, and the most severely affected individuals may require an institutional environment where medical attention and physical therapy are provided. According to the 2015-2019 ACS, approximately 9.8 percent of Buena Park residents experience a disability, compared to 8.5 percent countywide. Since the 2010-2014 ACS, the disabled population in Buena Park has slightly increased from 9.0 percent. Figure D-4 and Figure D-5 compare the disabled population during the 2010-2014 ACS and 2015-2019 ACS. The HCD AFFH Data Viewer maps show that approximately half of the city’s census tracts contain a percentage of population with a disability less than 10 percent, while the remaining census tracts contain a percentage of population with a disability between 10 percent and 20 percent, as shown on Figure D-4. The majority (74 percent) of RHNA sites are located in areas with the lowest percentage of population with a disability, as shown on Table D-4.

Table D-4: Population with a Disability (ACS, 2015-2019)

Percentage of Population with a Disability Tracts	Lower Income RHNA Parcels	Moderate Income RHNA Parcels	Above Moderate Income RHNA Parcels	Mixed Income RHNA Parcels	Total RHNA Parcels
<10%	29	79	180	31	319
10% - 20%	17	26	30	39	112
20% - 30%	-	-	-	-	-
30% - 40%	-	-	-	-	-
>40%	-	-	-	-	-
Total	46	105	210	70	431

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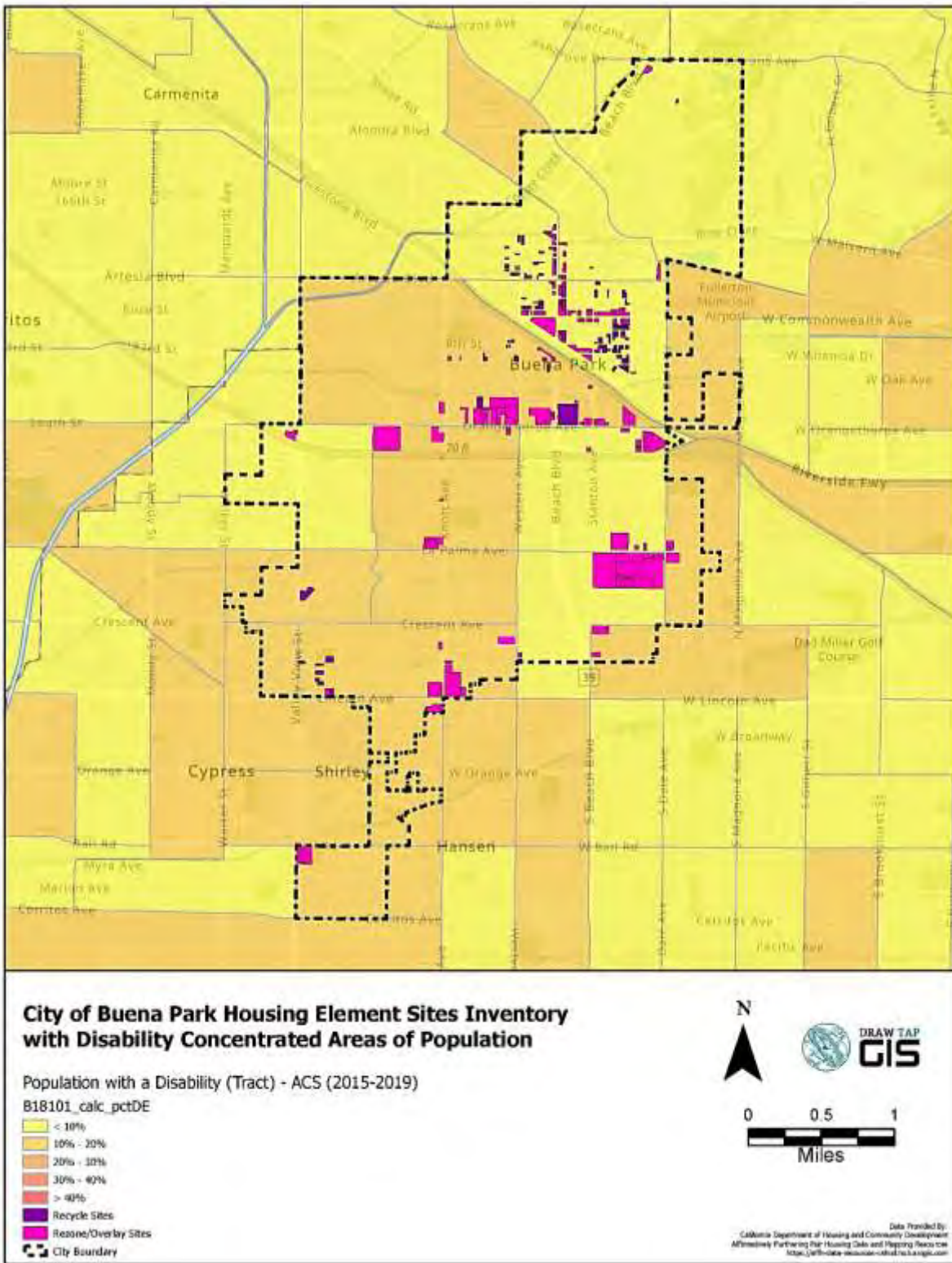
Figure D-4: Concentration of Persons with Disabilities (2010-2014)



Source: HCD Data Viewer, TCAC Opportunity Maps, 2021

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Figure D-5: Concentration of Persons with Disabilities (2015-2019)



Familial Status

Familial status refers to the presence of children under the age of 18, whether the child is biologically related to the head of household, and the marital status of the head of households. Families with children may face housing discrimination by landlords who fear that children will cause property damage. Some landlords may have cultural biases against children of the opposite sex sharing a bedroom. Differential treatments such as limiting the number of children in a complex, or confining children to a specific location, are also fair housing concerns. Single parent households are also protected by fair housing law. Female-headed households with children require special consideration and assistance because of their greater need for affordable housing and accessible day care, health care, and other supportive services.

Buena Park remains a majority family-oriented city with 60 percent of its households comprised of families. According to 2015-2019 ACS data, 24 percent of the city's households are married-couple families with children under 18 years, which is only slightly above the countywide estimate of 23 percent. The SCAG Pre-Certified Local Housing Data Report looks at the city's households compared to the broader region. SCAG reports that 16.5 percent of the city's households are female-headed (compared to 14.3 percent in the SCAG region), 7 percent are female-headed with children (compared to 6.6 percent in the SCAG region), and 0.8 percent are female-headed and with children under 6 (compared to 1.0 percent in the SCAG region). Figure D-6 shows the distribution of female-headed households with children in the city and Figure D-7 shows married couple households with children. There are no areas of the city where female-headed households with children represent more than 40 percent of the households. As shown in Table D-5 and Table D-6, RHNA sites are not concentrated by familial status.

Figure D-6 and D-7 present Task Force economic scores by census tract. All but one tract in the City received economic scores between 0.25 and 0.75. One tract, located along the western City boundary, scored in the lowest quartile. This tract is categorized as a low resource area. This tract also has higher concentrations of racial/ethnic minorities, LMI populations, and lower concentrations of children in married couple households. As discussed previously, over 50% of lower income units used to meet the RHNA are in this tract.

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Figure D-6: Female Headed Families with Children

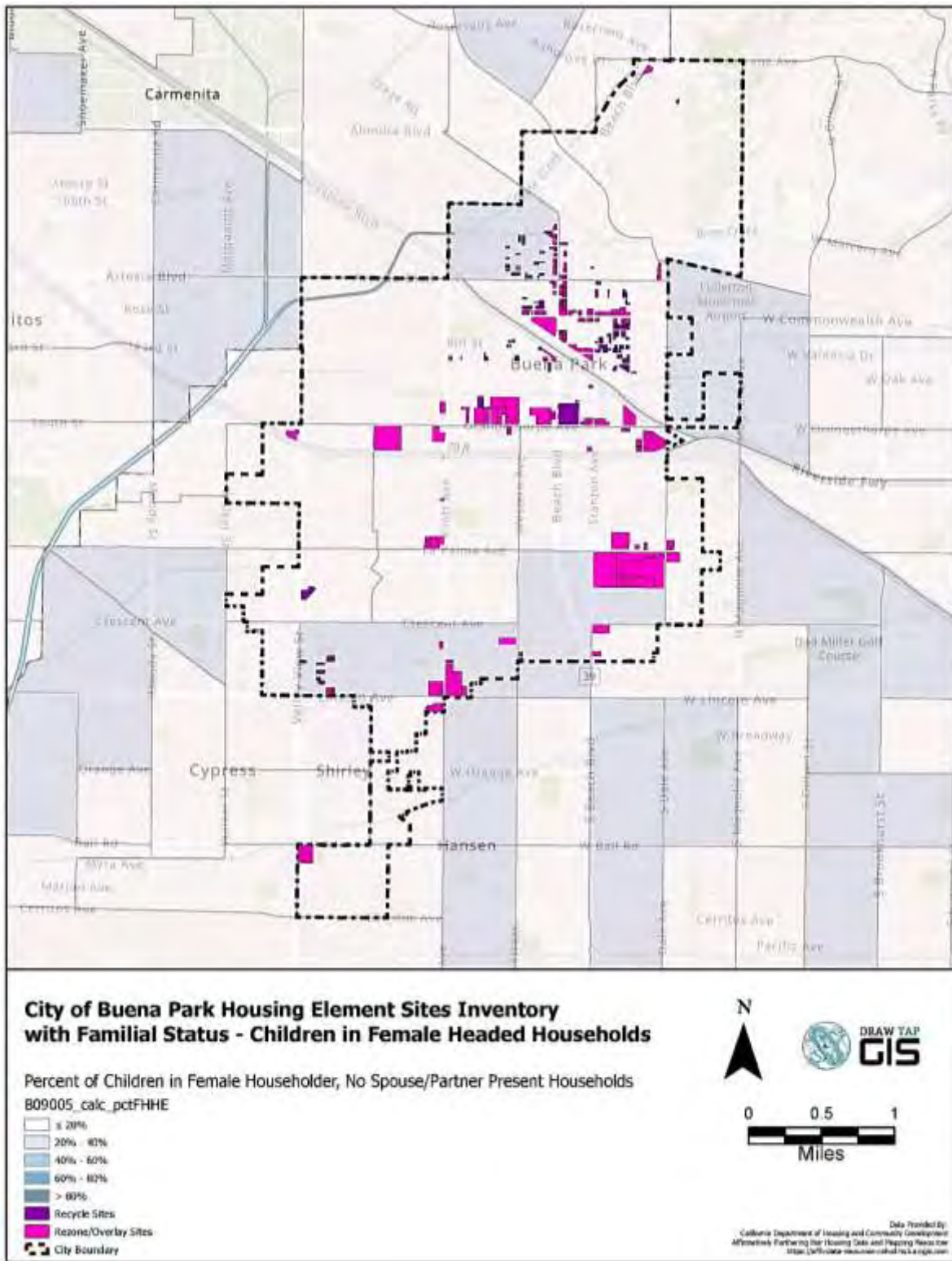
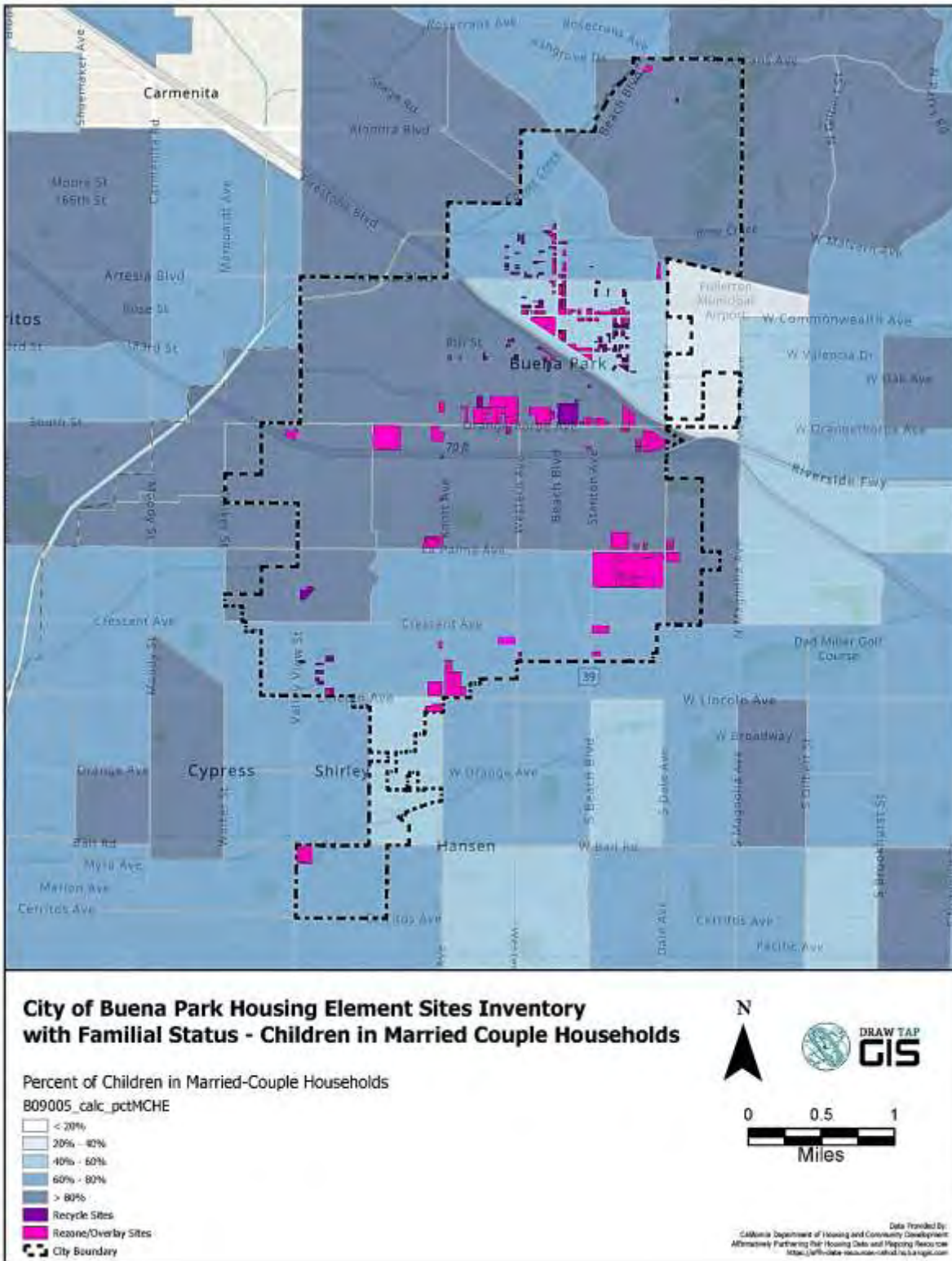


Figure D-7: Married Couple Families with Children



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Table D-5: Female Headed Families with Children

Percentage of Female Headed Families with Children Tracts	Lower Income RHNA Parcels	Moderate Income RHNA Parcels	Above Moderate Income RHNA Parcels	Mixed Income RHNA Parcels	Total RHNA Parcels
<20%	42	83	168	57	350
20% - 40%	4	22	42	13	81
40% - 60%	-	-	-	-	-
60% - 80%	-	-	-	-	-
>80%	-	-	-	-	-
Total	46	105	210	70	431

Table D-6: Married Couple Families with Children

Percentage of Married Couple Families with Children Tracts	Lower Income RHNA Parcels	Moderate Income RHNA Parcels	Above Moderate Income RHNA Parcels	Mixed Income RHNA Parcels	Total RHNA Parcels
<20%	-	-	-	-	-
20% - 40%	-	-	-	-	-
40% - 60%	26	52	117	11	206
60% - 80%	5	29	61	18	113
>80%	15	24	32	41	112
Total	46	105	210	70	431

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Income Level

Identifying low or moderate income (LMI) geographies and individuals is important to overcome patterns of segregation. HUD defines a LMI area as a Census tract or block group where over 51 percent of the population is LMI (based on HUD income definition of up to 80 percent of the AMI). Household income is directly connected to the ability to afford housing. Higher incomes households are more likely to own rather than rent housing. As household income decreases, households tend to pay a disproportionate amount of their income for housing and the number of persons occupying unsound and overcrowded housing increases. Figure D-8 shows that a majority of the city's population is comprised of households that are within the 50 percent to 75 percent LMI group, with one census tract located in the northwest portion of city north of Artesia Boulevard and west of Beach Boulevard comprised of households that are within the 75 percent to 100 LMI census tracts. Table D-7 shows that approximately 56 percent of the city's RHNA sites are in the 50-75 percent LMI areas while 31 percent of the RHNA sites are in the 75-100 percent LMI areas. The areas surrounding the city to the east and south in communities including Anaheim, Fullerton, and Stanton also have high concentrations of LMI households. Communities to the north and west of El Monte, including La Mirada, Cerritos, La Palma, and Cypress have lower concentrations of LMI households.

