



City of Stanton
2014-2021
Housing Element

Adopted October 8, 2013



CHAPTER 7

A. INTRODUCTION

The 2014-2021 Housing Element provides for the identification and analysis of existing and projected housing needs and articulates the City's official policies for the preservation, conservation, improvement, and production of housing within the City of Stanton. The Housing Element is the only General Plan Element that requires review and certification by the State of California.

B. BACKGROUND

1. Purpose and Content

The Housing Element provides a detailed analysis of the City's demographic, economic and housing characteristics as required by State Law. The Element also provides a comprehensive evaluation of the City's progress in implementing the past policy and action programs related to housing production, preservation and conservation. Based on the community's housing needs, available resources, constraints and opportunities for housing production and preservation and its past performance, the Housing Element identifies goals, strategies and actions that address the housing needs of present and future residents.

California Government Code Section 65583 requires a jurisdiction's Housing Element include the following components:

- A review of the previous Element's goals, policies, objectives and programs to ascertain the effectiveness of each of these components, as well as the overall effectiveness of the Housing Element;
 - An assessment of housing need and an inventory of resources and constraints related to meeting these needs;
 - A statement of goals, policies and quantified objectives related to the maintenance, preservation, improvement and development of housing; and,
 - A policy program that provides a schedule of actions that the City is undertaking or intends to undertake implementing the policies set forth in the Housing Element.
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- The City of Stanton Housing Element is organized into three parts: Introduction
 - Background- Explains the purpose, process and contents of the Housing Element
 - Policy Program- Details specific policies and programs the City of Stanton will carry out over the planning period to address the City's housing goals.

Given the detail and lengthy analysis in developing the Housing Element, supporting background material is included in the following appendices:



- Appendix A: Housing Needs Profile
- Appendix B: Housing Resources and Constraints
- Appendix C: Residential Land Resources
- Appendix D: Review of 1998-2005 Housing Element Performance
- Appendix E: Public Outreach
- Appendix F: Glossary of Terms

2. Housing Element Update Process

The California State Legislature has identified the attainment of a decent home and suitable living environment for every Californian as the State's main housing goal. Recognizing the important part that local planning programs play in pursuit of this goal, the Legislature has mandated that all cities and counties prepare a Housing Element as part of their comprehensive General Plans (California Government Code Section 65302(c)).

This Housing Element update covers the planning period from January 2014 to October 2021. State planning law mandates that jurisdictions within the Southern California Association of Governments (SCAG) region update and adopt their Housing Element by October 15, 2013. It is intended that this housing element be reviewed annually and updated and modified not less than every 5-8 years in order to remain relevant and useful and reflect the community's changing housing needs. This document represents the update required and responds to the issues that currently face the City.

3. State Law and Local Planning

The Housing Element is one of the seven General Plan elements required by the State of California, as articulated in Sections 65580 to 65589.8 of the California Government Code. State Law requires that each jurisdiction's Housing Element consist of "an identification and analysis of existing and projected housing needs and a statement of goals, policies, quantified objectives, and scheduled program actions for the preservation, improvement, and development of housing." The Housing Element plans for the provision of housing for all segments of the population.

Section 65583 of the Government Code sets forth specific requirements regarding the scope and content of each Housing Element. Table 1-1 summarizes these requirements and identifies the applicable sections in the Housing Element where these requirements are addressed.



**Table 7-1
State Housing Element Requirements**

Required Housing Element Component	Reference
A. Housing Needs Assessment	
1. Analysis of population trends in Stanton in relation to countywide trends	Appendix 7A, Page 7A-1
2. Analysis of employment trends in Stanton in relation to regional trends	Appendix 7A, Page 7A-5
3. Projections and quantification of Stanton’s existing and projected housing needs for all income groups	Appendix 7A, Page 7A-17
4. Analysis and documentation of the city’s housing characteristics, including:	Appendix 7A
a. Level of housing cost compared to ability to pay	Appendix 7A, Page 7A-15
b. Overcrowding	Appendix 7A, Page 7A-18
c. Housing stock condition	Appendix 7A, Page 7A-14
5. An inventory of land suitable for residential development including vacant sites and having redevelopment potential and an analysis of the relationship of zoning, public facilities and services to these sites	Appendix 7C
6. Analysis of potential and actual governmental constraints upon the maintenance, improvement, or development of housing for all income levels	Appendix 7B, Page 7B-1
7. Analysis of potential and actual nongovernmental constraints upon the maintenance, improvement, or development of housing for all income levels	Appendix 7B, Page 7B-23
8. Analysis of special housing need: elderly, persons with disabilities, large families, farmworkers, and families with female heads of household	Appendix 7A, Page 7A-20
9. Analysis of housing needs for families and persons in need of emergency shelter	Appendix 7A, Page 7A-29
10. Analysis of opportunities for energy conservation with respect to residential development	Appendix 7B, Page 7B-25
11. Analysis of assisted housing developments that are eligible to change from low-income housing during the next 10 years	Appendix 7C, Page 7C-47



B. Goals and Policies	
12. Identification of goals, quantified objectives and policies relative to maintenance, improvement and development of housing	Chapter 7, Page 7-5
C. Implementation Program	
13. Identify adequate sites which will be made available through appropriate action with required public services and facilities for a variety of housing types for all income levels	Appendix 7C-1
14. Programs to assist in the development of adequate housing to meet the needs of low and moderate-income households.	Chapter 7
15. Address, and where appropriate and legally possible, remove governmental constraints to the maintenance, improvement, and development of housing	Chapter 7
16. Remove constraints to or provide reasonable accommodations for housing for persons with disabilities	Chapter 7
17. Conserve and improve the condition of the existing affordable housing stock in Stanton	Chapter 7
18. Promote housing opportunities for all persons	Chapter 7
19. Identify programs to address the potential conversion of assisted housing development to market-rate housing	Chapter 7
20. Program actions to identify zones where emergency shelters are permitted without a conditional use or other discretionary permit and with the capacity to meet the needs of individuals and persons needing emergency shelter.	Chapter 7

a. General Plan Consistency

The California Government Code requires internal consistency among the various elements of a General Plan. Section 65300.5 of the Government Code states that the General Plan's various Elements shall provide an integrated and internally consistent and compatible statement of policy. City staff has reviewed the other elements of the General Plan and has determined that this Housing Element provides consistency with the other Elements of the General Plan. The City will maintain this consistency as future General Plan amendments are processed by evaluating proposed amendments for consistency with all elements of the General Plan.

b. Relationship to Other Plans and Programs

The Housing Element identifies goals, objectives, policies and action programs for the next five years that directly address the housing needs in Stanton. There are a number of City plans and programs which work to implement the goals and policies of the Housing Element. These include the City's Municipal Code, Specific Plans and Redevelopment Plan.



C. POLICY PROGRAM

This section of the Housing Element outlines the City's Policy Program for the 2014-2021 Planning Period. The Policy Program identifies the specific policy actions necessary to address present and future housing needs, meet the specific requirements of State law, and consider the input by residents and stakeholders.

In developing this Policy Program, the City engaged residents and stakeholders in an identification of housing constraints, challenges and opportunities. A summary of the outreach is provided in Appendix 7e of this Housing Element. Through community workshops and working sessions with the City Council and Planning Commission the identification of these issues provided the basis for develop Stanton's Housing Policy for the 2014-2021 Planning Period.

The Policy Action Plan for the 2014-2021 Housing Element is organized to address six key policy areas:

Policy Area #1: Production of New Housing – the production of a range of housing units in Stanton.

Policy Area #2: Rehabilitation of Existing Housing Stock – rehabilitation and improvement of the existing housing stock.

Policy Area #3: Preservation and Conservation – conservation of the housing stock and preservation of housing opportunities for Stanton's residents.

Policy Area #4: Increasing Opportunities to Access Housing – access to housing opportunity for all segments of Stanton's populations.

Policy Area #5: Expanding Outreach – greater outreach to the community to increase awareness of and participation in housing programs.

Policy Area #6: Sustainability – promote a housing stock that is energy and water efficient and implement sustainable strategies.



H-1: Production of New Housing

Goal H-1.1
 Provide for a housing stock of sufficient quantity composed of a variety and range of types and costs.

Strategy H-1.1.1:

Review and revise development standards, as appropriate, to facilitate construction of a range of housing types.

Action H-1.1.1 (a): Expedited Project Review

The City will continue to expedite project review, processing and building plan check of affordable residential projects to ensure project reviews are not constraints to development of affordable housing.

Objective:	Expedited Processing
Responsible Agency:	Community Development
Financing Source:	General Fund
Time Frame:	Ongoing

Action H-1.1.1 (b): Review and Revise Development Fees

The City will continue to review and revise required development fees including in-lieu fees, development impact fees and processing fees, with the aim of reducing constraints for the development of affordable residential projects.

Objective:	Review of Development Fees
Responsible Agency:	Community Development
Financing Source:	General Fund
Time Frame:	Initial review by June 2014 and Annual Review thereafter



Action H-1.1.1 (c): Standard Plans for Second Unit Development

Provision of second dwelling units on existing single-family properties increases the supply of housing affordable to lower income households. In order to preserve the character of residential neighborhoods and provide opportunities for the development of second dwelling units, the City developed an informational packet to assist property owners through the permitting process. The informational packet includes development standards for second dwelling units, permit procedures for the planning and building divisions, and sample site plans for the different configurations for second dwelling units. To further assist with the development of second dwelling units, the City will evaluate the appropriateness of developing standard plans to facilitate the construction of these units. The standard plans will streamline the processing timeline and discourage the proliferation of poorly constructed second dwelling units. The City will provide information regarding standard plans for second unit development in their comprehensive housing resource (Action H-5.1.1(a)).

Objective:	Standard Plans for Second Units
Responsible Agency:	Community Development
Financing Source:	General Fund
Time Frame:	Evaluate by June 2014, and if feasible, develop plans by December 2015.

Action H-1.1.1 (d): Encourage Mixed Use and Infill Development, and Create an Infill Development Overlay

The City adopted a comprehensive revision to its General Plan and Zoning Code to maximize the potential for infill, mixed-use and other creative residential development types. The revised General Plan provides for new mixed use land use designations. The revised Zoning Code established development standards and processing requirements appropriate for encouraging mixed-use development within the Mixed-Use zone.



To further promote infill development, the City will develop an infill development overlay district. This overlay district will target areas that are prime for redevelopment and would be supportive of infill development. New development standards will be established that promote infill development, including reduced setbacks and separations between buildings, use of communal open space, and potentially modified parking requirements. The City will also provide information on possible financial assistance, regulatory concessions or incentives such as density bonuses, fee waivers, fee deferrals and assistance with on and off-site improvements to the development community as part of the comprehensive housing resource (Action H-5.1.1(a)).

Objective:	Encourage Mixed-Use and Infill Development, and Create an Infill Development Overlay
Responsible Agency:	Community Development
Financing Source:	General Fund
Time Frame:	Create infill development overlay within one year of Housing Element adoption.

Action H-1.1.1 (e): Residential Development Monitoring Program

The City will continue the residential monitoring program that evaluates the effectiveness of housing development consistent with the policies of this Housing Element. On an annual basis, the City will analyze constructed/approved projects, remaining vacant and underutilized land capacity and market trends to evaluate the effectiveness of adopted policies, programs and procedures. Based on its annual monitoring, the City may revise policies as necessary to further encourage and facilitate residential development to meet the City's RHNA needs through the planning period.

Objective:	Monitor Residential Development
Responsible Agency:	Community Development
Financing Source:	General Fund
Time Frame:	Annually



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Action H-1.1.1 (f): Quality Multifamily Design

The City shall promote quality design and appearance of all new multifamily and affordable housing projects so they blend in with the existing community fabric, enhance the visual character of the neighborhood, add value to the community's built environment, and strengthen acceptance by the local community.

Objective:	Quality Design
Responsible Agency:	Community Development
Financing Source:	General Fund
Time Frame:	Ongoing

Strategy H-1.1.2:

Maximize the development potential of vacant and underutilized land.

Action H-1.1.2 (a): Vacant and Underutilized Sites Inventory

The City shall provide regular identification of vacant and underutilized sites for potential development of residential units. The City will maintain and update an inventory of these sites on an on-going basis.

Objective:	Sites Inventory
Responsible Agency:	Community Development
Financing Source:	General Fund
Time Frame:	Ongoing

Action H-1.1.2 (b): Encourage Lot Consolidation

The City will continue to encourage the consolidation of vacant and underutilized lots for residential development. This may be through available financial incentives such as fee deferrals, rebates and grants, and other pre-development costs associated with the assemblage of multiple parcels. Consolidation will provide the opportunity to develop vacant and underutilized lots to their fullest potential.



Objective:	Lot Consolidation
Responsible Agency:	Community Development
Financing Source:	General Fund, Outside Sources
Time Frame:	Ongoing

Action H-1.1.2 (c): Redevelop the Tina/Pacific Neighborhood

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

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

The Housing Authority will attempt to partner with a development firm to complete the redevelopment project. The Authority will also research other available funding sources.

Objective:	Complete Tina/Pacific Redevelopment including the purchase of the remaining 15 properties
Responsible Agency:	Housing Authority
Financing Source:	Housing Authority/Bonds/ HUD
Time Frame:	Ongoing



Strategy H-1.1.3:

Actively promote the development of affordable housing through provision of financial and technical assistance.