To assist lower income residents, Programs 9, 10, 11, and 12 focus on providing additional opportunities for new affordable housing, and Programs 3, 4, 6, and 7 addresses direct assistance to renters and owners.

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Figure D-8: Lower- and Moderate-Income Areas of Population

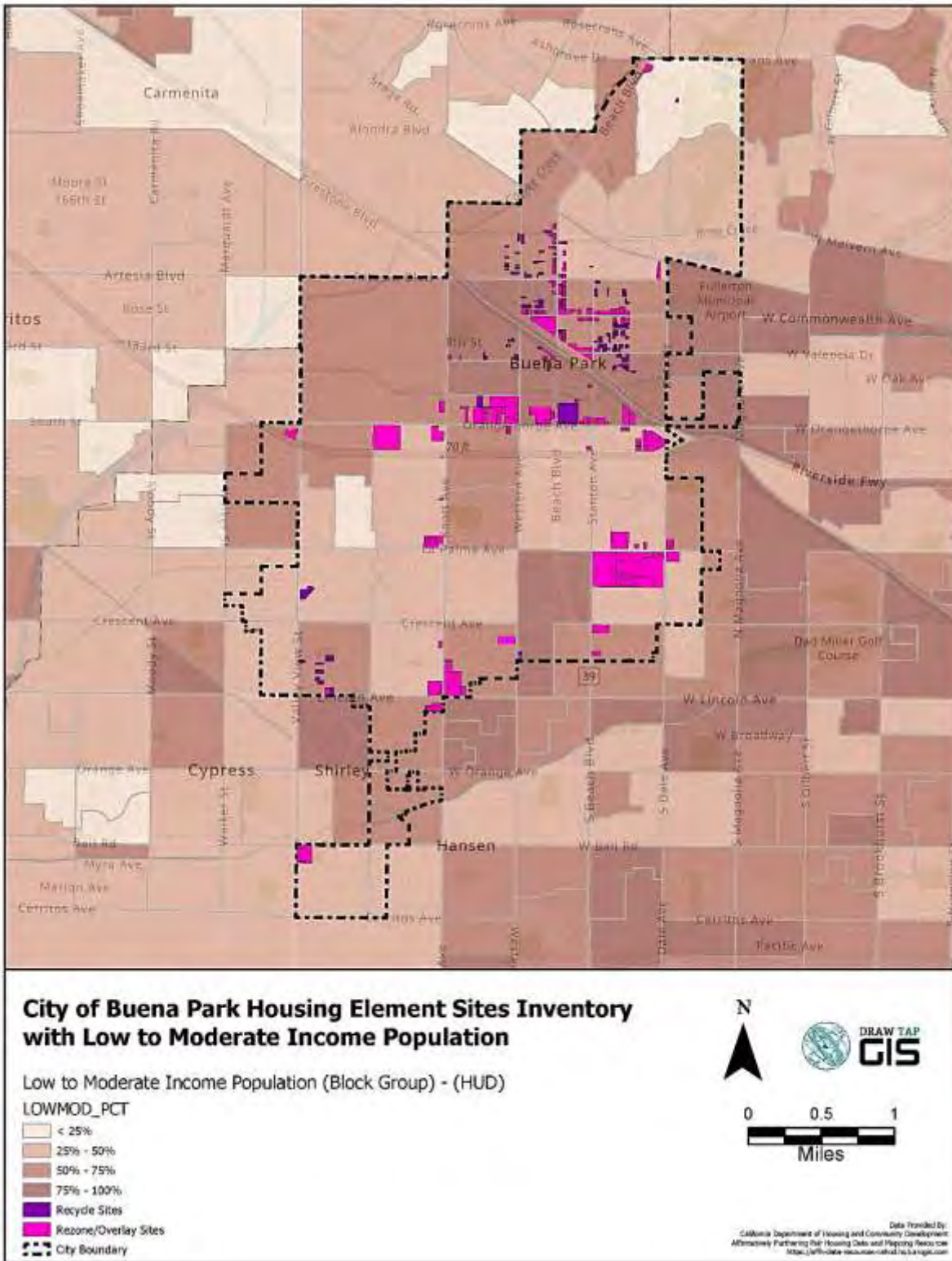


Table D-7: Lower- and Moderate-Income Areas of Population

Percentage of LMI Tracts	Lower Income RHNA Parcels	Moderate Income RHNA Parcels	Above Moderate Income RHNA Parcels	Mixed Income RHNA Parcels	Total RHNA Parcels
< 25%	-	-	1	2	3
25% - 50%	1	21	29	32	83
50% - 75%	29	54	129	31	243
75% - 100%	16	30	51	5	102
Total	46	105	210	70	431

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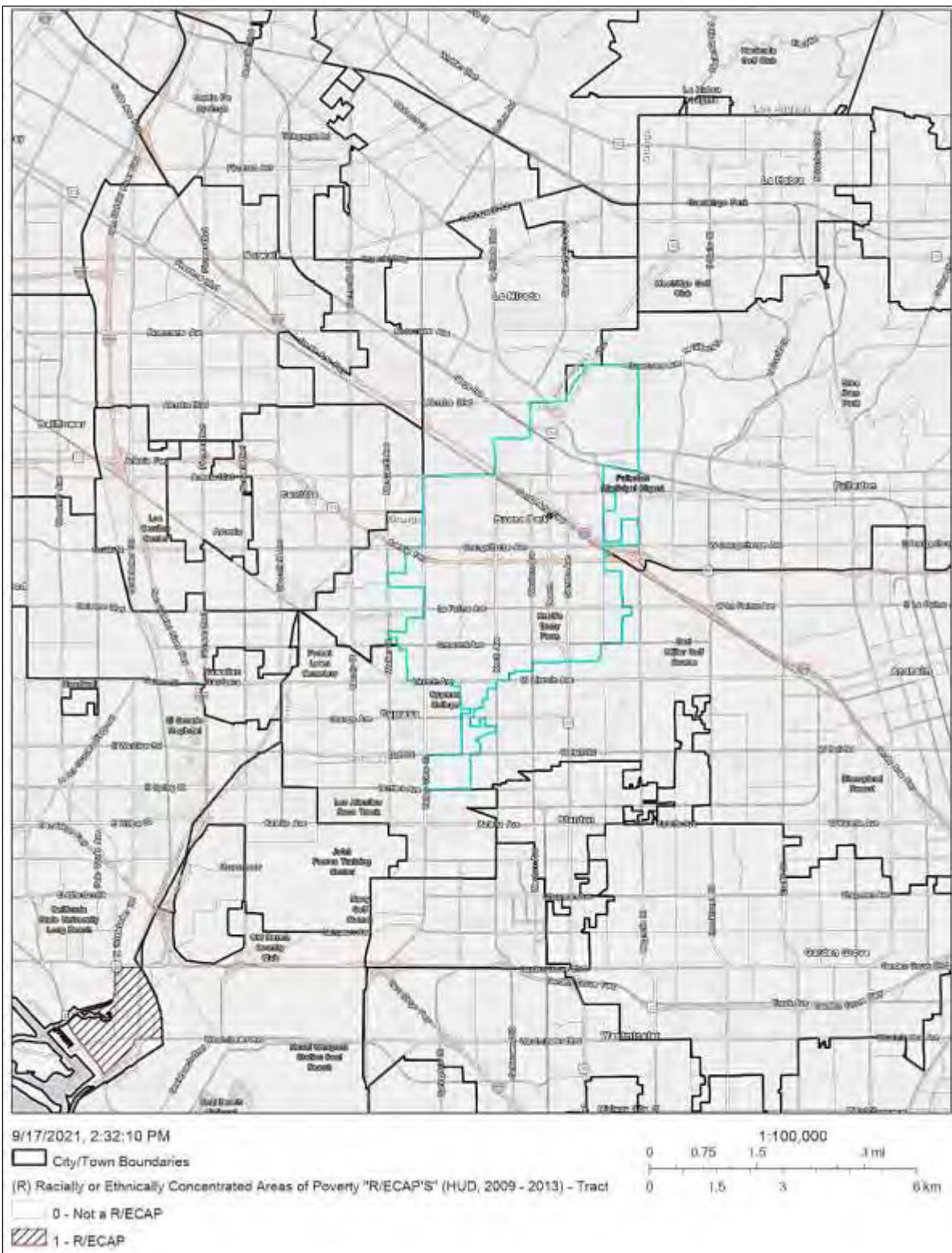
Racially and Ethnically Concentrated Areas

Racially/Ethnically Concentrated Areas of Poverty

In an effort to identify racially/ethnically concentrated areas of poverty (RECAPs), HUD has identified census tracts that have a majority non-White population (greater than 50 percent) and a poverty rate that exceeds 40 percent or is three times the average tract poverty rate for the metro/micro area, whichever threshold is lower. The HCD AFFH Data Viewer show the closest groupings of R/ECAP census tracts in the regional can be found in Long Beach and Santa Ana (Figure D-8). There are no R/ECAPs in Buena Park.

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Figure D-9: Racially/Ethnically Concentrated Areas of Poverty – Regional



Source: HCD Data Viewer, TCAC Opportunity Maps, 2021

Racially Concentrated Areas of Affluence

While R/ECAPs have long been the focus of fair housing policies, Racially Concentrated Areas of Affluence (RCAAs) must also be analyzed to ensure housing is integrated, a key to fair housing choice. According to a policy paper published by HUD, RCAA is defined as affluent non-Hispanic White communities.¹ **According to HUD’s policy paper, non-Hispanic Whites are the most racially segregated group in the United States and in the same way neighborhood disadvantage is associated with concentrated poverty and high concentrations of people of color, conversely, distinct advantages are associated with residence in affluent non-Hispanic White communities.”**

The AFFH Guidance Memo issued by HCD discusses research from the University of Minnesota as follows: “RCAAs are defined as census tracts where:

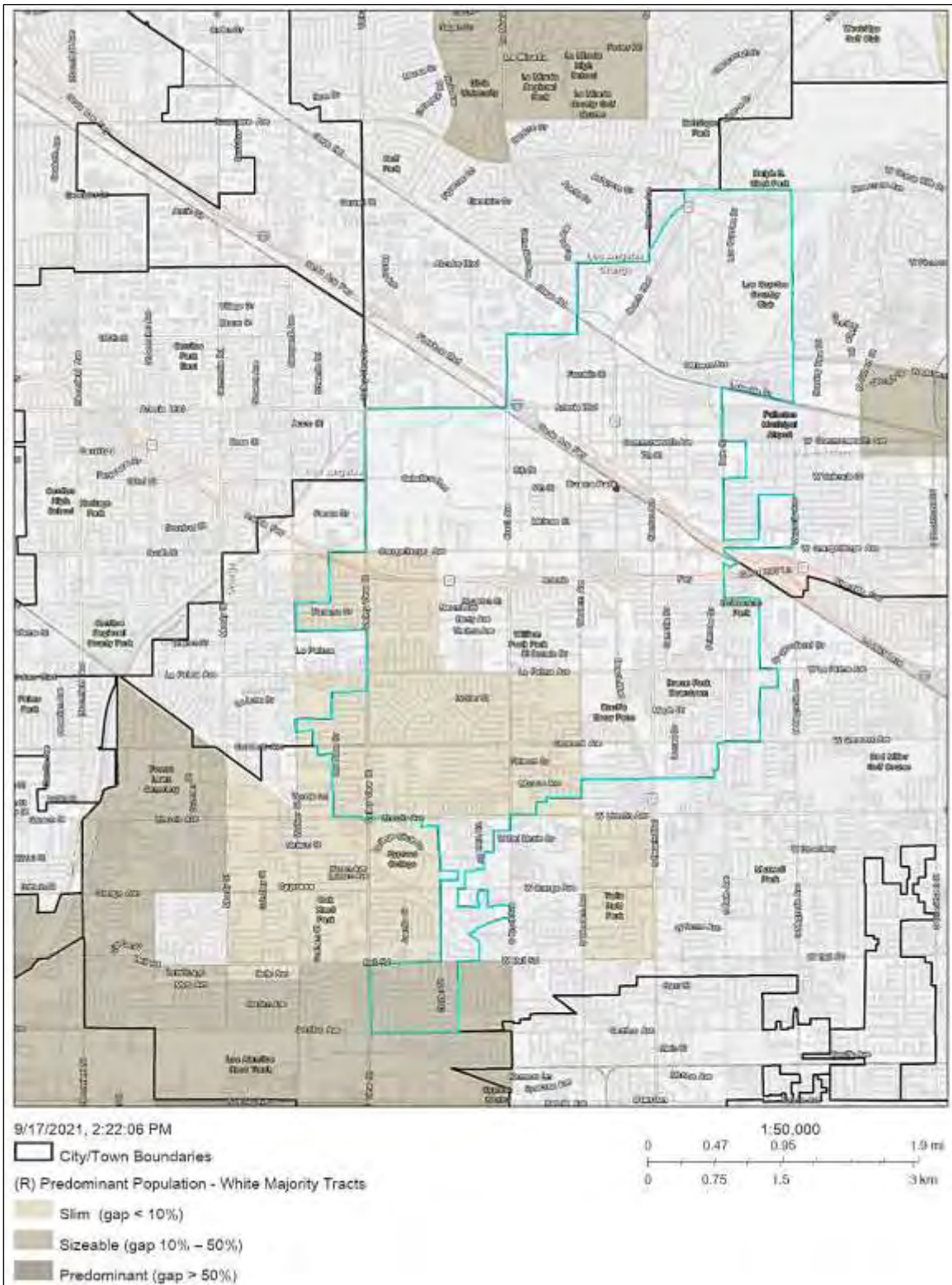
- 1) 80 percent or more of the population is non-Hispanic White, and
- 2) the median household income is \$125,000 or greater (slightly more than double the national the median household income in 2016).

While this is a useful measure nationwide, HCD has adjusted the RCAA methodology to better reflect California’s relative diversity.” **The AFFH Guidance Memo then encourages jurisdictions to refer to the HCD Data Viewer for HCD’s adjusted definition of RCAAs, along with RCAA maps and accompanying data.** However, the RCAA data layer is not currently available and the HCD definition is not provided. Using data that is available on the HCD AFFH Data Viewer, this fair housing assessment uses the percent non-Hispanic White population and median household income to identify potential areas of affluence. As shown in Figure D-10, there are no RCAA in Buena Park that are “predominantly” non-Hispanic White and where the median income is greater than \$125,000.

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1 Goetz, Edward G., Damiano, A., & Williams, R. A. (2019) Racially Concentrated Areas of Affluence: A Preliminary **Investigation**. Published by the Office of Policy Development and Research (PD&R) of the U.S. Department of Housing and Urban Development in Cityscape: A Journal Policy Development and Research (21,1, 99-123).

Figure D-10: White Majority Population



Source: HCD Data Viewer, TCAC Opportunity Maps, 2021

Access to Opportunities

HUD developed an index for assessing fair housing by informing communities about disparities in access to opportunity based on race/ethnicity and poverty status. Table D-8 shows index scores for the following opportunity indicator indices (values range from 0 to 100):

- **Low Poverty Index:** The higher the score, the less exposure to poverty in a neighborhood.
- **School Proficiency Index:** The higher the score, the higher the school system quality is in a neighborhood.
- **Labor Market Engagement Index:** The higher the score, the higher the labor force participation and human capital in a neighborhood.
- **Transit Trips Index:** The higher the trips transit index, the more likely residents in that neighborhood utilize public transit.
- **Low Transportation Cost Index:** The higher the index, the lower the cost of transportation in that neighborhood.
- **Jobs Proximity Index:** The higher the index value, the better access to employment opportunities for residents in a neighborhood.
- **Environmental Health Index:** The higher the value, the better environmental quality of a neighborhood.

In the City of Buena Park, residents of all races are more likely to be impacted by poverty, lower school proficiency, low labor market participation, inadequate access to jobs, and poor environmental quality than in Orange County as a whole. Non-Hispanic White residents in Buena Park and countywide are least likely to be exposed to poverty and the best access to high quality school systems. However, non-Hispanic White residents in Buena Park have scores closer to other groups in Buena Park than to non-Hispanic White residents in Orange County as a whole. Non-Hispanic Black and Hispanic/Latino Buena Park residents of any race with incomes below the federal poverty line are the most impacted groups, especially when it comes to poverty, lower school proficiency, and low labor market participation. The reasons for this are varied and not exclusive to Buena Park but Orange County as a whole. For example, racist real estate practices of the past prevented many Non-Hispanic Black and Hispanic/Latino (of any race) people, as well as Asians and Native Americans from living in many North Orange County “**sundown towns**”² like Brea, Yorba Linda, Orange, and Buena Park. **While “sundown towns” were abolished in the mid 1970’s, decades of being legally excluded from the same resources enjoyed by non-Hispanic Whites such as safe neighborhoods, affordable and quality schools and jobs has reverberated through subsequent generations.**

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² ~~The term “sundown towns” refers to~~ towns where it was illegal for Black and Hispanic/Latino people to be after sundown.

Table D-8: HUD Opportunity Indicators – Buena Park and Orange County

	Low Poverty	School Proficiency	Labor Market	Transit	Low Transportation Cost	Jobs Proximity	Environmental Health
Buena Park							
Total Population							
White, Non-Hispanic/Latino	60.45	68.12	55.62	88.37	74.04	32.63	5.85
Black, Non-Hispanic/Latino	46.36	56.49	50.18	88.38	76.06	36.64	5.75
Hispanic/Latino	45.66	56.38	48.40	87.86	75.87	38.65	5.61
Asian or Pacific Islander, Non-Hispanic/Latino	55.66	65.85	56.16	88.51	74.64	34.48	5.98
Native American, Non-Hispanic/Latino	54.49	66.44	52.73	88.12	74.89	31.49	5.74
Population below federal poverty line							
White, Non-Hispanic/Latino	53.80	63.19	53.10	88.01	75.46	34.13	5.82
Black, Non-Hispanic/Latino	34.70	61.54	49.56	89.06	79.09	51.37	6.30
Hispanic/Latino	36.05	49.35	44.29	87.95	77.28	40.67	5.51
Asian or Pacific Islander, Non-Hispanic/Latino	52.60	62.69	52.02	88.88	76.16	33.32	5.99
Native American, Non-Hispanic/Latino	66.17	70.34	82.13	88.84	71.20	32.56	6.92
Orange County							
Total Population							
White, Non-Hispanic/Latino	76.48	81.89	74.59	60.92	67.05	46.96	24.39
Black, Non-Hispanic/Latino	69.50	75.53	68.16	74.64	71.50	44.07	15.23
Hispanic/Latino	58.20	67.52	59.65	75.35	73.08	45.50	15.65
Asian or Pacific Islander, Non-Hispanic/Latino	69.64	76.68	67.46	77.05	70.10	43.85	13.93
Native American, Non-Hispanic/Latino	68.87	73.43	68.92	69.65	69.78	46.01	19.49
Population below federal poverty line							
White, Non-Hispanic/Latino	68.31	77.99	69.03	62.05	71.85	49.98	24.26
Black, Non-Hispanic/Latino	57.08	70.54	60.65	74.14	71.46	42.77	13.74
Hispanic/Latino	40.26	56.48	46.97	79.38	77.74	45.63	12.87
Asian or Pacific Islander, Non-Hispanic/Latino	59.82	72.84	58.95	82.14	75.35	40.98	10.57
Native American, Non-Hispanic/Latino	59.71	78.50	58.72	80.71	75.06	48.72	12.85

Source: HUD AFFH Database, 2020

To assist in this analysis, the Department of Housing and Community Development (HCD) and the California Tax Credit Allocation Committee (CTCAC) convened in the California Fair Housing Task force to “provide research, evidence-based policy recommendations, and other strategic recommendations to HCD and other related state agencies/departments to further the fair housing goals (as defined by HCD).” The Task Force has created Opportunity Maps to identify resources levels across the state “to accompany new policies aimed at increasing access to high opportunity

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areas for families with children in housing financed with 9 percent Low Income Housing Tax Credits (LIHTCs).” These opportunity maps are made from composite scores of three different domains made up of a set of indicators.

Table D-9 shows the full list of indicators. The opportunity maps include a measure or “filter” to identify areas with poverty and racial segregation. To identify these areas, census tracts were first filtered by poverty and then by a measure of racial segregation. The criteria for these filters are identified in the table below.

Table D-9: Domains and List of Indicators for Opportunity Maps

Domain	Indicator
Economic	Poverty Adult education Employment Job proximity Median home value
Environmental	CalEnviroScreen 4.0 pollution Indicators and values
Education	Math proficiency Reading proficiency High School graduation rates Student poverty rates
Poverty and Racial Segregation	Poverty: tracts with at least 30% of population under federal poverty line Racial Segregation: Tracts with location quotient higher than 1.25 for Blacks, Hispanics, Asians, or all people of color in comparison to the county

Sources: California Fair Housing Task Force, Methodology for TCAC/HCD Opportunity Maps.

TCAC/HCD Opportunity Areas

To assist in this analysis, HCD and the California Tax Credit Allocation Committee (TCAC) convened in the California Fair Housing Task force to “provide research, evidence-based policy recommendations, and other strategic recommendations to HCD and other related state agencies/departments to further the fair housing goals (as defined by HCD).” The Task Force created Opportunity Area Maps to identify resources levels across the state “to accompany new policies aimed at increasing access to high opportunity areas for families with children in housing financed with 9 percent Low Income Housing Tax Credits (LIHTCs).” Higher composite scores mean higher resources. A review of composite score shows that most of Buena Park is within the Moderate Resource area category, with a portion in the Low Resource area located in the central portion of the city (Figure D-11). The city’s RHNA sites are predominantly located in Moderate and Low Resource areas (Table D-10). Although approximately one-fourth of the city is considered a Low Resource area, RHNA sites are fairly dispersed throughout Buena Park mainly focused along major corridors such as Beach Boulevard, Orangethorpe Avenue, La Palma Avenue, Lincoln Avenue to take advantage of proximity to existing and future resources such as employment centers, retail services, regional transit networks, and community amenities (school and parks). Furthermore, as the city continues to experience steady growth residential and non-residential development along the major corridors as well as near the Buena Park Mall area, it is anticipated that resources throughout the city

will expand due to increased levels of social-economic investment and interest from private and public entities in area identified as Low Resource. Future investment in targeted area may have the potential to spur displacement of existing residents; however, local efforts and strategies to mitigate displacement are discussed later in this appendix.

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Figure D-11: TCAC Opportunity Areas – Composite Scores

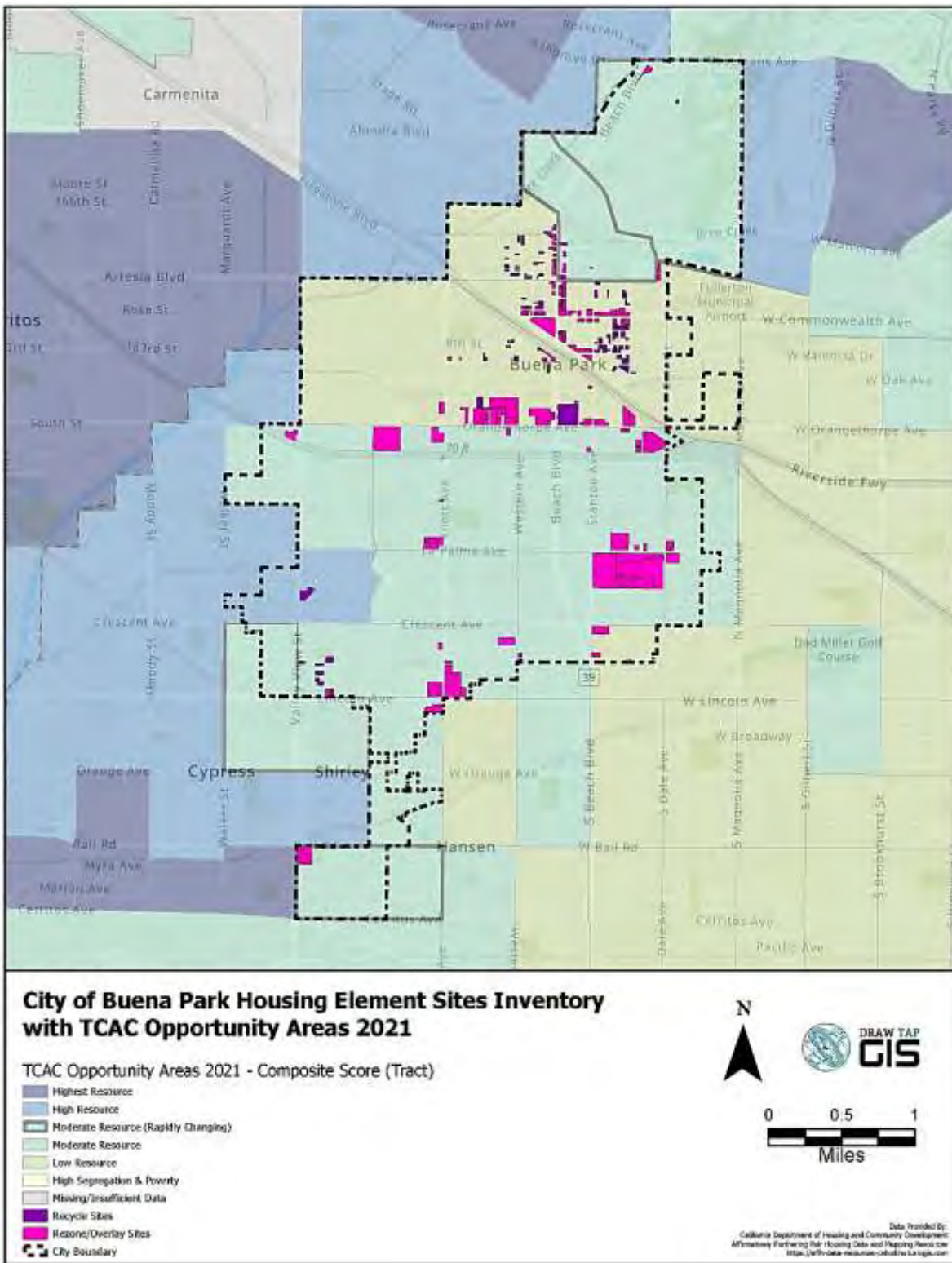


Table D-10: TCAC Opportunity Areas – Composite Score

TCAC Opportunity Areas – Composite Score	Lower Income RHNA Parcels	Moderate Income RHNA Parcels	Above Moderate Income RHNA Parcels	Mixed Income RHNA Parcels	Total RHNA Parcels
High Resource	1	-	-	-	1
Low Resource	41	82	172	28	323
Moderate Resource	4	21	19	34	78
Moderate Resource (Rapidly Changing)	-	2	19	8	19
Total	46	105	210	70	431

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Economic

As described previously, the Fair Housing Task Force calculates economic scores based on poverty, adult education, employment, and median home values. According to the 2021 Task Force maps presented in Figure D-12, approximately two-thirds of Buena Park has tracts with moderate to high economic scores (between 0.25 and 0.75). Census tracts located in the central portion of the city have the lowest economic scores (less than 0.25) indicating less positive economic outcomes.

The cities of La Palma, La Mirada, Cerritos, and Cypress to the north and west generally show more positive economic outcomes than Buena Park, while the cities of Anaheim, Fullerton, and Stanton to the east and south show less positive economic outcomes than Buena Park. According to the Orange County Analysis of Impediments to Fair Housing Choice (AI), there are significant disparities in access to economic opportunity in Orange County.

- Non-Hispanic White residents have the greatest access to economic opportunity. Non-Hispanic Asian and Pacific Islander residents (49), non-Hispanic Native Americans (46), and non-Hispanic Black residents (46) have lower index scores in the high to mid-40s. Hispanic/Latino residents of any race (32) have the lowest access to economic opportunity of all racial and ethnic groups in Orange County.
- Among residents living below the poverty line, there are significant disparities between groups. Non-Hispanic White residents have the highest economic opportunity score (30) followed by non-Hispanic Black residents (27) and non-Hispanic Asian Americans and Pacific Islanders (23). Poor non-Hispanic Native Americans and Hispanic/Latino residents of any race have the lowest economic opportunity scores (19).
- Economic Opportunity Index scores are generally lower in North Orange County than in South Orange County.
- Areas in Orange County with the highest index scores tend to have large concentrations of non-Hispanic and Asian residents.

The Southern California Associates of Governments' (SCAG) **Local Profile for Buena Park** list the number of total jobs in 2017 at 33,817, a decrease of 1.4 percent from 2007. The local profile report also states that in 2018, the average travel time to work was 30 minutes compared to 27.4 minutes countywide. During outreach conducted for the AFFH analysis, it was expressed to the city the extended commute times (20 minutes or more) were related to lack of housing opportunities in Buena Park especially for workers in the service and hospitality sectors.

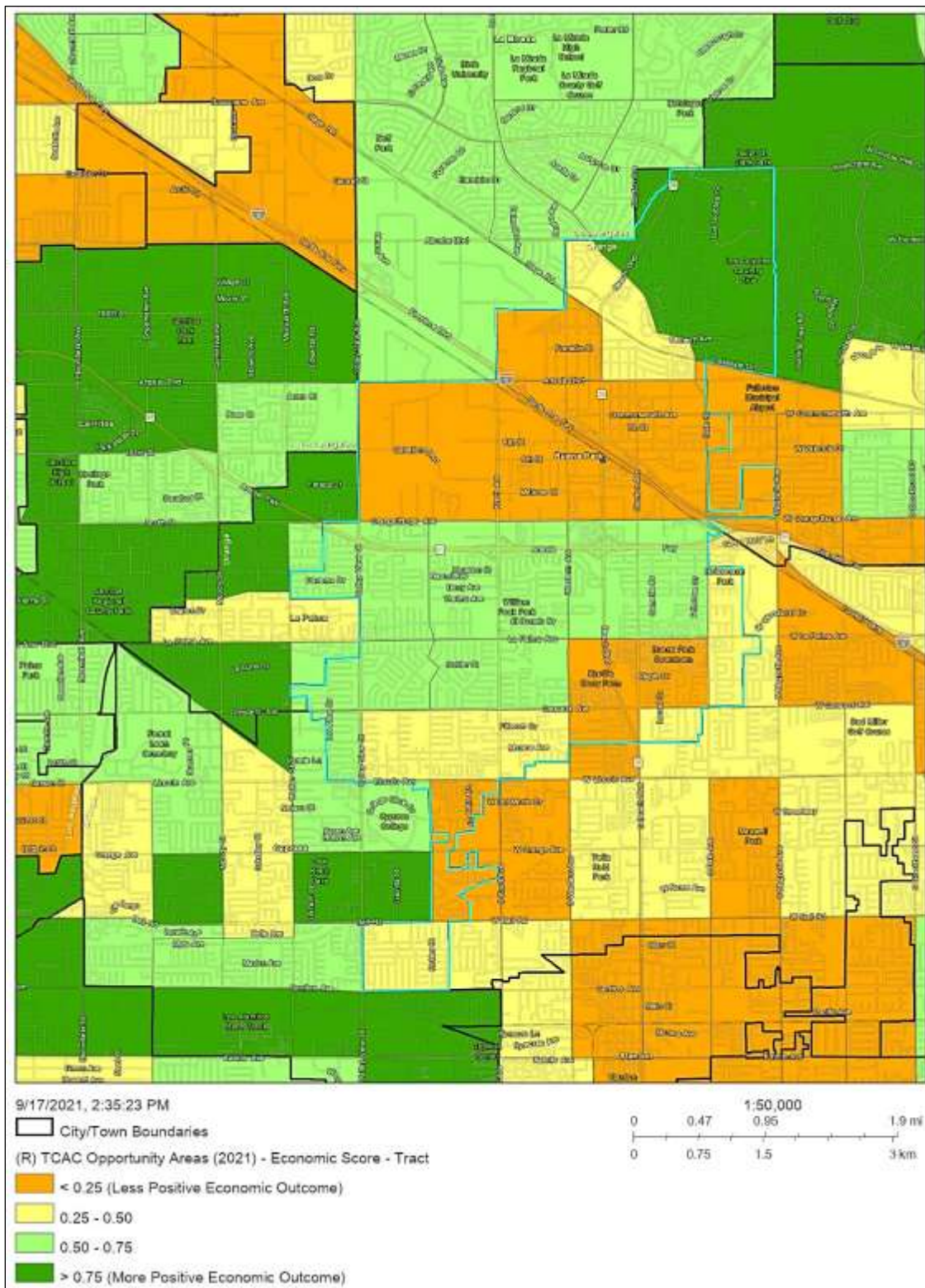
Figure D-12 presents the COG Geography TCAC Opportunity - Economic Score per census tract. Approximately five tracts received Economic Scores between 0.25 – 0.5 despite the presence of several job centers situated in the central portion of the city. The southern portion of the city is predominately comprised of single-family residential uses. Of these tracts, two located in the central portion of the city have higher concentrations of racial/ethnic minorities (Hispanic/Latino). There is

a higher concentration of children in female-headed households (between 20 percent and 40 percent) in one of the five tracts. And LMI populations make up 50 percent and 75 percent of most of the city.

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Figure D-12: TCAC Opportunity Areas – Economic



Source: HCD Data Viewer, TCAC Opportunity Maps, 2021

Education

As described above, the Fair Housing Task Force determines education scores based on math and reading proficiency, high school graduation rates, and student poverty rates. As shown in Figure D-13, census tract located in the central and southern portions of the city received education scores in the bottom and second quartile, respectively. Tracts in the northern and western portions of the city scored higher (0.50-0.75). The SCAG Local Profile for Buena Park reports that K-12 public school enrollment in the city decreased by approximately 18 percent (or 2,278 students) between 2000 and 2018. This is possibly due to the lack of affordable housing for young families as well as an overall decline in population locally and statewide, as detailed in the Housing Assessment chapter of the Housing Element.