Action H-1.1.3 (a) Pursue HOME Funds

The City will continue to actively pursue HOME funds administered through the County of Orange for development of housing affordable to lower income households.

Objective:	Acquisition of HOME funds
Responsible Agency:	Community Development
Financing Source:	HOME
Time Frame:	Ongoing

Action H-1.1.3 (b): Identify Additional Funding Sources to Assist Affordable Housing Projects

With the elimination of the Redevelopment Agencies, the City no longer has an identified funding source to assist with the development of affordable housing. The City will research and identify new funding sources through federal assistance, grants, and collaborations to assist with financing affordable housing projects.

Objective:	Identify Funding Sources
Responsible Agency:	Community Development
Financing Source:	General Fund
Time Frame:	Ongoing

Action H-1.1.3 (c): Modify Affordable Housing Regulations and Identify Incentives

The RH (High Density Residential) zone affordable housing overlay allows affordable housing projects by right at a minimum density of 30 du/ac. The City will amend the zoning code to facilitate development of affordable housing and shall apply to the sites identified in Table 7C-2 by addressing the following:

- The City will determine the eligibility requirement for the percent of affordable housing necessary to qualify for the higher density available.



- Any density bonus will be calculated using the density of 30 du/ac or greater under the RH zone for affordable housing projects as defined in Chapter 20.210 of the Zoning Code, rather than any base density (11.1-18 du/ac) of the RH zone.
- The City will continue to investigate and implement additional incentives available above those required under the density bonus law and currently available to affordable housing projects.

Objective:	Modify Affordable Housing Regulations
Responsible Agency:	Community Development
Financing Source:	General Fund/Other
Time Frame:	Amend Zoning Code by December 2015.

Action H-1.1.3 (d): Monitoring

To ensure sufficient residential capacity for units affordable to lower-income households is maintained within the RH zone to accommodate the identified regional need for lower-income households, the City will develop and implement a formal ongoing monitoring procedure. The procedure shall provide that where an approval of a development (residential, commercial or mixed-use) on an identified site in Table 7C-2 results in a reduction of potential affordable units below the residential capacity assumed in Table 7C-2, the City will identify and designate additional RH sites to accommodate the shortfall of capacity remaining within the HR zone.

The City will report on the Status and implementation of the RH zone for affordable housing projects including development occurring on identified sites to determine whether the incentives described above are providing the necessary catalyst to ensure that development is occurring consistent with the buildout projections. As necessary, the City will make changes to this program to ensure the RH zone for affordable housing projects remains a realistic and viable development strategy.

Objective:	Monitoring
Responsible Agency:	Community Development
Financing Source:	General Fund/Other
Time Frame:	Amend by December 2015.



H-2: Rehabilitation of Existing Housing Stock

Goal H-2.1
 A housing stock that is conserved in a sound, safe and sanitary condition

Strategy H-2.1.1:

Pursue funding for maintenance and rehabilitation of existing housing stock.

Action H-2.1.1 (a): Housing Rehabilitation

With the elimination of the Redevelopment Agencies, the City no longer has an identified funding source to assist with the rehabilitation of the existing housing stock. The City will research and identify new funding sources through federal assistance, grants, and collaborations to assist with financing rehabilitation of the existing housing stock.

Objective:	Identify Funding Sources
Responsible Agency:	Housing Authority
Financing Source:	Housing Authority
Time Frame:	Ongoing

Action H-2.1.1 (b): Maintain Public Infrastructure

The City will combine various funding sources, such as CDBG and CIP funding, to maintain necessary public infrastructure improvements to support existing housing developments.

Objective:	Maintain Public Infrastructure
Responsible Agency:	Community Development
Financing Source:	CDBG/CIP
Time Frame:	Ongoing

Strategy H-2.1.2:

Engage in code enforcement activities.



Action H-2.1.2 (a): Enforcement of Building Code

To ensure minimum health and safety standards are met in new construction and modification of existing buildings, the City will continue to enforce the provisions of the California Building Code through inspections and the plan check process.

Objective:	Code Enforcement
Responsible Agency:	Community Development
Financing Source:	General Fund
Time Frame:	Ongoing, as needed

Action H-2.1.2 (b): Proactive Code Enforcement Program

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

Objective:	Identify and Prioritize Target Areas
Responsible Agency:	Community Development
Financing Source:	General Fund
Time Frame:	Identify Target Areas by June 2014 Prioritize Areas by September 2014

Strategy H-2.1.3:

Identify partnerships to assist in acquisition and rehabilitation of existing housing units.

Action H-2.1.3 (a): Acquisition and Rehabilitation of Units with Non-Profit Entities



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The City will seek opportunities for acquisition and rehabilitation of existing single-family or multi-family units, particularly in conjunction with a non-profit entity. The City will investigate the most effective means for outreach to the entities to maximize participation.

Objective:	Partnership Opportunities
Responsible Agency:	Housing Authority
Financing Source:	General Fund/ Housing Authority/HUD
Time Frame:	Identify outreach strategy by December 2015

H-3: Preservation and Conservation of Existing Housing Stock

Goal H-3.1

Retention of existing housing stock and housing opportunities for Stanton residents.

Strategy H-3.1.1:

Ensure long term affordability of housing units.

Action H-3.1.1 (a): Long-Term Affordability of Agency-Assisted Units

The City will continue to require long-term affordability covenants for housing projects receiving city-sponsored development assistance.

Objective:	Long Term Affordability of Assisted Project
Responsible Agency:	Housing Authority
Financing Source:	To be identified
Time Frame:	Ongoing

Action H-3.1.1 (b): Monitoring of Units At-Risk of Converting to Market Rate

The City shall continue to provide for regular monitoring of deed-restricted units that have the potential of converting to market rate. The City will maintain contact with and assist



owners of these units on an ongoing basis to extend and/or renew the deed restrictions and/or covenants to maintain affordability. The City will identify funding sources at the federal, State and local levels to preserve at-risk units on a project-by-project basis. In the event a notice to convert is received, the City will work with owners, tenants and non-profit partners to pursue a preservation strategy to ensure long-term affordability of the development. The list of funding sources and interested organizations will be provided as part of the City's comprehensive housing resource (Action H-5.1.1(a)).

Objective:	Monitoring of At Risk Units (Earliest conversion is 11/22, 343 units at Park Place Stanton)
Responsible Agency:	Community Development
Financing Source:	General Fund
Time Frame:	Ongoing

H-4: Increasing Access to Housing Opportunity

Goal H-4.1
Access to decent and suitable housing opportunities for all Stanton residents.

Strategy H-4.1.1:

Promote homeownership opportunities.