The cities of Fullerton, La Palma, La Mirada, Cerritos, and Cypress generally show more positive education outcomes than Buena Park, while the City of Anaheim shows less positive education outcomes than Buena Park. In terms of educational opportunities across the region, the Orange County Analysis of Impediments to Fair Housing Choice (AI) describes disparities in access across the county.

- Across all tracts in Orange County, non-Hispanic Whites exhibit the highest exposure to educational opportunity (index score of about 59) and non-Hispanic Asians second-highest (53). Hispanics have the lowest access to these opportunities (31), with non-Hispanic Blacks in between (46).
- Several jurisdictions score highly (index values at or above 60) on educational opportunity across all racial categories. These cities include Aliso Viejo, Huntington Beach, Irvine, Laguna Niguel, La Palma, Mission Viejo, and Rancho Santa Margarita.
- Other jurisdictions obtain low scores on the index. San Juan Capistrano has low educational opportunity, scoring below 10 on the index for all races/ethnicities. San Clemente, Anaheim, and Santa Ana fare similarly poorly, although non-Hispanic Whites score higher (39) than other race/ethnic groups in that city. Buena Park, Costa Mesa, Garden Grove, Orange City, La Habra and Westminster are other cities that struggle with educational opportunity, all with scores in the 30s to 40s on the composite education index.
- Finally, a few cities have educational opportunity patterns that mirror those of Orange County overall. Non-Hispanic Whites in Fountain Valley have high exposure to educational opportunity (scores of about 60), whereas Hispanics in the city do not (30). In both Fullerton and Tustin, non-Hispanic Whites and Asians have much higher access than do non-Hispanic Blacks and Hispanics/Latinos of any race.

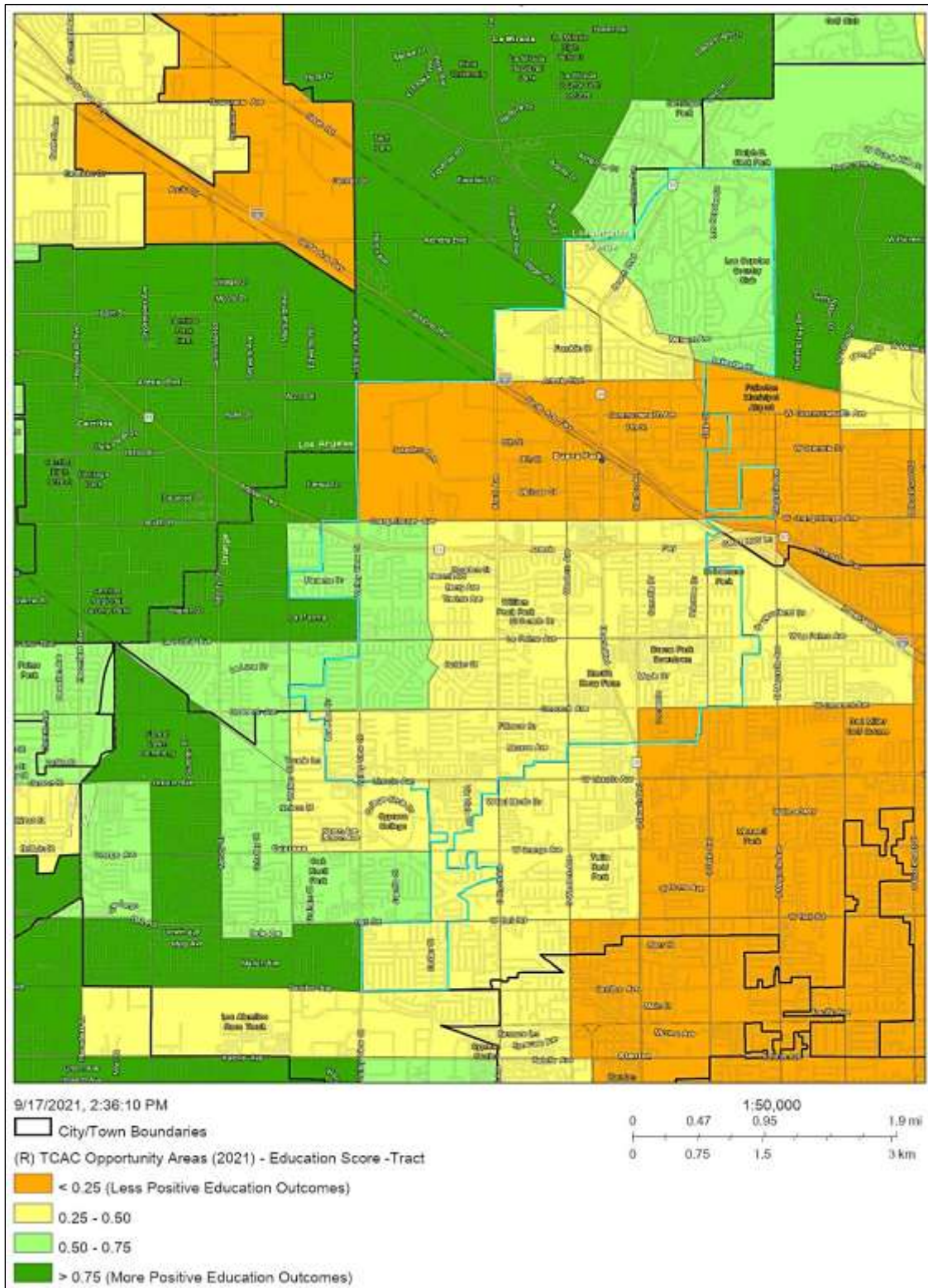
As shown in Figure D-13, all but two tracts (110500 and 110603) received education scores of 0.50 or above. Tracts 110500 and 110603 located in the central portion of the city received education scores in the second lowest quartile. These tracts contain higher racial/ethnic minority (Hispanic/Latino) and LMI concentrations, and Tract 110500 is considered a low resource area (Figure D-11). However,

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the largest proportion of female-headed households are in tracts that contain education scores of 0.50 or above. Overall, save for tracts 110500 and 110603, Buena Park has generally received higher marks for education, compared to the TCAC economic and environmental domains.

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Figure D-13: TCAC Opportunity Areas – Education



Source: HCD Data Viewer, TCAC Opportunity Maps, 2021

Environmental

Environmental health scores are determined by the Fair Housing Task Force based on CalEnviroScreen 4.0 pollution indicators and values. Figure D-14 shows that the northern and central sections of the city contain tracts which have less positive environmental outcomes, with scores less than 0.25 to 0.50. However, tracts in the southern section of the city had higher environmental scores (between 0.50 and 1). With the exception of Fullerton, the cities adjacent to Buena Park have moderate to high environmental quality scores. Table D-11 shows the distribution of the city’s RHNA sites by CalEnviroScreen scores. Approximately 62 percent of the RHNA sites are in Environmental Justice communities with a high pollution burden, likely due to proximity to major regional arterials (Interstate 5 and SR-91 Freeway). To address this environmental issues, the city is currently updating its Safety Element to address environmental justice goals, policies, and actions. Environmental justice is an interdisciplinary issue that is additionally addressed in multiple elements of the city’s General Plan.

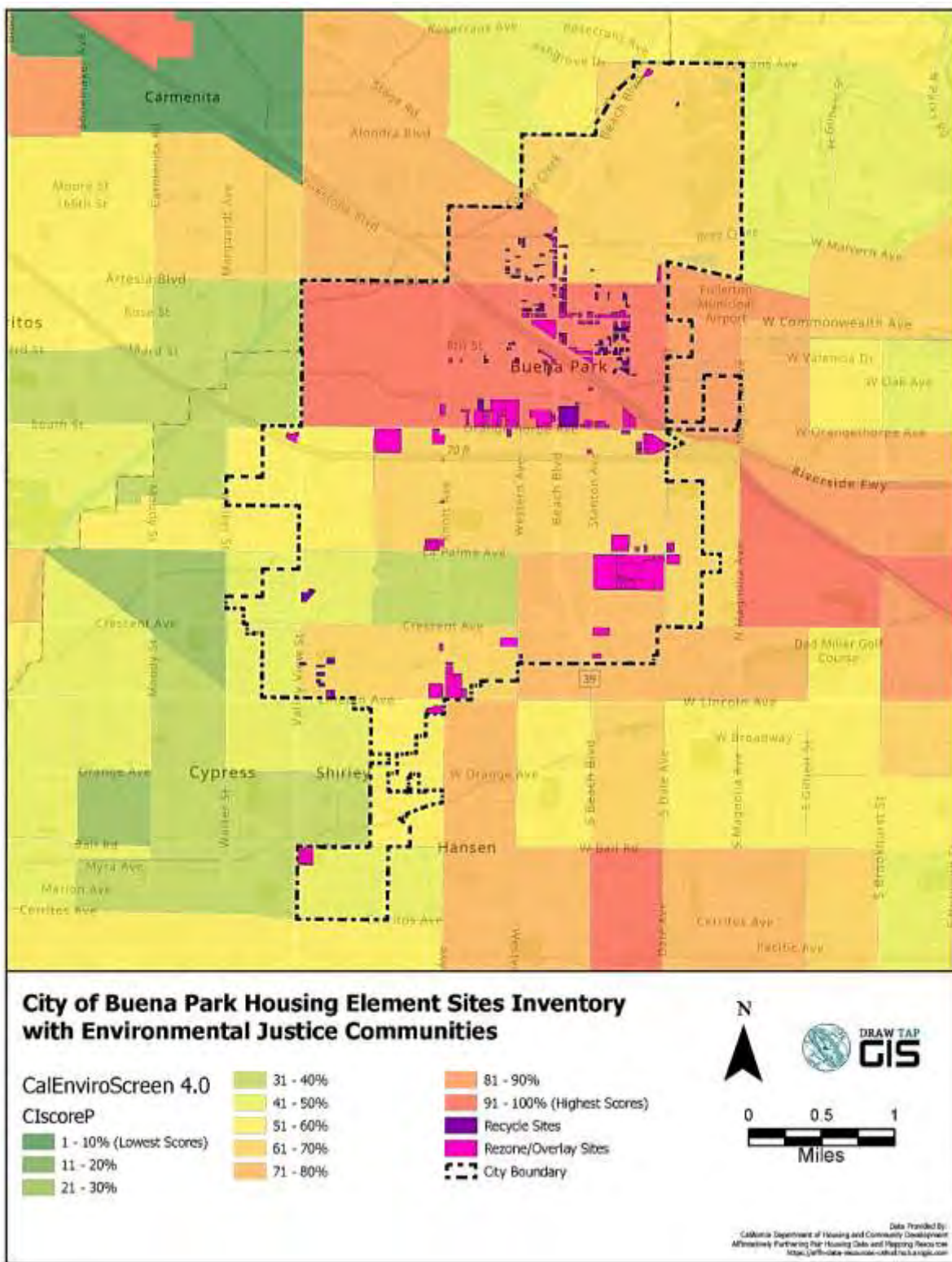
Table D-11: CalEnviroScreen 4.0 Scores

CalEnviroScreen 4.0 Scores	Lower Income RHNA Parcels	Moderate Income RHNA Parcels	Above Moderate Income RHNA Parcels	Mixed Income RHNA Parcels	Total RHNA Parcels
41% - 50%	1	-	6	-	7
51% - 60%	-	-	33	-	33
61% - 70%	-	3	55	-	58
71% - 80%	-	2	11	-	13
81% - 90%	3	7	43	-	53
91% - 100%	42	93	62	70	267
Total	46	105	210	70	431

CalEnviroScreen 4.0 scores are shown in Figure D-14. All tracts in Buena Park scored between 41 percent and 95 percent. Two tracts (110500 and 110603) located in the central portion of the city scored the highest, with 95 percent and 91 percent respectively). These two tracts have also been identified as a low and moderate resource area with higher concentrations of racial/ethnic minorities (Hispanic/Latino) and LMI households. Additionally, the largest proportion of female-headed households are in tracts that contain environmental scores between 65 percent and 75 percent.

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Figure D-14: TCAC Opportunity Areas – Environmental



Transportation

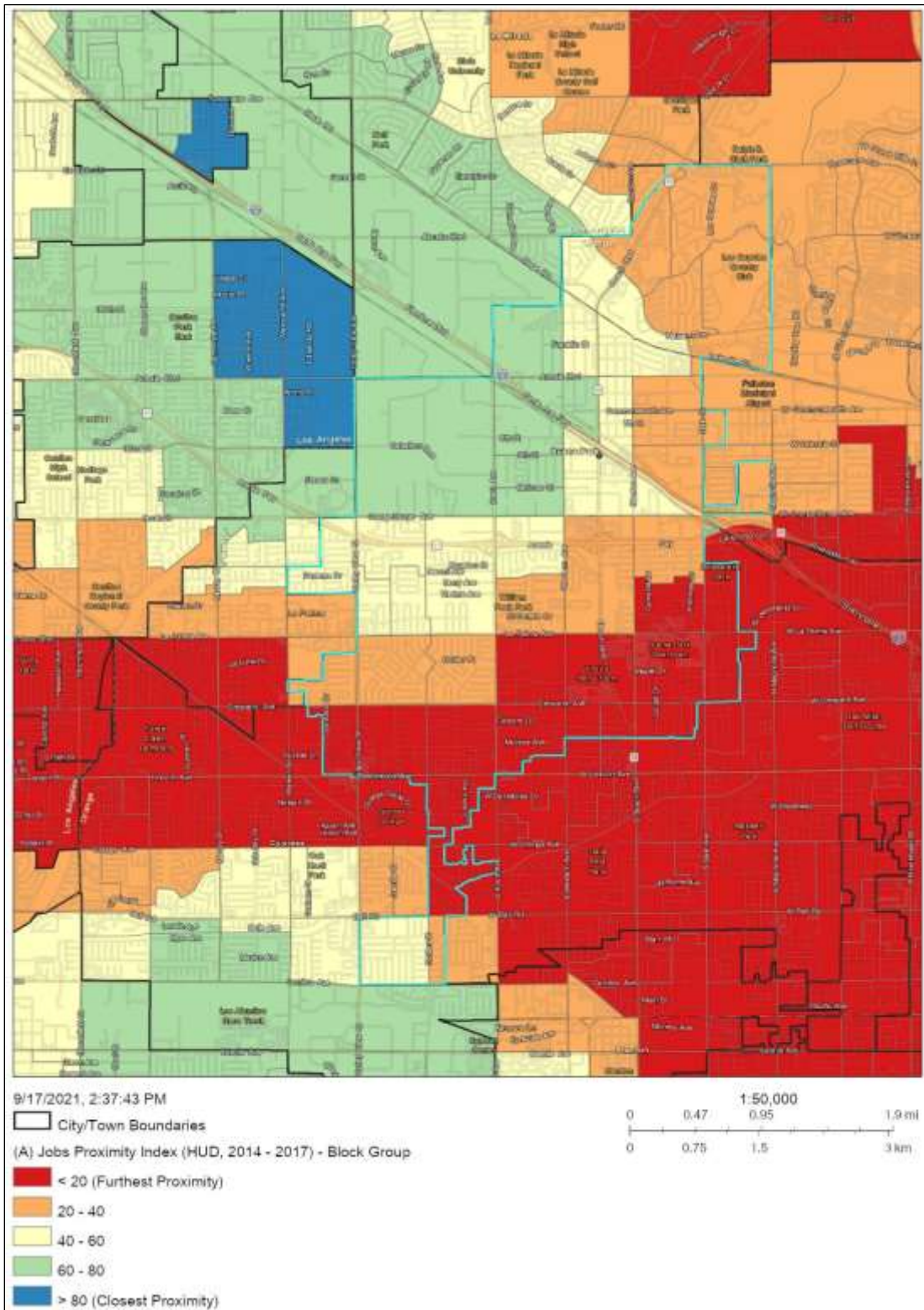
HUD's Job Proximity Index, described previously, can be used to show transportation need geographically. Block groups with lower jobs proximity indices are located further from employment opportunities and have a higher need for transportation. As shown in Figure D-15, the northeastern and southeastern block groups have the least access to employment opportunities, mainly due to these areas be predominately residential in nature. Conversely, western and central block groups have moderate access to employment opportunities as these areas contain more employment centers.

Availability of efficient, affordable transportation can be used to measure fair housing and access to opportunities. SCAG developed a mapping tool for High Quality Transit Areas (HOTA) as part of the Connect SoCal 2020-2045 Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS). SCAG defines HOTAs as areas within one-half mile from a major transit stop and a high-quality transit corridor. Figure D-16 shows that there are two major transit stops and two HOTAs in Buena Park. SCAG reports that 49.3 percent of the city's 2045 population is within a 2045 HOTA, which puts it in the 37th percentile region wide.

HUD's Jobs Proximity Index by census block group. Approximately 14 block groups generally located in the southern portion of the city received Jobs Proximity Index scores between 11 and 20 despite the presence of several job centers situated in the area including Buena Park Downtown and the Entertainment Corridor. Half of these 14 block groups also have higher concentrations of racial/ethnic minorities (Hispanic/Latino). LMI populations range between 50 percent and 75 percent in the 14 block groups. And there is a higher concentration of children in female-headed households in this area (between 20 percent and 40 percent) as compared to the rest of the city.

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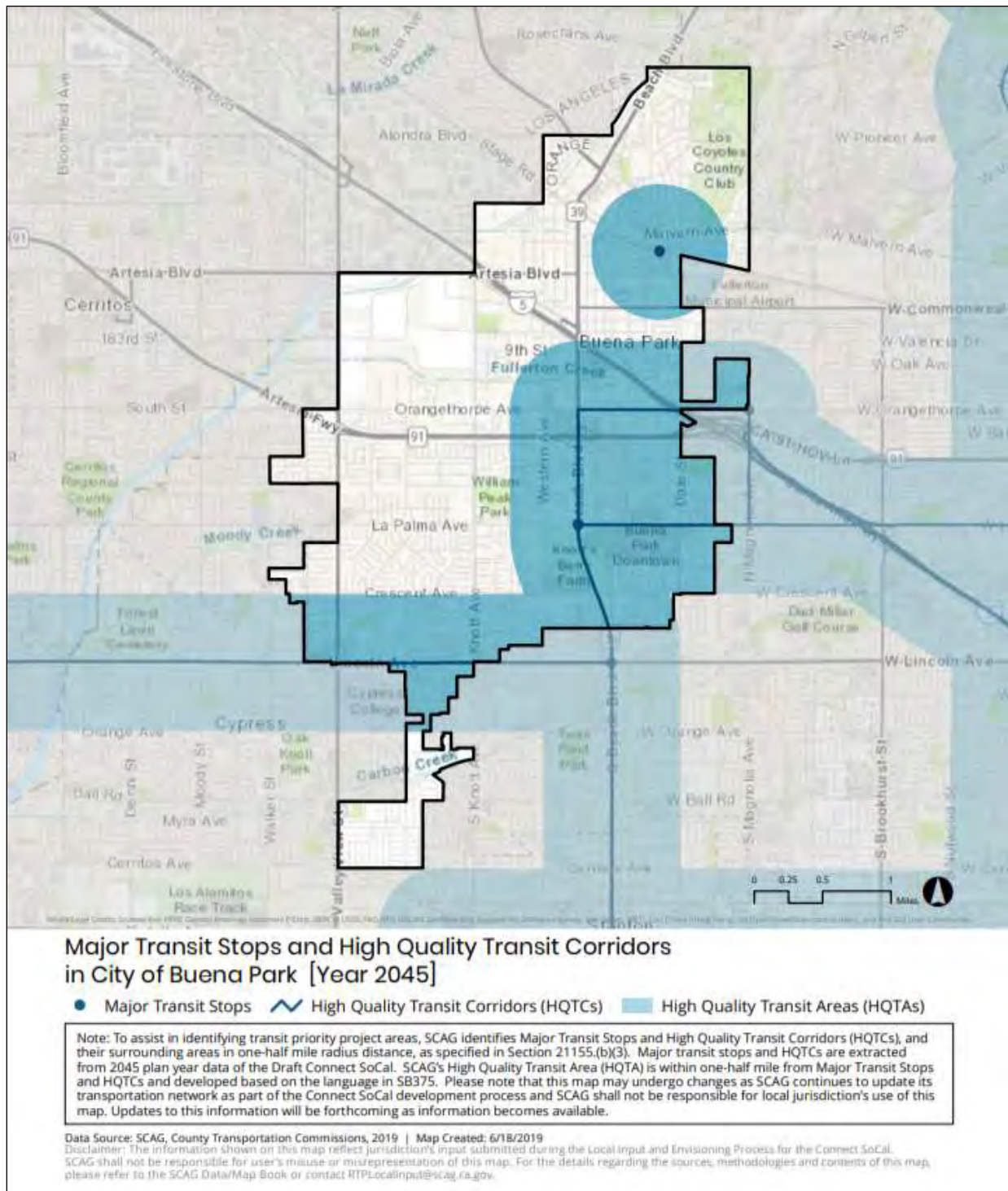
Figure D-15: HUD Job Proximity Index



Source: HCD Data Viewer, TCAC Opportunity Maps, 2021

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Figure D-16: Major Transit Stops and High Quality Transit Corridors



Disproportionate Housing Needs

The AFFH Rule Guidebook defines “disproportionate housing needs” as a condition in which there are significant disparities in the proportion of members of a protected class experiencing a category of housing needs when compared to the proportion of a member of any other relevant groups or the total population experiencing the category of housing need in the applicable geographic area (24 C.F.R. §5.152). The analysis is completed by assessing cost burden (overpayment), overcrowding, and substandard housing.

The U.S. Department of Housing and Urban Development (HUD) Comprehensive Housing Affordability Strategy (CHAS) data demonstrates the extent of housing problems and housing needs, particularly for low-income households. Extremely-low-income households represent the highest need group in terms of affordable housing, as the greatest subsidies are needed to make housing affordable for this group. The Pre-Certified Local Housing Data Report prepared by SCAG for the City of Buena Park, utilizing CHAS data, reports there are 4,080 (17.5 percent) extremely low-income households in Buena Park. Of these, 2,810 are renter occupied and 1,260 are owner occupied. Table D-12 provides a breakdown of extremely low-income households by race and ethnicity. The race/ethnicity with the highest share of extremely low-income households in Buena Park is non-Hispanic Black (29.9 percent compared to 17.5 percent of total population). In the SCAG region, the highest share of extremely low-income households are non-Hispanic Black (27.1 percent compared to 17.7 percent of total households).

Table D-12: Extremely Low-Income Housing Needs – Buena Park

	Total Households	Households below 30% HAMFI	Share below 30% HAMFI
White, non-Hispanic	7,540	885	11.7%
Black, non-Hispanic	835	250	29.9%
Asian and other, non-Hispanic	7,253	1,400	19.3%
Hispanic	7,705	1,545	20.1%
Total	23,333	4,080	17.5%
Renter-occupied	10,350	2,810	27.1%
Owner-occupied	12,965	1,260	9.7%
Total	23,315	4,070	17.5%

Source: SCAG Pre-Certified Local Housing Data, April 2021; HUD CHAS, 2012-2016. HAMFI refers to Housing Urban Development Area Median Family Income

Housing problems for Buena Park were calculated using HUD’s 2020 CHAS data based on the 2013-2017 ACS. As shown in Table D-13, 29 percent of the city’s extremely low-income households have at least one of four housing problems identified by HUD:

1. incomplete kitchen facilities (hot and cold piped water, a sink with piped water, a range or stove, and a refrigerator);
2. incomplete plumbing facilities (hot and cold piped water, a sink with piped water, and a bathtub or shower);
3. more than one person per room (i.e., overcrowding); and
4. cost burden greater than 30 percent of gross income, including utilities.

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Table D-13: Housing Problems by Income Level

Income Level	Households with 1 or More Housing Problems	Households with None of 4 Housing Problems	Cost Burden not Available, No Other Housing Problem	Total
Extremely Low (<=30% of HAMFI)	3,305	435	420	4,170
Very Low (>30% to <= 50% HAMFI)	2,965	655	0	3,620
Low (>50% to <=80% HAMFI)	2,805	1,500	0	4,305
>80% to <=100%HAMFI	1,030	1,980	0	3,010
>100% HAMFI	1,130	6,885	0	8,015
Total	11,235	11,460	420	23,120

Source: HUD CHAS, 2013-2017.

Table D-14 summarizes Buena Park households by tenure and presence of housing problems. Approximately 37 percent of owners and 63 percent of renters have one or more housing problems. The city had a slightly lower proportion of households with a housing problem compared to the county, where 18 percent of owner-occupied households and 33 percent of renter-occupied households experience a housing problem. In both the city and county, renter-occupied households tend to experience housing problems at a higher rate.

Table D-14: Housing Problems by Income Level

Households	Owner	Renter	Total
Households with 1 or More Housing Problems	4,655	6,580	11,235
Household has none of 4 Housing Problems	7,865	3,595	11,460
Cost Burden not available, no other problems	175	245	420
Total	12,700	10,420	23,120

Source: HUD CHAS, 2013-2017.

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Cost Burden

Cost burden is a way to measure overpayment by considering the ratio of housing costs to household income, with 30 percent a usual threshold for “cost burden” and 50 percent the threshold for “severe cost burden.” Reducing housing cost burden can also help foster more inclusive communities and increase access to opportunities for racial/ethnic minorities, persons with disabilities, and other protected classes. The HCD AFFH Data Viewer provides a visual assessment of overpayment by homeowners and renters, by census tracts. Table D-15 and Figure D-17 show that approximately half of the RHNA sites (54 percent) are in areas where 20 percent to 40 percent of owner households have monthly costs that are 30 percent or more of household income, according to ACS (2015-2019) data. Table D-16 and Figure D-18 shows that renters are more cost burdened than homeowners. Approximately 79 percent of the RHNA sites are in areas where 40 percent to 60 percent of renter households have monthly costs that are 30 percent or more of household income. However, overpayment by both homeowners and renters generally went down throughout the city since 2014 (Figure D-19 and Figure D-20), as the proportion of residents in higher income groups has increased. Median household income in the city increased by approximately 24.7 percent from 2010-2019, closely tracking the trend in the county as a whole (21.3 percent) but continued to be lower than the county median income (for more details see Housing Element Figure 5).

Table D-15: Cost Burden – Homeowners and RHNA Sites (2015-2019)

Percentage of Cost Burden Tracts	Lower Income RHNA Parcels	Moderate Income RHNA Parcels	Above Moderate Income RHNA Parcels	Mixed Income RHNA Parcels	Total RHNA Parcels
<20%	3	12	34		49
20% – 40%	30	56	118	31	235
40% – 60%	14	37	58	39	148
60% – 80%	-	-	-	-	-
>80%	-	-	-	-	-
Total	46	105	210	70	431

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Figure D-17: Cost Burden – Homeowners and RHNA Sites (ACS, 2015-2019)

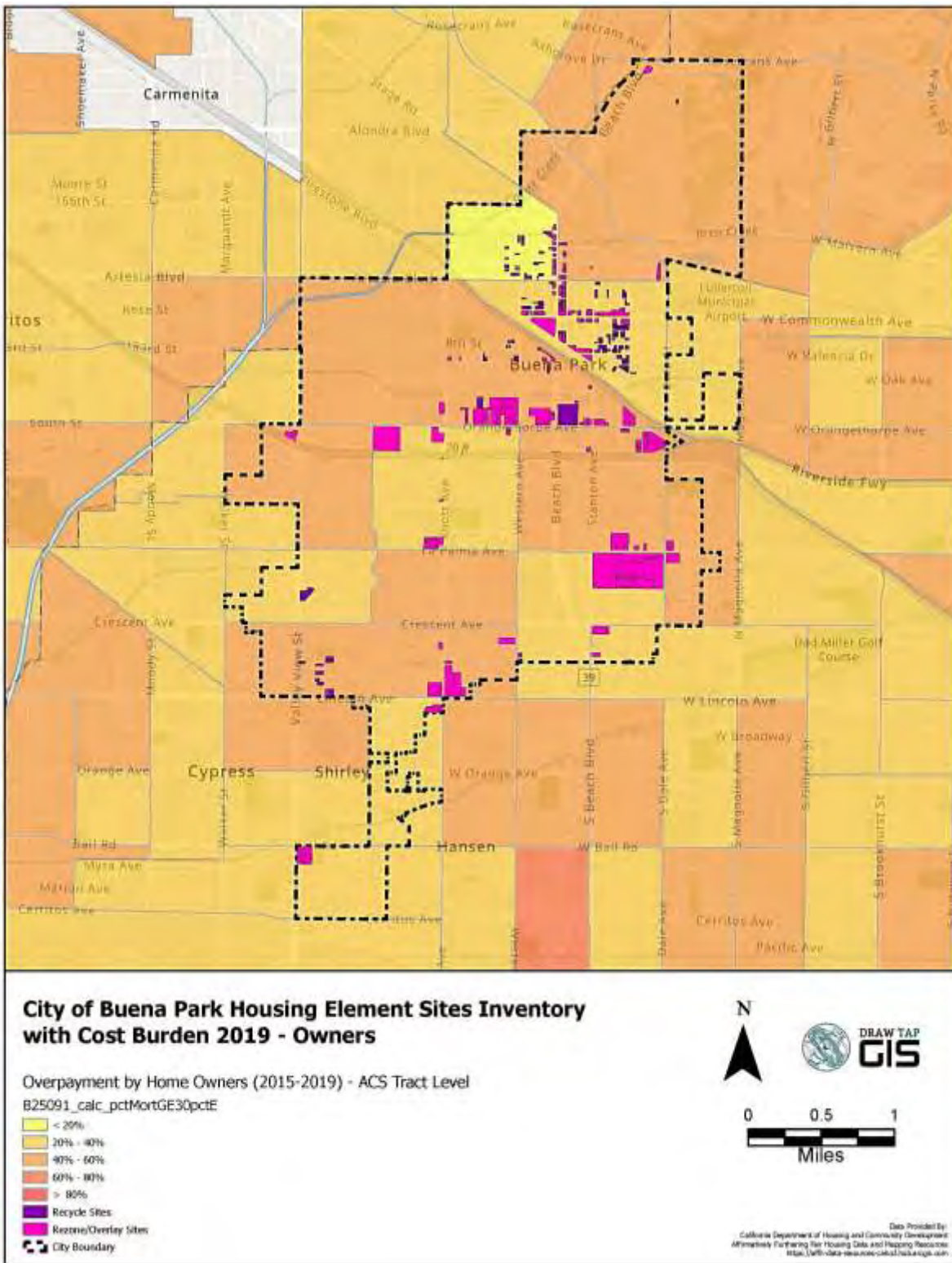


Table D-16: Cost Burden – Renters and RHNA Sites (2015-2019)

Percentage of Cost Burden Tracts	Lower Income RHNA Parcels	Moderate Income RHNA Parcels	Above Moderate Income RHNA Parcels	Mixed Income RHNA Parcels	Total RHNA Parcels
<20%	-	-	-	-	-
20% – 40%	-	-	1	3	4
40% – 60%	41	81	167	54	343
60% – 80%	5	24	42	13	84
>80%	-	-	-	-	-
Total	46	105	210	70	431

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Figure D-18: Cost Burden – Renters and RHNA Sites (ACS, 2015-2019)