Action H-4.1.1 (a): Funding Sources to Assist in Homeownership

The City will aggressively pursue potential sources of additional funding for homeownership assistance, including the availability of HOME funds administered through the County of Orange, California Housing Finance Agency, and LIHTC if developers/investors are interested. The City will improve public outreach activities through the compilation of resources for down-payment assistance, silent second mortgages and other means of acquiring a home.



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Objective:	Access to Funds for Homeownership Assistance
Responsible Agency:	Housing Authority
Financing Source:	General Fund/ Housing Authority/HUD
Time Frame:	Development of Resources for Public Dissemination by December 2015

Action H-4.1.1 (b): Mortgage Credit Certificate Program

The City will participate in the County of Orange Mortgage Certificate Program for homeowner assistance.

Objective:	MCC Program Participation
Responsible Agency:	Community Development
Financing Source:	County of Orange MCC
Time Frame:	Ongoing, based on program availability

Strategy H-4.1.2:

Address the needs of the homeless population.

Action H-4.1.2 (a): Participation in the Orange County Homeless Issues Task Force

The City will continue to participate in the Orange County Homeless Issues Task Force to ensure the needs of Stanton's homeless are addressed at the County level.

Objective:	Participation in Task Force
Responsible Agency:	Community Development
Financing Source:	General Fund
Time Frame:	Ongoing

Action H-4.1.2 (b): Operation of the Neighborhood Enhancement Taskforce for the City of Stanton

The City developed a Neighborhood Enhance Taskforce to address the unique homeless issue in the City. The



Neighborhood Enhancement Taskforce includes participation from City representatives, the Sheriff’s Department, and non-profit entities. Through the operation of this taskforce, the City has provided transitional housing in the Tina/Pacific neighborhood for much of the homeless population. The City and Housing Authority will assist with finding more permanent housing options prior to implementation of the Tina/Pacific project. The City will work to reduce its homeless and at-risk population by partnering with non-profit organizations to place the homeless population in transitional or permanent housing.

Objective:	Participation in Task Force
Responsible Agency:	Community Development
Financing Source:	General Fund
Time Frame:	Ongoing

Action H-4.1.2 (c): Hotel and Motel Families

The City will coordinate with the Orange County Housing Authority and non-profit organizations to determine the number of families who utilize hotels/motels as temporary residences. The City will contact public and non-profit organizations who may have an interest or experience in the conversion of hotel/motel units to permanent housing. The City has recognized that families who are living in hotels/motels may be provided an opportunity for permanent housing through the conversion of these facilities to residential units affordable to extremely low-, very low- and low-income families. The City will evaluate the feasibility of converting these units to permanent housing. Based on this analysis, the City will encourage the conversion of hotel/motels to permanent housing by the development community through a variety of activities such as in-kind technical assistance, density bonuses, reduced parking requirements and other modified development standards, fee waivers, fee deferrals, assistance with on and off-site improvements and other incentives and concessions.



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Objective:	Convert 60 motel units to permanent residential units for extremely low-, very low- and low-income families
Responsible Agency:	Community Development
Financing Source:	General Fund/Housing Authority
Time Frame:	Ongoing

Action H-4.1.2 (d): Single Room Occupancy Units

The City will continue to monitor the requirement for a conditional use permit for SROs on an annual basis to ensure the requirement does not constrain the development of SROs.

Objective:	Remove constraints to SRO development
Responsible Agency:	Community Development
Financing Source:	General Fund
Time Frame:	Monitor Zoning Code provisions and other requirements annually and amend, as appropriate.

Action H-4.1.2 (e): Modify Emergency Shelter Bed Count Limitation

Through a Zoning Code Amendment, the City will modify the maximum bed limitation from the current 20 bed count to 25 to allow for the shelters to operate more effectively.

Objective:	Modify Emergency Shelter Bed Count Limitation
Responsible Agency:	Community Development
Financing Source:	General Fund
Time Frame:	Modify the Zoning Code within three years of the adoption of the Housing Element.



Strategy H-4.1.3:

Provide opportunities for the development of housing for large families.

Action H-4.1.3 (a): Development of Housing for Large Families

The City shall encourage and support the development of rental and for-sale housing for larger families within future affordable housing projects through various strategies and programs that may include: assistance with site identification and entitlement processing; fee waivers and deferrals; and modifying development standards and granting concessions and incentives for projects that provide housing for lower-income families.

Objective:	Encourage Large Family Housing
Responsible Agency:	Community Development
Financing Source:	General Fund
Time Frame:	Ongoing

Strategy H-4.1.4:

Provide opportunities for the development of housing for persons with disabilities.

Action H-4.1.4 (a): Encourage Alternative Housing Models

The City will encourage the provision of more innovative housing types that may be suitable for the community, including community care facilities, supportive housing, and assisted living for special needs groups such as seniors and disabled, including developmentally disabled persons. The City will promote the availability of these units through outreach efforts (Action H-5.1.1(a)).

Objective:	Encourage Alternative Housing Models
Responsible Agency:	Community Development
Financing Source:	General Fund
Time Frame:	Ongoing



Strategy H-4.1.5:

Continue support for Section 8 Program.

Action H-4.1.5 (a): Section 8 Referrals

The City will continue to provide referral services and information to residents regarding the Section 8 Rental Housing Assistance Program administered by the Orange County Housing Authority.

Objective:	Referrals, as requested
Responsible Agency:	Community Development
Financing Source:	HUD
Time Frame:	Ongoing Referrals

Strategy H-4.1.6:

Promote fair housing standards.

Action H-4.1.6 (a): Fair Housing Counseling

The City will continue to refer all inquiries regarding housing discrimination to the Fair Housing Council of Orange County. The Fair Housing Council of Orange County provides community education, individual counseling, mediation and low-cost advocacy with the expressed goal of eliminating housing discrimination and guaranteeing the rights of all people to freely choose the housing for which they qualify in the area they desire. The City will disseminate fair housing information through the comprehensive housing resource (Action H-5.1.1(a)) in English, Spanish and other languages as found appropriate.

Objective:	Referrals, as needed
Responsible Agency:	Community Development
Financing Source:	General Fund
Time Frame:	Ongoing

Strategy H-4.1.7:

Provide opportunities for the development of housing for extremely low-income households.



Action H-4.1.7 (a): Development of Housing for Extremely Low-Income Households

The City shall encourage and support the development of housing for extremely low-income households within future affordable housing projects through various strategies and programs that may include: assistance with site identification and entitlement processing; fee waivers and deferrals; and modifying development standards such as parking and unit size requirements and granting concessions and incentives for projects that provide housing for lower-income families. The Action will work in conjunction with other actions to encourage development of units suitable for extremely low-income households including transitional and supportive housing and single room occupancy units.