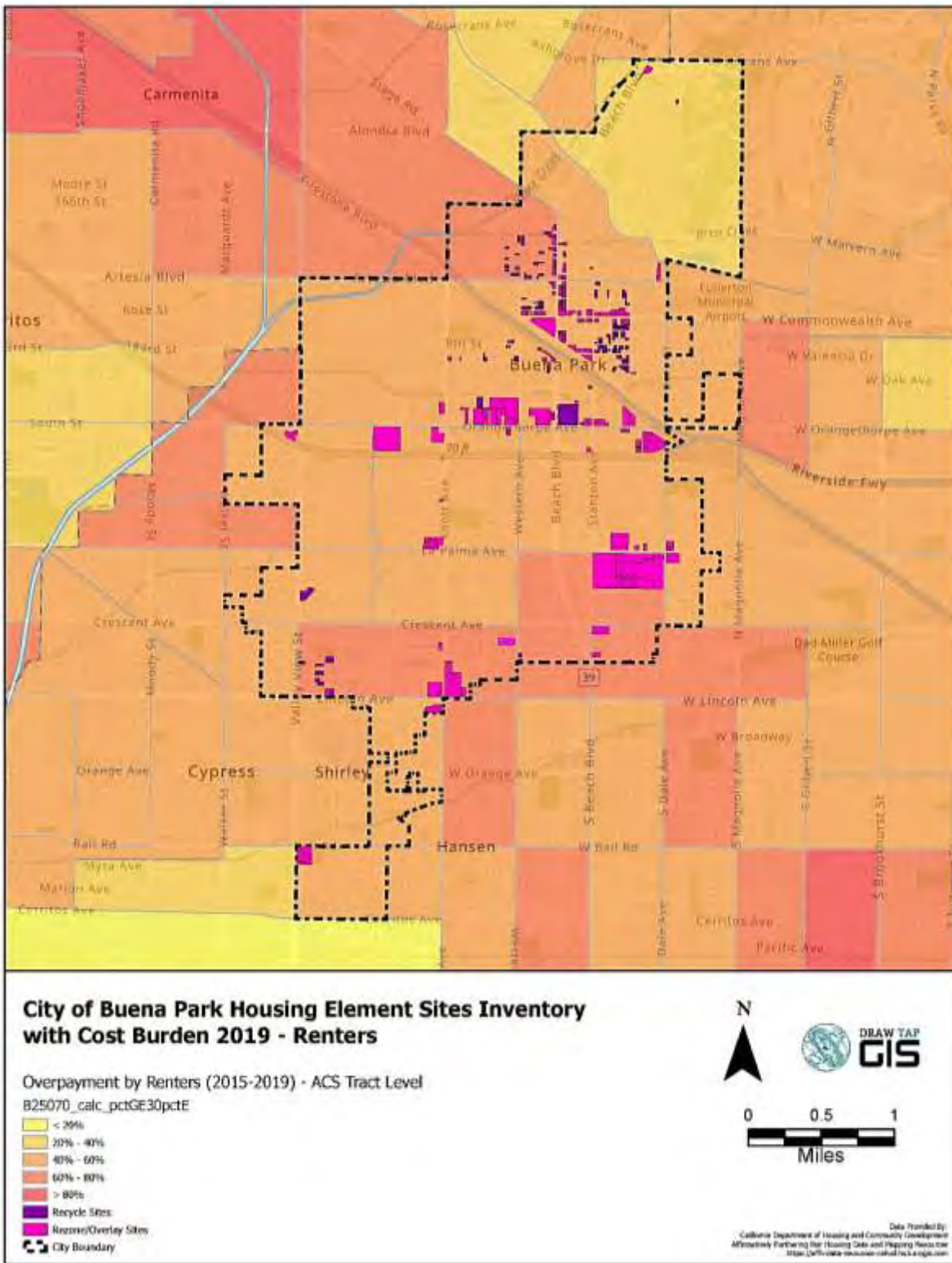
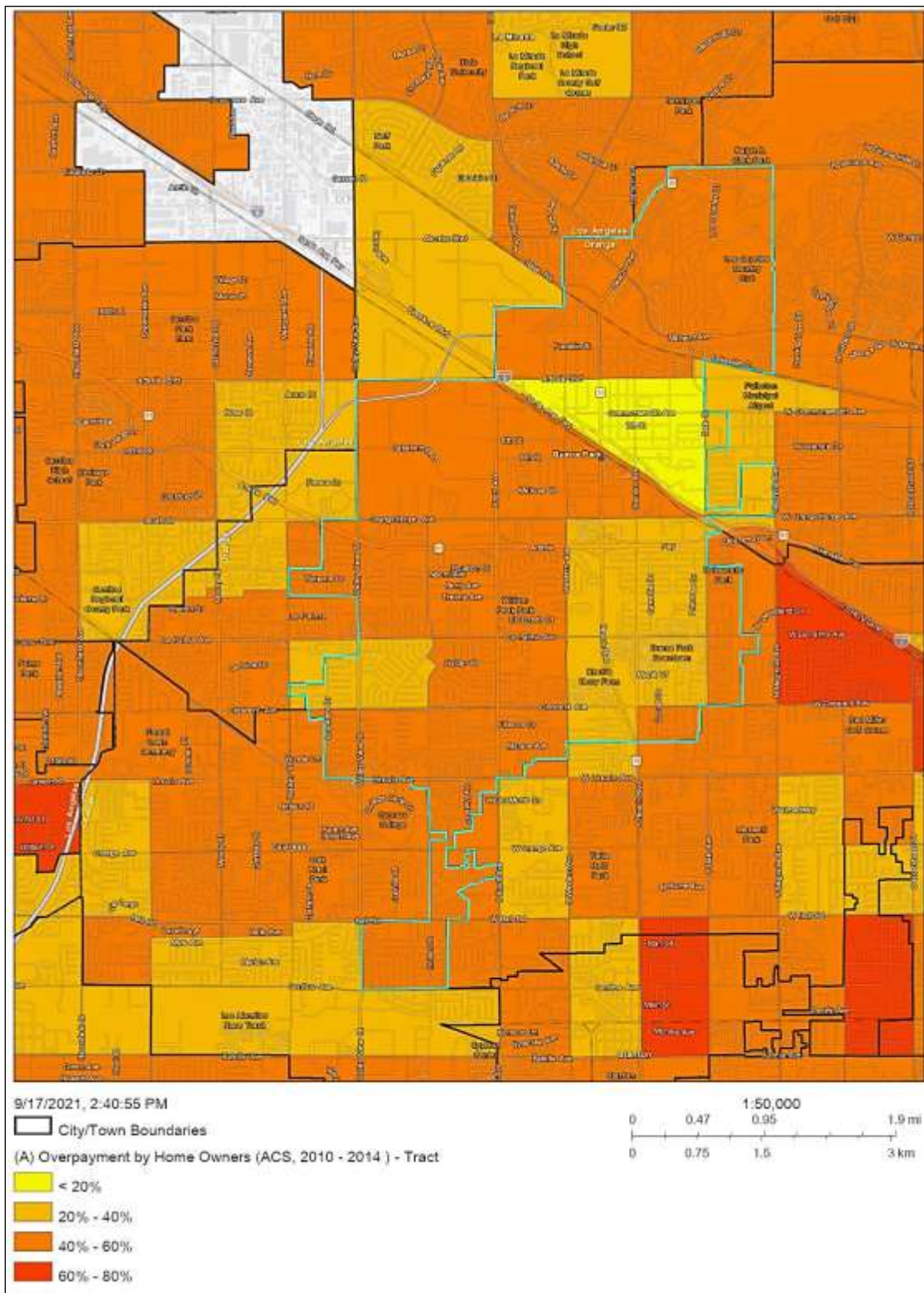


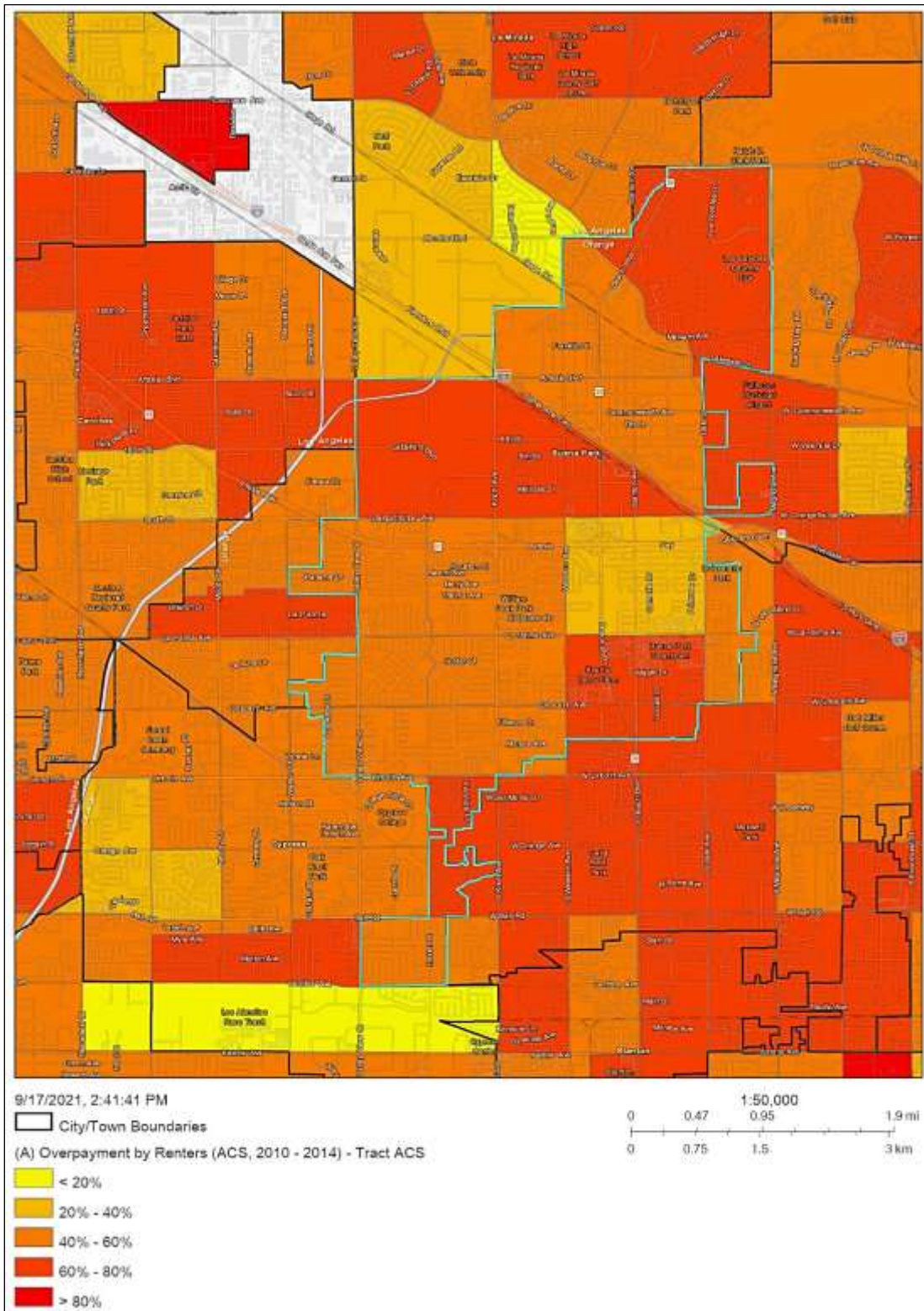
Figure D-19: Cost Burden – Homeowners (ACS, 2010-2014)



Source: HCD Data Viewer, TCAC Opportunity Maps, 2021

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Figure D-20: Cost Burden – Renters (ACS, 2010-2014)



Source: HCD Data Viewer, TCAC Opportunity Maps, 2021

Overcrowding

The California Department of Housing and Community Development defines overcrowding as housing units occupied by more than one person per room in a dwelling unit, excluding kitchen and bathrooms and severe overcrowding as more than 1.5 occupants per room. The most commonly occurring household size in Buena Park is four people (36.1 percent). The percent of households with four or more people is only slightly higher in Buena Park than the county overall (30.6 percent in 2019). Large households often live in overcrowded conditions due to both the lack of units of appropriate size, and insufficient income to afford available units of adequate size.

In Buena Park, 630 owner-occupied (4.6 percent) and 1,166 renter-occupied households (11.6 percent) had more than 1.0 occupants per room, compared to 2.6 percent for owners and 9.8 percent for renters, respectively, countywide. Approximately 214 owner-occupied households (1.6 percent) and 647 renter-occupied households (6.4 percent) had more than 1.5 occupants per room, compared to 1.0 percent and 6.0 percent, respectively, countrywide. As shown in Table D-17 and Figure D-21, more than half of RHNA sites (52 percent) are located in census tracts where the incidence of overcrowding is less than 20 percent.

Table D-17: Overcrowding and RHNA Sites (ACS, 2015-2019)

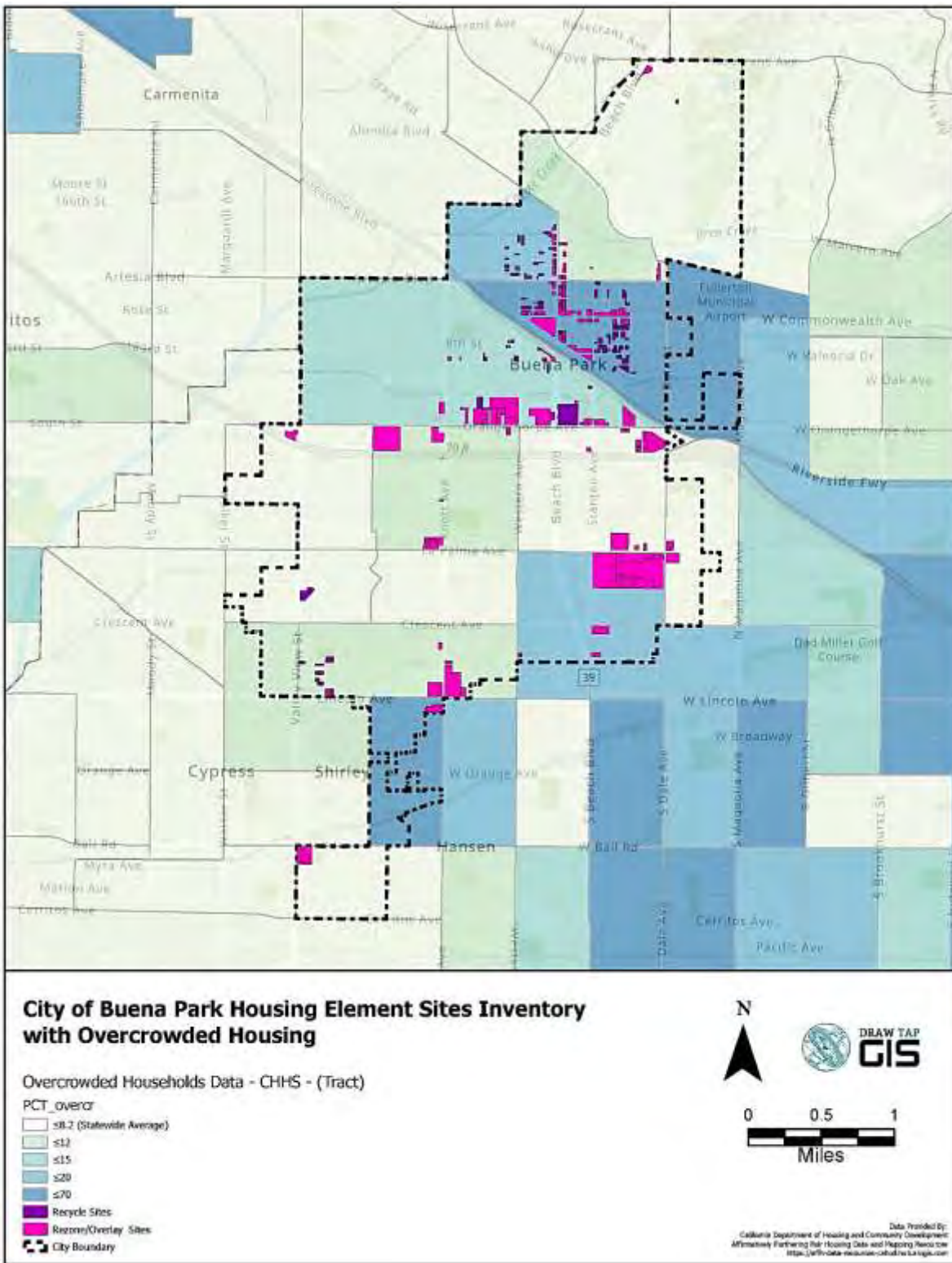
Percent of Overcrowded Tracts	Lower Income RHNA Parcels	Moderate Income RHNA Parcels	Above Moderate Income RHNA Parcels	Mixed Income RHNA Parcels	Total RHNA Parcels
<8.2%	2	10	11	20	43
8.3% - 12%	3	13	28	12	56
12.1% - 15%	11	14	20	19	64
15.01% - 20%	4	16	34	8	62
>20%	26	52	117	11	206
Total	46	105	210	70	431

Overcrowded households in the city within a regional context is also shown on Figure D-21, which generally shows more overcrowding in cities east and south of Buena Park including Fullerton and Anaheim and Stanton. Households in cities west and north of the city experience lower overcrowding conditions, generally meeting the statewide average for overcrowding at 8.2 percent. **Buena Park’s** efforts to increase residential capacity through new infill development of underutilized multi-family sites, construction of ADUs, and new mixed-use zoning overlays provides for more opportunities for a range of housing types suitable for various household types and income levels to be provided.

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Figure D-21: Overcrowding and RHNA Sites (ACS, 2015-2019)



Substandard Housing Conditions

Buena Park is a mature community, the vast majority (87 percent) of its housing stock is 30 years of age or older. The advanced age of the majority of Buena Park housing stock indicates the significant need for continued code enforcement, property maintenance, and housing rehabilitation programs to **stem housing deterioration**. The City of Buena Park's 2019-2020 Consolidated Annual Performance Evaluation Report (CAPER) reported 671 code enforcement cases.

The U.S. Department of Housing and Community Development (HUD) defines “**substandard housing**” to mean housing which is dilapidated, without operable indoor plumbing or a usable flush toilet or bathtub inside the unit, and should but does not have a kitchen. According to 2015-2019 ACS data, 167 units lack plumbing facilities (hot and cold piped water, a sink with piped water, and a bathtub or shower) and 896 units lack complete kitchen facilities (hot and cold piped water, a sink with piped water, a range or stove, and a refrigerator). Comparatively, In the SCAG region, 0.4 percent of households lack complete plumbing facilities and 1.3 percent of households lack complete kitchen facilities.

To maintain adequate housing conditions, the city operates a proactive Code Enforcement Program and Neighborhood Preservation Program, both aimed at eliminating blight and improving the quality of life in Buena Park neighborhoods. The city's 2020-2024 Con Plan reported that major activities focused on preservation of the city's **affordable housing stock through renovations** performed on owner-occupied housing. The improvements ranged from basic health and safety improvements to full scale renovation projects to eliminate blighted conditions.

Displacement Risk

The HCD Data Viewer, citing the UC Berkley Urban Displacement Project, shows that much of the city contains “**Sensitive Communities**” that are **identified** as “**Vulnerable**” (Figure D-22). Communities were designated Sensitive if they met the following criteria:

- They currently have populations vulnerable to displacement in the event of increased redevelopment and drastic shifts in housing cost.
- Vulnerability is defined as:
 - Share of very low-income residents is above 20 percent, 2017; and
 - The tract meets two of the following criteria:
 - Share of renters is above 40 percent
 - Share of people of color is above 50 percent
 - Share of very low-income households (50 percent AMI or below) that are severely rent burdened households is above the county median
 - They, or areas in close proximity have been experiencing displacement pressures

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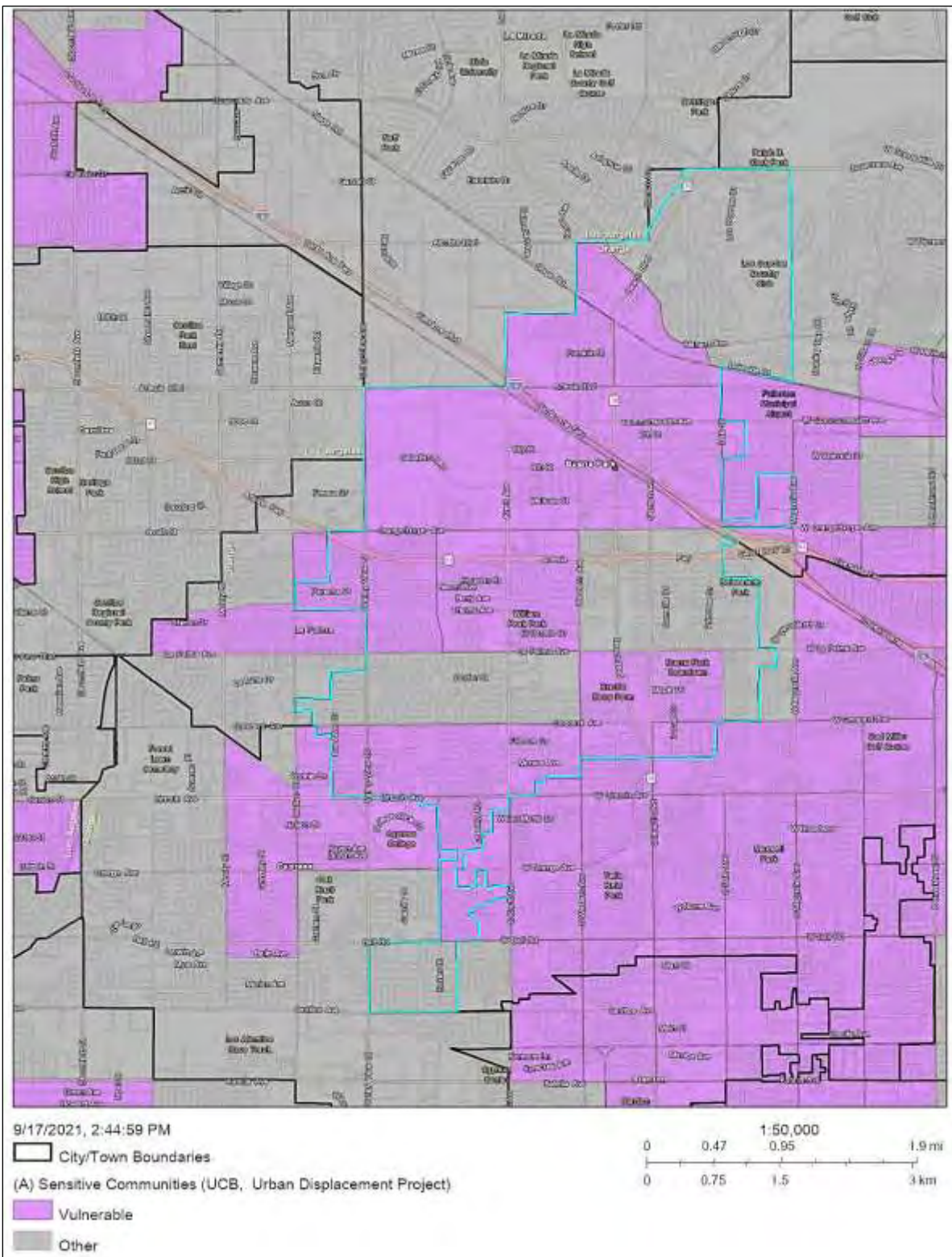
Additional local data that informs displacement risk and helps shape program development includes:

- State law requires an analysis of existing assisted rental units that are at risk of conversion to market rate. This includes conversion through termination of a subsidy contract, mortgage prepayment, or expiring use restrictions. The current at-risk analysis covers the period of 2021 through 2031. There are 130 at-risk units during this planning period and for the following ten years.
- Housing security can depend heavily on housing tenure. Buena Park's housing stock consists of 23,68 total units, 13,593 of which are owner-occupied and 10,087 of which are renter-occupied, according to the 2019 ACS. The share of renters in Buena Park (43 percent) is slightly higher than in the county overall (41 percent).
- In many places, housing tenure varies substantially based on the age of the householder. In Buena Park, the age group where renters outnumber owners the most is 15-24 (by 102 percent). The age group where owners outnumber renters the most is 65-74 (by 102 percent).
- The SCAG Report, using 2012-2016 CHAS data, reports that 26.4 percent of Buena Park's elderly households earn less than 30 percent of the surrounding area income (compared to 24.2 percent in the SCAG region) and 47.4 percent earn less than 50 percent of the surrounding area income (compared to 30.9 percent in the SCAG region). Elderly households on fixed incomes may face a higher displacement risk as housing costs rise.

The rise of higher income groups raises risks of displacement. In response, the city has provided Programs 5, 6, 9, and 13 that focus on maintaining existing housing and providing assistance to lower income and special needs households. For example, Program 7 addresses housing vouchers. The city's 2020-2024 Con Plan reported that the Section 8 Housing Choice Vouchers have continued to be administered by the Orange County Housing Authority on behalf of the City of Buena Park, offering tenant assistance for those qualifying low- to moderate-income residents. Section 8 Voucher funds were used to provide rental assistance to very low-income (0 to 50% of MFI) residents within the city. The 2020-2024 Con Plan reports that 593 families received housing assistance as of November 2019. Of this, 152 families were Hispanic or Latino and 441 were considered non-Hispanic. In addition, the city has selected sites for increased housing capacity in the central portions of the city where community investment and development are currently and projected to occur. Newer and more abundant housing opportunities will serve to provide residents, particularly lower-income households, with more options to address housing challenges such as overpayment, overcrowd, and proximity to community resources and jobs.

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Figure D-22: Sensitive Communities (UCB, Urban Displacement Project)



Source: HCD Data Viewer, TCAC Opportunity Maps, 2021

Homelessness

According to a 2019 Point-In-Time (PIT) count conducted by Orange County, a total of 6,860 homeless persons were estimated to be living in the county. Orange County's homeless population consists of working families and individuals as single individuals made up 77 percent of the PIT homeless population, while persons in families made up 23 percent. Approximately 3,961 homeless persons identified were unsheltered. Many homes individuals and families live in cars, parks, under bridges, motels, and in homeless shelters trying to maintain their dignity while they struggle to survive. As a result, most homeless remain hidden.

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

In 2017, the North SPA received state funding to open Navigation Centers in Buena Park and Placentia. Navigation Center are regional resource hubs that provide emergency shelter beds and co-located supportive services provided by the Coordinated Homeless Assessment and Response Team (CHART) and community organizations. CHART is a group of county departments that complete intake, assessment and linkages to public benefits, mental health, behavioral health, physical health, and employment and housing resources.

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

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

The city annually provides CDBG funds to various local agencies that provide services and referrals to the homeless, those at risk of becoming homeless, and lower income households in general. Services and facilities available to the homeless in and around Buena Park are listed **Error! Reference source not found.** in Section 11.2.5 (Table 17) of the Housing Element. Residents needing further assistance can utilize 2-1-1 Orange County, a toll-free phone number available 24 hours a day that connects people quickly and effectively to existing health and human service programs, joblessness support, and disaster response information.

Outreach

State law requires that the preparation, adoption, and implementation of a housing element include a diligent effort to include public participation from all economic segments of the community. A diligent effort means going beyond simply giving the public an opportunity to provide input and should be proactively and broadly conducted through a variety of methods to assure access and participation. AB 686 also requires jurisdictions to include a summary of their fair housing outreach capacity. To address these requirements, the housing element must describe meaningful, frequent, and ongoing public participation with key stakeholders.

In addition to outreach conducted specifically for preparation of the Housing Element update (described in Housing Element Appendix A), the update was also informed by public input received for the 2021-2022 Annual Action Plan report to the US Department of Housing and Urban Development (HUD), pertaining to the city's **Consolidated Plan (Con Plan)**. During the development of the Con Plan, the city solicited input from residents to identify and prioritize the various community needs. Furthermore, the city consulted with local public and private service providers to assess the housing and community development needs of low- to moderate-income households and special needs households. The city consulted with Orange County Housing Authority and nonprofit organizations to determine funding needs for housing and services for homeless persons, low- to moderate-income persons, and low-income neighborhoods.

As a result of the city's outreach effort, the following 2021-2029 Housing Element programs have been included to concentrate resources in addressing the goals listed below:

- Improve or expand the supply of housing affordable to lower income households (Programs 4, 5, 8, 9, 10, 11, 12, and 13).
- Provide or improve access to public social services for low- and moderate-income persons and persons with special needs (Programs 5, 7, 14, and 18).
- Provide a continuum of supportive and housing services for the homeless and households at risk of homelessness (Programs 7, 14, and 18).
- Provide for administration and planning activities to address needs identified in the Housing Element (Programs 1 through 18).

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Sites Inventory/RHNA Analysis

Buena Park is a highly urbanized community that has few vacant parcels. As such, most of the opportunities for affordable housing growth lie in supporting continued infill and ADU development, along with the recycling of currently underutilized properties at higher densities. In total, vacant sites and potentially recyclable sites, plus ADU projections as detailed in Section 11.4.1-Availability of Sites for Housing, account for a maximum potential of 10,409 units at various income levels, which substantially exceeds the city’s RHNA allocation of 8,919 units as shown in Table D-18.

Table D-18: Housing Projections, 6th Cycle Housing Element – Buena Park

	Lower	Moderate	Above Moderate	Total
<i>RHNA</i>	<i>3,462</i>	<i>1,543</i>	<i>3,884</i>	<i>8,919</i>
Sites Inventory				
Recyclable Land*	90	347	504	941
Rezone/Overlay Sites*	3,466	1851	4,135	9,452
Accessory Dwelling Units (ADUs)	11	4	1	16
Total	3,567	2,202	4,640	10,409
Surplus/Deficit	+105	+629	+756	+1,409

The following is a summary of comparing the proposed RHNA site locations with the AFFH data presented in this Appendix.

- Buena Park is predominately made up of Hispanic/Latino (of any race) census tracts, with a projected 8,785 RHNA units located in Hispanic/Latino (of any race) communities which are geographically dispersed throughout the city, as shown in Figure D-2 of this Appendix.
- Approximately 3,999 units are anticipated on RHNA sites in census tracts that contain between 10 percent and 20 percent of persons with disabilities as shown in Figure D-5 of this Appendix. Of the 3,999 units, at least 1,117 units are assumed for lower- and moderate-income households located in Census Tracts 086801, 086803, 110201, 110302, 110304, and 110500. The city anticipates targeting lower income areas with greater opportunities and access for disabled residents by facilitating production of affordable housing options compliant with federal and State accessibility requirements.
- Census Tracts 110201, 110402, and 110606 contain the highest percentage of female-headed households (20 percent to 40 percent) in the City. Approximately 3,676 RHNA units are projected to be located in these three tracts, increasing housing options and resources for female-headed households.
- Most of the city contains census tracts where the Low-Moderate Income Population is between 50 percent and 100 percent. However, approximately 9,539 RHNA units are projected in Census Tracts 086083, 110110, 100201, 110202, 110301, 110302, 110401, 110402, 110500, 110603, 110606, and 110607 scattered throughout the community to further increase housing opportunities to those with Low to Moderate incomes.

- No RECAPs or areas of High Segregation and Poverty identified in Buena Park. However, the city does maintain a predominately Hispanic/Latino (of any race) majority population.
- Approximately 37 percent of the projected RHNA units are proposed in Census Tracts 086803, 110202, 110402, 110603, and 110603 which will assist in addressing high levels of overcrowded conditions by facilitating development of 3,721 new units in these five tracts alone.
- Buena Park offers residential financial assistance through housing choice voucher program (i.e., Section 8) via the Orange County Housing Authority which provides rental assistance to extremely low-, very low-, low, and moderate-income residents.

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Table D-19: City of Buena Park Sites Inventory AFFH Analysis

Census Tract	RHNA Units	Capacity				AFFH Indicators						
		Lower	Mod	Above Mod	Mixed Income (L, M, AM)	Predom Pop	Low to Mod Income	Disabled	TCAC	Ovrpmt (Rent)	Ovrcrowd	Displace
086801	167	47	13	--	107	38.1% Hispanic	42.8%	13.1%	Moderate	57.8%	4.4%	0.45
086803	45	45	--	--	--	33.2% Hispanic	61.4%	12.7%	Low	61.6%	16.9%	0.84
110110	2	--	--	2	--	33.8% White	55.7%	10.4%	Moderate Rapidly Changing	48.3%	11.2%	0.37
110201	839	96	89	85	569	33.5% White	55.5%	13.2%	Moderate	60.6%	9.1%	0.71
110202	81	--	--	--	81	37.0% Hispanic	70.2%	14.5%	Moderate	58.9%	21.4%	0.83
110203	229	--	--	--	229	48.9% White	48.9%	10.4%	Moderate Rapidly Changing	43.0%	8.0%	0.43
110301	80	--	--	--	80	34.7% White	64.4%	8.1%	Moderate	57.1%	3.4%	0.28
110302	569	50	--	7	512	46.8% Hispanic	54.5%	12.1%	Moderate	56.3%	9.7%	0.50
110304	66	66	--	--	--	37.7% White	38.9%	10.8%	High	44.4%	7.4%	0.32
110401	877	--	--	184	693	40.8% Hispanic	50.2%	8.2%	Moderate	56.4%	4.6%	0.39
110402	2,648	13	21	--	2,614	54.7% Hispanic	53.3%	5.6%	Moderate	64.5%	19.4%	0.91
110500	2,001	535	176	342	948	60.6% Hispanic	64.0%	16.1%	Low	58.4%	13.7%	0.85
110603	1,156	105	315	310	426	57.4% Hispanic	74.86	8.3%	Low	58.0%	27.3%	0.81
110604	44	--	--	1	43	48.9% Asian	39.8%	6.4%	Moderate Rapidly Changing	38.8%	3.8%	0.16
110606	947	11	127	106	703	58.9% Hispanic	80.0%	5.9%	Low	66.6%	17.8%	0.67
110607	294	--	129	68	97	37.6% Hispanic	54.7%	7.5%	Moderate Rapidly Changing	50.8%	10.3%	0.49
Total	10,045	968	870	1,105	7,102							

Table D-19 above further evaluates the geographic distribution of sites by projected income category and socio-economic characteristics of census tracts that contain selected RHNA sites. The Buena Park Housing Element sites inventory accomplishes this goal by providing zoning (or overlays) for a variety of housing types to be developed throughout the community.

As discussed previously, no RECAPs or areas of High Segregation and Poverty have been identified in the city. However, Census Tracts 110603 and 110606 contain the highest population of Low to Moderate income earners (74.8 percent in tract 110603 and 80 percent in tract 110606), and where overpayment (cost burden) conditions for renters (58 percent in tract 110603 and 66.6 percent in tract 110606) are disproportionately high. Buena Park anticipates targeting these tracts with increased housing opportunities and capacity, projecting nearly 2,103 RHNA units through various planning strategies and zoning tools including new opportunities to develop mixed-income residential projects leading to better socio-economically integrated communities. Moreover, the city projects at least 1,376 moderate- and above moderate-income units to be developed in Census Tracts 110500, 110603, and 110606 which has the potential to sharply improve the resource level of areas identified as containing Low resources. Further, only one Census Tract (110304) has been identified as a High Resource area. The city projects the development of approximately 66 housing units to accommodate lower income residents in this tract where proximity to higher performing schools, jobs and economic opportunities, and more favorable environmental conditions exist.