Objective:	Encourage Development of Housing for Extremely Low-Income Households
Responsible Agency:	Community Development
Financing Source:	General Fund
Time Frame:	Ongoing

Action H-4.1.7 (b): Modify Zoning Code to Permit Transitional and Supportive Housing in all Residential Zones

The California Health and Safety Code indicates that supportive and transitional housing shall be considered a residential use and only subject to those restrictions that apply to other residential uses of the same type in the same zone. Currently, the City’s Zoning Code does not permit Supportive or Transitional housing in the Residential Estates, and Low Density Residential zones. As such, to comply with the State’s regulations, the City will modify the Zoning Code to permit Supportive and Transitional Housing in all residential zones.

Objective:	Modify Zoning Code to Accommodate Transitional and Supportive Housing
Responsible Agency:	Community Development
Financing Source:	General Fund
Time Frame:	Modify Zoning Code by December 2014



Quantified Objectives

California Housing Law requires jurisdictions to establish quantified objectives by income category to address housing needs for the 2014-2021 planning period. The City of Stanton’s quantified objectives are based on entitled projects, available land resources, the potential for second units, and the actions of this element. Housing assistance programs and removal of governmental constraints create the financial and regulatory environment needed to potentially accommodate additional lower and moderate income housing.

Table 7-1 Quantified Objectives					
Actions	Extremely Low-Income	Very Low-Income	Low-Income	Moderate Income	Above Moderate Income
New Construction					
H-1.1.2(a): Vacant and Underutilized Sites Inventory (maintain to accommodate land for the RHNA)	34	34	49	56	140
H-4.1.2(c): Hotel and Motel Families	60			-	-
Entitled Projects	-	-	-	-	51
H-1.1.2(c): Redevelop the Tina/Pacific Neighborhood	60 (remaining 15 four-plex properties)			-	-
Rehabilitation					
Rebates	2	1	6	8	12
Acquisition/ Rehabilitation	-	-	-	-	-
Preservation/Conservation					
“At-Risk Units” ²	N/A	N/A	N/A	N/A	N/A
Note: ¹ The City has established an economic development rebate program that allows for up to \$3,000 to be rebated back to the property owner for improvements conducted to the property, if the materials were purchased in the City of Stanton. ² There are no units at-risk of conversion during the planning period, there is one apartment project at risk of conversion during the next 10 years, preservation of assisted units are discussed in Appendix 7C.					

These quantified objectives were derived from the goals, policies and programs outlined in the City’s Policy Program. The City will rely on partnerships with non-profit organizations, developers, as well as county and state funding programs to achieve their quantified objectives.



Additionally, there are housing programs and services available to Stanton residents that the City does not administer. For example, approximately 439 Stanton residents receive Section 8 rental assistance through the County of Orange. These households pay an affordable rental rate while residing in market rate rental housing. These types of programs and services were not included in the City’s Policy Program of the quantified objectives, as the City does not directly provide support.

H-5: Expanding Outreach

Goal H-5.1
 Increase awareness of and participation in housing programs.

Strategy H-5.1.1:

Consolidate and disseminate information.

Action H-5.1.1 (a): Community Access to Comprehensive Housing Information

The City understands the importance of providing a single source of housing information to its residents. To provide ease of access to programs, policies and available funds, the City will develop a comprehensive information resource about the State, County and City housing projects, programs, policies, available funding, technical assistance, and other related items at locations accessible to the general public. The City will determine the best form of delivery of this information (e.g., online, print media, meetings, etc.) and provide the community with a comprehensive source of housing information including resources for special needs groups such as, but not limited to, seniors, disabled, developmentally disabled, and homeless.

Objective:	Comprehensive Housing Information
Responsible Agency:	Community Development
Financing Source:	General Fund
Time Frame:	Gather and update information by December 2014; distributed by August 2015



Action H-5.1.1 (b): Housing Information Outreach to Development Community

The City will provide, as part of their comprehensive housing resources (Action H-5.1.1(a)), informational packets for developers that summarize development standards; processing fees and timelines; funding/financing options available at the federal, state and local level; and incentives, such as density bonuses and reduced parking requirements, related to residential projects. The City will also include information regarding properties identified in the Housing Element for the development of affordable housing in the RH (High Density Residential) zone and the requirement to develop the properties at a density of at least 30 dwelling units per acre. In addition, the City will provide a handout listing the available site inventory for housing development. The City will provide technical assistance to assist the development community in pursuing available funding and financing.

Objective:	Outreach to Developers
Responsible Agency:	Community Development
Financing Source:	General fund
Time Frame:	Develop Outreach information by December 2015

H-6: Sustainability

Goal H-6.1

Promote energy conservation, and green building techniques for residential construction and rehabilitation projects

Strategy H-6.1.1:

Encourage use of energy-efficient design and appliances.



Action H-6.1.1 (a): Review City regulations for energy-efficiency standards

The City will review its zoning ordinance and recommend any changes where necessary to encourage energy-efficient housing design and practices that are consistent with State regulations.

Objective:	Energy efficient standards
Responsible Agency:	Community Development
Financing Source:	General Fund
Time Frame:	Review Zoning Ordinance by December 2014, modify code if necessary by July 2015

Action H-6.1.1 (b): Encourage use of energy conservation devices

The City will encourage the installation of energy conservation devices for all new and existing residential projects. The City will maintain and distribute literature on energy conservation, including solar power, additional insulation, and subsidies available from utility companies, the Federal, State, and local governments.

Objective:	Encourage energy conservation
Responsible Agency:	Community Development
Financing Source:	General Fund
Time Frame:	Ongoing

Action H-6.1.1 (c): Compliance with Green Building Standards

The City will ensure green building concepts and processes in new residential construction and rehabilitation of existing housing is consistent with State building standards and local subdivision and zoning standards.

Objective:	Comprehensive
Responsible Agency:	Community Development
Financing Source:	General Fund
Time Frame:	Ongoing



APPENDIX 7A: HOUSING PROFILE

A. INTRODUCTION

Under State Housing Element Law, jurisdictions must evaluate both existing and future needs for all income groups as determined by the jurisdiction's Council of Governments when preparing the State-mandated Housing Element. Assessing the existing and future housing needs in the City creates a solid foundation from which the Housing Element's policies and objectives can be developed.

This section presents the demographic and housing characteristics that influence the demand for and the availability of housing. This section focuses on identifying the need for housing according to income level, tenure and special needs groups.

Primary data sources include the 1990 U.S. Census, the 2000 U.S. Census, the 2010 U.S. Census, the 2007-2011 American Community Survey, and information published by the California Department of Finance (DOF), the Southern California Association of Governments (SCAG), and the California State University Center for Demographic Research (CDR).