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Local Data and Knowledge/Other Relevant Factors

Development Trends

The northern portion of the city (Census Tracts 110604, 110606, and 110607) south of the city's limits and north of Artesia Boulevard, is considered the "older" part of the community comprised of several regional uses including the Los Coyotes Country Club and local elementary schools. Residential uses in these tracts contain a mix of single-family dwellings and multifamily developments accommodating various income earners. While this area is rich with commercial and industrial employment centers, it also contains high land cost/housing prices resulting in **limited affordable housing options especially in tract 110604 located in the most northern extent of the city.**

The central portion of the city (Census Tracts 110500 and 110603) south Artesia Boulevard and north of the 91 Freeway, is comprised of single-family dwellings, and one of two mobile home communities in the city (Buena Park Manor). Numerous older and newer multifamily developments are located in this area as well including recently developed affordable housing communities like Park Landing, Clark Commons, and the Parker Collection, as well as permanent supportive housing communities Hope Family Transitional Housing and Ascent (f.k.a. Airport Inn) which is currently under construction. Moreover, Park Landing, Hope Family Transitional Housing, and Ascent, as well as new and proposed market-rate projects including the StrataPointe Townhomes, Arte Home Apartments, Magnolia Square Townhomes, and the Source Luxury Condominiums are all located in areas identified as Low Resource with high minority populations. The presence of new housing construction in these areas serves as a strong indicator of the city's **and development community's** commitment to investing in underserved neighborhoods. Additionally, there are an abundance of job and employment centers in this area including regional distribution and warehouse facilities as well as neighborhood- and tourist-serving commercial uses like the Source Mall. It is also home to several community amenities such as schools and parks.

The southern portion of the city (Census Tracts 086801, 086803, 110110, 110201, 110202, 110203, 110301, 110302, 110304, 110401, and 110402) south of the 91 Freeway and north of the city's **limits** along Cerritos Avenue is comprised of a mix of residential, commercial, and industrial uses, including **regional attractions like the Beach Boulevard Entertainment Zone, Knott's Berry Farm** amusement park, and the Buena Park Mall. While single family dwellings dominate the landscape of these tracts, they also contain pockets of multifamily development, and the city's **other mobile home** community (Buena Villa Mobile Home Estates). Community facilities including schools, parks, libraries, and the Senior Center are well integrated within these established neighborhoods.

Historical Patterns Due to System Racism

As detailed in the Housing Needs Assessment of the Housing Element, housing in the city was primarily built between 1940 and 1970. Approximately 78 percent of the housing stock was constructed during this time, which coincided with tumultuous race relations plaguing the state and country. Similar to many communities statewide, racial covenants exacerbated access housing

opportunities for minorities in Buena Park. While a Supreme Court ruling in 1948 prohibited the use of racial covenants on property deeds, the language can still exist for properties build prior to 1948 since there has not been a way to eliminate the language. In 2020, the Orange County Clerk Recorder initiated the process of removing this language on property deeds. Pursuant to Assembly Bill 1466, passed in September 2021, County Recorders are now required to implement a program to redact unlawful covenants.

Housing Challenges

Due to raising rents and the lack of affordable housing, the need for fair housing services is more intense than ever. Increasing rents and home prices have made it more difficult for residents to afford housing in Buena Park. Cost burden or overpayment refers to a household that pays more than 30% of gross income for housing costs. Severe overpayment refers to payments exceeding 50%. According to HUD CHAS data, 32% of all ownership households with a mortgage and more than 54% of renters in Buena Park overpaid for housing. Housing overpayment is concentrated among lower income households. Of the approximately 7,110 lower income renters, 5,346 (75%) overpay for housing. The city has identified two priorities to address housing challenges through the Fair Housing Foundation, **the city's fair housing contractor.**

Provide fair housing education and information to apartment managers and homeowner associations on why denial of reasonable modifications/accommodations is unlawful.

Conduct multifaceted fair housing outreach to tenants, landlords, property owners, realtors, and property management companies. Methods of outreach may include workshops, informational booths, presentations to community groups, and distribution of multi-lingual fair housing literature.

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Summary of Fair Housing Issues

Identification and Prioritization of Contributing Factors

Through the analysis in this appendix along with outreach conducted during the Housing Element update process, as well as information included in the Orange County Analysis of Impediments of Fair Housing Choice, the city has identified impediments to fair housing choice, and presents the fair housing goals, issues, and proposed meaning actions. The impediments/contributing factors assessed throughout this section related to the following fair housing issues: segregation, racially or ethnically concentrated areas of poverty (R/ECAPs), Disparities in Access to Opportunity, Disproportionate Housing Needs, and discrimination or violations of civil rights laws or regulations related to housing. The following issues are those identified by Buena Park as “**high priority**” in address challenges to fair housing.

- Lack of Access to Opportunities Due to High Housing Costs: According to the HCD AFFH Data Viewer, the city is shown to primarily consist of moderate and low resource area, with less than positive outcomes in Economics and Environmental experienced in portions of the city where Hispanic/Latino residents of any race and non-Hispanic Asian populations are the largest. Specific to Environmental outcomes, access to a healthy environment is further diminished due to high levels of pollution burden, likely attributed to the presence of two limited access freeways that traverse the central portion of the city. However, residential rehabilitation programs for low-income and senior households, as identified in the Housing Plan section of the Housing Element, can provide residents with improvements/repair loans and grants for components in older homes such as roofing, windows, HVAC systems, and interior/exterior paint that may be deleteriously impacted by pollution indicators like lead in homes and invasive particulates. In addition, a lack of affordable housing options in higher opportunity areas located in the northern and southern portions of the city, with access to jobs, higher quality education, and less environmental concerns, limit access to these areas for low-income households. This contributing factor has been rated as a priority due to the level of disparate impact on fair housing choice for Hispanic/Latino and low-income households.
- Housing Problems: Racial and ethnic minorities, people with disabilities, families with children, and other protected classes face housing problems at higher rates than the total population. Specifically, Hispanic/Latino households countywide face housing problems at a rate of 66.5 percent. In Buena Park, approximately 40 percent of the City’s lower income households have at least one of four housing problems, as reported in the most recent CHAS data. In addition, about 20 percent of owners and 28 percent of renters have one or more housing problems. The city had fairly consistent proportions of households with a housing problem compared to the county, where 19 percent of owner-occupied households and 25 percent of renter-occupied households experience a housing problem. In both the city and county, renter-occupied households tend to experience housing problems at a higher rate.

- The city has identified the need for more affordable housing units to address overpayment, especially of rental units, and overcrowding of large families as the inadequate housing supply in Buena Park has contributed to increasing rents and lack of affordable residential units in range of the community. As detailed in the Housing Plan section of the Housing Element, the city will continue to work with the Orange County Housing Authority (OCHA) who administers Section 8 Housing Choice Vouchers on behalf of the City of Buena Park, offering tenant assistance for those qualifying low- to moderate-income residents. The Housing Plan also includes several programs with the goal of increasing residential capacity by continuing to keep application processing times expedient and development costs low, encourage the construction of a diverse housing stock with units of adequate size, and provide first-time homeowners with education and funding resources.
- Lack of Affordable Housing in a Range of Sizes: The 2020 AI found a high need to address housing problems for large families, to address severe cost burden for racial and ethnic minorities, and to provide housing for seniors and persons with disabilities. As households of four to seven or more people make up over 30 percent of the total households in the city, availability of larger homes and additional units affordable to lower income resident is imperative to address issues of both overcrowding and cost burden (overpayment). Buena Park will seek to pursue more diverse housing options in conjunction with employment opportunities by encouraging mixed-use development along high transit corridors to bring residents closer to job centers in the city. This has an anticipated effect of reducing travel times and minimizing job proximity challenges, allowing residents to work, live and reinvest in the community.
- Displacement of Residents Due to Economic Pressures: Displacement of residents due to economic pressures may be a significant contributing factor to fair housing issues in Orange County and, in particular, Buena Park which has a large concentrations of low-income Hispanic/Latino residents. Economic displacement is generally due to inability to afford rising rents or costs of homeownership like property taxes. According to CHAS data, approximately, 42 percent of households are overpaying for housing in Buena Park, with over half of all renters citywide spending more than 30 percent of annual income on housing. This phenomenon may be exacerbated over time as Buena Park grows in popularity as a 'destination city' due to its unique tourist entertainment sector centered around the Knott's Berry Farm amusement park, as well as its proximity to Disneyland in Anaheim. An increase in housing demand closer to local and regional attractions, combined with rising housing costs may squeeze existing residents including minority groups and senior out of the community.

Summary and Conclusions

The overall conclusion of the AFFH assessment is that there is a need for additional affordable housing particular for renters and actions to address economic, educational, and environmental inequality especially in the central portion of the city (Census Tracts 001801, 110500, 110603, and 110606) where there is a predominant population of racial/ethnic minority and lower income groups. Regarding housing, the city's **built**-out nature means that it can only make incremental additions to the housing supply. Focused initiatives to increase housing capacity, including establishing mixed-use overlay zones, allowing housing on certain non-residential sites, converting older hotel/motels to permanent residential use, and encouraging the construction of Accessory Dwelling Units, help to address the challenge, but the number of units ultimately added will likely be insufficient to affect the larger regional housing market and skyrocketing land and construction costs. Programs to increase affordable housing supply and affordability include Programs 5, 6, 8, 9, 10, 11, 12, 14, and 15b which provide adequate sites including infill development and site recycling, to support efforts for the city to meet its fair share of the regional housing need. Program 7 addresses use of Housing Choice Vouchers to support low-income renters. Since housing voucher assistance is provided on behalf of the family or individual, participants are able to find their own housing, including single-family homes, townhouses, and apartments. The participant is free to choose any housing that meets the requirements of the program and is not limited to units located in subsidized housing projects, which could help the city meet affordability and accessibility goals. The city will also provide regulatory incentives, such as implementing the density bonus program as addressed in Program 8. The identification of contribution factors and additional meaningful actions to address them are included in Table D-20.

AFFH Programs and Actions

The City of Buena Park has had an ongoing commitment to prevent, reduce, and ultimately eliminate housing discrimination and other barriers related to equal opportunity in housing choice. Affirmatively furthering fair housing (AFFH) requires taking meaningful actions to address impediments identified above, and to additionally address other impediments that were discovered through the AB 686 assessment completed as a part of the Housing Element Update. The AFFH Assessment provided above and resulting programs are identified in Table D-20.

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Table D-20: Fair Housing Issues, Contributing Factors, and Meaningful Actions

Fair Housing Issues	Contributing Factors	Priority	Meaningful Actions
Fair Housing Enforcement and Outreach	Insufficient online fair housing material	High	<p>Continue to utilize the services of the Fair Housing Foundation (FHF) to provide fair housing services and resolve any fair housing complaints filed with the city.</p> <p>By early 2023, expand information on the city’s website related to federal and State fair housing requirements, FHF and OCHA services. Through this step, the city’s goal is to increase the distribution of fair housing materials by 25 percent and increase awareness.</p> <p>Continue to promote fair housing by provision of information on the city’s website (https://www.buenapark.com/city_departments/economic_development/housing_programs/index.php) and in person at Buena Park City Hall, the Buena Park Community Center, and the Buena Park Senior Center. Through this step, the city’s goal will be to raise community awareness and access to information by at least 20 percent.</p> <p>Annually review policies and practices to ensure that all persons have access to sound and affordable housing, and update regulatory documents as needed to accommodate.</p> <p>Continue to assist residents with information on housing programs; provide information to tenants and landlords, with efforts targeted in Census Tracts 110202, 110603, and 110606 given the high percentage of low-moderate income, minority residents in these areas. Through this step, the city’s goal will be to raise community awareness and access to information by at least 20 percent.</p> <p>By end of 2024, develop ongoing community relationships with organizations and landlords that will support the housing needs of the City including maintaining a list of potential resources related to tenant and landlord disputes.</p> <p>Annually coordinate with Orange County who prepares the Analysis of Impediments to Fair Housing Choice report for participating entitlement cities including Buena Park to provide more refined/detailed data to local jurisdictions. Through this step, the city anticipates obtaining local data from the County that is at least 80 percent more accurate.</p>

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Fair Housing Issues	Contributing Factors	Priority	Meaningful Actions
<p>Segregation and Integration</p> <p>Access to Opportunities</p>	<p>Concentration of Hispanics/Latinos of any race and non-Hispanic Asian groups experiencing limitation to housing opportunities</p> <p>Barriers to mobility</p> <p>Lack of opportunities for residents to obtain housing in higher opportunity areas</p> <p>Housing Choice Vouchers</p>	<p>High</p>	<p>Continue to annually monitor and facilitate the preservation of at-risk affordable housing units throughout the community. Through these steps, the city’s goal will be to preserve 130 units considered to be “at-risk” of market-rate conversion.</p> <p>Facilitate new housing developments accessible to the elderly and disabled persons throughout the community, with efforts targeting Census Tracts 086801, 086803, 110201, 110202, 110302, and 110500. Through this step, the city’s goal will be to increase the supply of accessible units by at least 25 percent.</p> <p>By end of 2023, amend the city’s Zoning Code to establish provisions for Low Barrier Navigation Centers (LBNC) consistent with state law.</p> <p>Continue to administer city-operated programs to assist households with disabilities with architectural modifications to their homes and continue to implement the provisions of the Americans with Disabilities Act (ADA).</p> <p>Provide information in public places regarding the city’s reasonable accommodation ordinance and make information available on this program more widely available.</p> <p>Continue to facilitate/process Reasonable Accommodation request to ensure equal housing opportunities. Through this step, the city’s goal will be to ensure approval of 100 percent of the reasonable accommodation applications submitted.</p> <p>Support Infill, Site Recycling and ADU construction throughout the community. Through this step, the city’s goal will be to reach its RHNA obligation in an effort to meet the community’s needs.</p> <p>Continue to provide outreach and education to housing providers and potentially qualified residents regarding Housing Choice Voucher program, with efforts targeting Census Tracts 086801, 110110, 110116, 110201, 110202, 110303, 110401, 110402, 110500, 110603, and 110606. Through these steps, the City’s goal will be to increase participation in the voucher program by 20 percent.</p> <p>Also see:</p> <ul style="list-style-type: none"> • Program 5 - Preservation of At-Risk Housing • Program 7 - Program 7: Housing Choice Vouchers

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Fair Housing Issues	Contributing Factors	Priority	Meaningful Actions
			(Section 8 Rental Assistance) Program <ul style="list-style-type: none"> • Program 9 - Development of Housing for Extremely Low-Income • Program 10 - Accessory Dwelling Units (ADUs) • Program 11 - Adequate Sites to Accommodate the RHNA and Monitoring of No Net Loss • Program 14 - Special Needs Housing
Disproportionate Housing Needs Displacement Risk	Lack of affordable housing in a range of sizes Land use and zoning laws Displacement risk as lower-income households are squeezed out of the community	Medium	<p>By end of 2024, amend the zoning code to enable and promote residential development through use of the mixed-use overlay zones, religious congregation and fraternal site overlay zones, and housing opportunity overlay zones, among other planning tools. These initiatives provide new opportunities for a variety of residential development types and prices, and includes areas where residential development was previously not allowed.</p> <p>Provide technical and financial (subject to availability) assistance for single-family residential additions to eliminate overcrowding conditions, with efforts targeting Census Tracts 110402, 110603, and 110606. Through these steps, it will be the city's goal to provide residential rehabilitation assistance to approximately 160 units.</p> <p>By early 2025, prepare educational material, develop pre-approved site/floor plans, and establish a monitoring program to ensure city is on track to meeting ADU construction goals. Through these steps, the city's goal will be to facilitate construction of at least 16 ADUs throughout the community.</p> <p>Continue to promote use of the State Density Bonus Law through website materials and counter assistance.</p> <p>Promote, increase, maintain homeownership for LMI households, as well as residential rehabilitation assistance for senior and down payment assistance programs for young families with assistance throughout the community, with efforts targeting Census Tracts 086803, 110201, 110202, 110302, 110401, 110402, 110500, 110603, 110607). Through these steps, the city's goal will be to increase assistance to eligible residents by 25 percent.</p> <p>Continue to enforce city codes to eliminate and prevent unsightly or hazardous conditions in residential areas throughout the community, with efforts targeting Census Tracts 110603, 110500, 110301, 110302, and 110401 located adjacent to limited access freeways. Through these steps, the city's goal will be to reduce blighted conditions by 20 percent.</p>

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Fair Housing Issues	Contributing Factors	Priority	Meaningful Actions
			<p>Continue to participate in Orange County assessments and programs as a participating city in the Analysis of Impediments to Fair Housing.</p> <p>Continue to promote fair housing among all income categories throughout the community.</p> <p>Also see:</p> <ul style="list-style-type: none"> • Program 1 - Code Enforcement/Neighborhood Improvement Program (NIP) • Program 2 - Sub-Standard Property Abatement • Program 3 - Home Improvement Program • Program 4 - Senior Code Enforcement Relief Program (SCERP) • Program 5 - Preservation of At-Risk Housing • Program 9 - Development of Housing for Extremely Low-Income • Program 10 - Accessory Dwelling Units (ADUs) • Program 11 - Adequate Sites to Accommodate the RHNA and Monitoring of No Net Loss • Program 13 - Replacement Housing Requirement • Program 14 - Special Needs Housing

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