B. COMMUNITY PROFILE

1. Population Trends and Characteristics

Population trends and characteristics affect overall housing demands as well as demands for specific types of housing.

a. Historical, Existing, and Forecast Growth

The City of Stanton is one of 34 cities in Orange County. The U.S. Census estimates Orange County's population in 2010 was 3,010,232, making it the third largest county in the state. Orange County was the second largest county in California in 2000 with 2,846,289 residents. Overall, the County has experienced a rapid growth in population over the last three decades. From 1990 to 2000, the population increased by 18.1 percent, and from 2000-2010, the population growth slowed with an increase of only 5.4 percent. Table 7A-1 shows the population of each of the counties in Southern California in 1990, 2000, and 2010.



**Table 7A-1
Regional Population Trends 1990-2007**

County	1990	2000	2010
Imperial County	109,303	142,361	174,528
Los Angeles County	8,863,164	9,519,338	9,818,605
Orange County	2,410,556	2,846,289	3,010,232
Riverside County	1,170,413	1,545,387	2,189,641
San Bernardino County	1,418,380	1,709,434	2,035,210
San Diego County	2,498,016	2,813,833	3,095,313
Ventura County	669,016	753,197	823,318

Source: U.S. Census 2000 SF 1, 1990 STF 1, and 2010 SF 1

The City of Stanton also experienced rapid growth in the 1990's. From 1990 to 2000 the population increased by 21.1 percent. Population growth slowed at a similar rate as the County from 2000-2010 with a population increase of 4.9 percent. Figure 7A-1 shows Stanton's population since 1980 with forecasts through 2030 from the Center for Demographic Research at California State University, Fullerton. The City's forecast population is 43,221 by 2030.

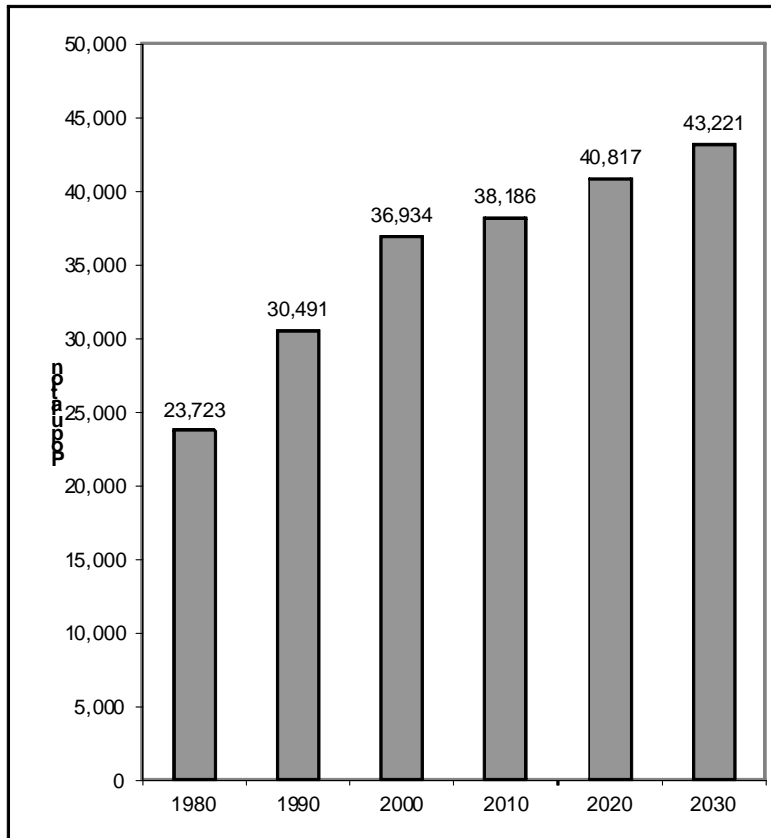
**Table 7A-2
Population Growth 1990-2010**

Jurisdiction	1990	2000	2010	1990-2000 Growth		2000-2010 Growth	
				Number	%	Number	%
Stanton	30,491	36,934	38,765	6,443	21.1%	1,831	4.9%
Orange County	2,410,556	2,846,289	3,010,232	435,733	18.1%	163,943	5.8%

Source: U.S. Census 1990 STF3,P001, U.S. Census 2000 SF3,P1 and U.S. Census 2010 SF1,P1



Figure 7A-1
City of Stanton
Population Growth Forecast
1980-2030



Source: U.S. Census 2000 SF3, P1, U.S. Census 2010, SF1, P1 and CSUF Center for Demographic Research

b. Age Composition

In 2010, the largest percentage (42.6 percent) of the City’s population was in the prime working age group (25 to 54 years). The second largest group was school age (5-17 years) with 21.3 percent of the population. Between 2000 and 2010, the City experienced an increase in the retirement and senior citizen group percentages of the total population while all other age groups experienced either no change, or a decline in percentage of the total population.



Table 7A-3 Age Distribution 2000-2010				
Age Group	2000		2010	
	Number	% of Population ¹	Number	% of Population ¹
Preschool (0-4 years)	3,399	9.2 %	3,028	7.9%
School (5-17 years)	7,852	21.3 %	8,147	21.3%
Young Adult (18-24 years)	3,682	10.0 %	3,453	9.1%
Prime Working (25-54 years)	16,094	43.6 %	16,292	42.6%
Retirement (55-64 years)	2,350	6.4 %	3,452	9.1%
Senior Citizen (65+ years)	3,557	9.6 %	3,814	10%
Total	36,934	100%	38,186	100%
Notes:				
¹ Percentages may not add up to 100% due to rounding.				
Source: U.S. Census 2000 SF3, P8 and U.S. Census 2010 SF2, PCT3				

c. Race and Ethnicity

As shown in Table 7A-4, Stanton is a racially and ethnically diverse community. The majority of the population is either Asian and Pacific Islander or Hispanic. The Hispanic population accounts for the majority of the population with 50.8 percent of the total population in 2010. From 2000-2010, the Asian and Pacific Islander group had the largest population increase of 7.1 percent. During that time frame, the White population decreased 8.4 percent. The percentage of Black, American Indian and Alaska Native, and Two or More Races census categories decreased during the 2000-2010 period while the “Other” category remained the same.

Table 7A-4 Racial and Ethnic Composition 2000-2010					
Racial/ Ethnic Group	2000		2010		2000-2010 % Change
	Number	%	Number	%	
White	11,295	30.2%	8,340	21.8%	-26.2%
Black	721	1.9%	703	1.8%	-2.5%
American Indian & Alaska Native	155	0.4%	107	0.3%	-30.9%
Asian & Pacific Islander	6,043	16.2%	8,910	23.3%	+32.2%
Hispanic	18,285	48.9%	19,417	50.8%	+5.8%
Other	57	0.2%	75	0.2%	+24.0%
Two or more races ¹	847	2.3%	634	1.8%	-24.1%
Total	37,403	100%	38,186	100%	---
Notes:					
¹ The “Population of two or more races” category has been added in 2000 U.S. Census. Data may not be comparable.					
Source: U.S. Census 2000 SF1, P8 and U.S. Census 2010 SF1, P2					



2. Employment Trends

Housing needs are affected by employment trends. Availability of jobs in a geographic area can create demand for nearby housing. The quality or pay of available employment can also determine the demand for various housing types and price levels.

Stanton has a limited economic base. Residents typically commute to neighboring communities for employment. In 2010, 15.8 percent of Stanton's labor force was in manufacturing, followed by educational, health and social services (14.8 percent), and retail trade (11.2 percent). Professional, scientific, management, administrative and waste management services was 10.8 percent. This data indicates that almost one-third of Stanton's labor force is in the retail or manufacturing industries where lower pay scales predominate. However, the manufacturing industries are showing increases in pay rates.



**Table 7A-5
Employment by Industry¹**

Industry	Stanton		Orange County	
	Employees	%	Employees	%
Agriculture, forestry, fishing and hunting, and mining	167	0.9%	6,973	0.5%
Construction	1,464	8.2%	94,741	6.6%
Manufacturing	2,808	15.8%	198,211	13.7%
Wholesale trade	662	3.7%	59,029	4.1%
Retail trade	1,999	11.2%	156,167	10.8%
Transportation and warehousing, and utilities	1,085	6.1%	50,084	3.5%
Information	177	1.0%	31,618	2.2%
Finance, insurance, real estate, and rental and leasing	1,326	7.5%	134,143	9.3%
Professional, scientific, management, administrative, and waste management services	1,914	10.8%	197,402	13.7%
Educational, health and social services	2,635	14.8%	257,397	17.8%
Arts, entertainment, recreation, accommodation and food services	1,825	10.3%	136,603	9.5%
Other services (except public administration)	1,227	6.9%	75,353	5.2%
Public Administration	494	2.8%	44,287	3.1%
Total	17,783	100%	1,442,008	100%

Notes:
¹ Data cited for the Stanton population, and does not represent the number of jobs in Stanton
 Source: U.S. Census Bureau, 2006-2010 American Community Survey

The largest employer in the city, Sam’s Club employed 275 persons in 2011. Approximately five firms within Stanton employed 100 or more persons. Table 7A-6 lists the major employers in the city and the approximate number of employees. The majority of the City’s large employers consist of retail businesses and manufacturing companies.



APPENDIX 7A: HOUSING PROFILE

Company	Number of Employees
Sam's Club	275
CR & R Inc.	204
Home Depot	126
All Metals Processing	125
Adventure City	124
Custom Pipe & Coupling	75
Food 4 Less	68
Cameron Welding Supply	65
Primus, Inc.	58
Acapulco Restaurants	51
Orco Block	50
Smart & Final	47
City of Stanton	41
John B. Ewles, Inc.	36

Source: City of Stanton Business License Records, 2011

Employment rates are also an indicator of economic trends in the City. The City of Stanton's labor force increased from 16,700 in 2000 to 18,700 in 2012. According to the California Employment Development Department, Stanton's unemployment rate was 5.7 percent in 2006. Since 2006, Stanton's unemployment rate has increased each year through 2010 when the rate peaked at 15.1 percent. In 2012, the unemployment rate had dropped to 11.4 percent. In contrast the unemployment rate for Orange County was 7.6 percent. Stanton's unemployment rate has historically been higher than the overall unemployment rate of Orange County.

Year	Labor Force	Employment	Unemployment	Unemployment Rate
2006	18,300	17,300	1,000	5.7%
2007	18,200	17,000	1,200	6.4%
2008	18,500	16,900	1,600	8.6%
2009	18,600	15,900	2,600	14.2%
2010	18,700	15,900	2,800	15.1%
2011	18,700	16,100	2,600	13.9%
2012	18,700	16,600	2,100	11.4%

Source: State of California Employment Development Department (EDD), 2012



3. Household Characteristics

This section describes the characteristics of Stanton’s households. The U.S. Census Bureau defines a household as all persons living in a single housing unit, whether or not they are related. One person living alone is considered a household, as is a group of unrelated people living in a single housing unit. The U.S. Census Bureau defines a family as related persons living within a single housing unit.

a. Household Formation and Composition

According to the U.S. Census Bureau, there were 10,288 households in Stanton in 1990; 10,708 households in 2000; and 10,825 households in 2010, representing a 5.0 percent increase. In comparison, the rate of increase in the City’s households was much less in comparison to the County and State. The total households in Orange County increased 16.5 percent and the total households in California increased 17.3 percent from 1990 to 2010.

Table 7A-8 Total Households 1990-2010					
Area	1990	2000	Percent Increase 1990-2000	2010	Percent Increase 2000- 2010
Stanton	10,288	10,708	4.1%	10,825	1.3%
Orange County	828,849	935,287	12.8%	992,781	5.7%
California	10,399,700	11,502,870	10.6%	12,577,498	8.9%
Source: U.S. Census 1990 STF3, P005, U.S. Census 2000 SF3, H16, U.S. Census 2010 SF1, P11					

The 2000 U.S. Census reported that Stanton’s average household size was 3.43 persons per household. The 2010 U.S. Census reported the average persons per household increased to 3.50. Stanton’s average household size remains higher than Orange County’s (2.99 persons per household in 2010). This larger household size may be an indicator identifying the need for housing units with more bedrooms.

Table 7A-9 Average Persons per Household 2000-2010		
	2000	2010
Stanton	3.43	3.50
Orange County	3.00	2.99
Source: U.S. Census 2000 SF3, and U.S. Census 2010 SF1 DP-1		



APPENDIX 7A: HOUSING PROFILE

As shown in Table 7A-10, renter-occupied households with three to four and five or more persons make up two of the three largest groups for all households in Stanton. Renter-occupied households with five or more persons comprise 15.1 percent of the total households (both renter and owner occupied). Renter-occupied households with three to four persons comprise 17.0 percent of total households. Owner-occupied households with three to four persons are the largest group within the owner-occupied units and comprise 15.5 percent of the total households.

Household Size	Total Households¹	% of Total	Renter Households	% of Total²	Owner Households	% of Total²
1 Person	1,958	18.1%	917	8.5%	1,041	9.7%
2 Persons	2,450	22.6%	1,008	9.3%	1,442	13.3%
3-4 Persons	3,517	32.5%	1,840	17.0%	1,677	15.5%
5+ Persons	2,900	26.8%	1,642	15.1%	1,258	11.6%
Total	10,825	100%	5,407	49.9%	5,418	50.1%
Notes:						
¹ Represents Total Households						
² Percent of Total Households						
Source: U.S. Census 2010 SF1, HCT 7						

b. Household Income

The Federal Department of Housing and Urban Development (HUD) generates an annual median income for the purpose of determining program eligibility. The 2012 median family income (MFI) for Orange County, including the City of Stanton, is \$85,300.

The State of California uses five income categories to determine housing affordability. These categories are as follows:

- Extremely low-income: Less than 30% of the median income;
- Very Low-income- 30 to 50% of the median income;
- Low-income- 51% to 80% of the median income;
- Moderate-income- 81% to 120% of the median income; and,
- Above moderate-income- Greater than 120% of the median income.



Table 7A-11 shows the income ranges for each income category based on the 2012 HUD MFI for Orange County.

Table 7A-11 Household Income Distribution		
	Percent of County Median ¹	Income Range (\$) ²
Extremely Low Income	<30%	<\$28,900
Very-Low Income	30%-50%	\$28,900-\$48,150
Low Income	51%-80%	\$48,151- \$77,050
Moderate Income	81%-120%	\$77,051- \$102,350
Above-moderate Income	>120%	>\$102,351
Notes:		
¹ Based on HCD income categories.		
² Based on 2012 HUD MFI of \$85,300 for Orange County for a family of four.		

Table 7A-12 shows household income distribution by tenure in 2011. Approximately 22 percent of owner-occupied households and 37 percent of renter-occupied households earned less than \$35,000 a year, which falls in the very low-income category. 32.7 percent of owner-occupied households and 61.4 percent of renter-occupied households had an income under \$50,000, which falls into the low and very low-income categories.

The largest income group for owner households earned between \$50,000 and \$74,999. The largest income group for renter households earned between \$35,000 and \$49,999.

The high proportion of households in the low and very low-income categories indicates that affordable housing is needed for a significant portion of the population. With 61.4 percent of the renter-occupied households earning less than \$50,000 a year, there is a large need for affordable rental housing.



APPENDIX 7A: HOUSING PROFILE

Table 7A-12 Household Income by Tenure in 2011						
	Owner-Occupied		Renter- Occupied		Total Occupied Housing Units	
	Number	% ¹	Number	% ¹	Number	% ¹
Less than \$5,000	54	0.9%	151	2.7%	205	1.8%
\$5,000 to \$9,999	44	0.8%	258	4.5%	302	2.6%
\$10,000 to \$14,999	195	3.4%	325	5.7%	520	4.5%
\$15,000 to \$19,999	108	1.9%	321	5.6%	429	3.7%
\$20,000 to \$24,999	337	5.8%	375	6.7%	712	6.3%
\$25,000 to \$34,999	508	8.8%	684	12.0%	1,192	10.4%
\$35,000 to \$49,999	638	11.1%	1,377	24.2%	2,015	17.6%
\$50,000 to \$74,999	1,486	25.8%	991	17.4%	2,477	21.6%
\$75,000 to \$99,999	884	15.3%	506	8.9%	1,390	12.2%
\$100,000 to \$149,000	1,086	18.8%	450	7.9%	1,536	13.4%
\$150,000 or more	430	7.4%	247	4.4%	677	5.9%
Total	5,770	100%	5,685	100%	11,455	100%

Notes:
¹ Percentages may not equal 100% due to rounding
 Source: U.S. Census Bureau, 2007-2011 American Community Survey

The Southern California Association of Governments provides information about the household distribution in each city by income category. The 2012 SCAG Regional Housing Needs Assessment reports approximately 17 percent of Stanton's households earn an annual income of less than 30 percent of the median family income (MFI), corresponding to the extremely low-income category. Approximately 16 percent earn between 30 and 50 percent of the MFI and approximately 21 percent earn between 51 and 80 percent of the MFI.

Table 7A-13 Household Distribution by Income Category – 2012		
Annual Income ¹	Number of Households	% of Total Households
<30% MFI	1,770	16.6%
30%-50% MFI	1,749	16.4%
51% - 80% MFI	2,220	20.5%
81%-120% MFI	2,240	20.9%
>120% MFI	2,725	25.6%
Total	10,704	100%

Notes:
¹ Income limits established by HUD
 Source: Southern Association of Governments, RHNA 2012



The median income for Stanton residents demonstrates the difference in income by tenure, as well as in comparison to Orange County as a whole. The median income for owner-occupied households in 2011 was \$65,241, but only \$42,646 for renter-occupied households. The overall median income for the City of Stanton was \$51,933, over \$23,000 less than Orange County's median income of \$75,762.

Table 7A-14 2011 Median Income by Tenure	
Jurisdiction	Median Income
City of Stanton	\$51,933
Owner-Occupied Households	\$65,241
Renter-Occupied Households	\$42,646
Orange County	\$75,762
Owner-Occupied Households	\$97,788
Renter-Occupied Households	\$51,697
Source: U.S. Census Bureau, 2007-2011 American Community Survey, B25119	

4. Housing Inventory & Market Conditions

This section describes the housing inventory and market conditions in Stanton. Understanding existing housing conditions, as well as past and current housing trends, provides a method for projecting future housing needs in the city.

a. Housing Stock Profile

In 2010, the U.S. Census Bureau reported 11,936 housing units in Stanton. This was an 8.3 percent increase from 2000 when there were 10,948 housing units. Stanton's increase in housing units is slightly higher than the 7.6 percent increase in housing units in Orange County. Stanton's housing units represent 1.1 percent of the housing in the County.

Table 7A-15 Number of Housing Units Stanton and Orange County			
Year	Stanton	Orange County	Stanton as % of the Region
1990 ¹	10,755	875,072	1.2%
2000 ²	10,948	969,484	1.1%
2011 ³	11,936	1,048,907	1.1%
Source: ¹ U.S. Census 1990 STF3, H001, ² U.S. Census 2000 SF3, H1 and ³ U.S. Census Bureau, 2007-2011 American Community Survey, B25001			



APPENDIX 7A: HOUSING PROFILE

i. Unit Type

Of the 11,936 housing units reported by the American Community Survey in 2011, multi-family units were the largest housing type with 41.5 percent of the total units. The second largest group was single family, detached units, comprising 29.7 percent of the total units. Single-family attached, single-family detached and multifamily units increased from 1990 to 2010. Mobile homes decreased by 11 units. In 2010, there were no “Other (Boats, RV, etc.)” housing units reported, a decrease from the 344 units in 1990. In 2011, there were net increases in all types of housing units, except for those in the “other” category and mobile homes within the City.

Housing Type	1990	% of Total	2000	% of Total	2011	% of Total
Single family, detached	2,743	25.5%	2,918	26.7%	3,547	29.7%
Single family, attached	1,596	14.8%	1,862	17.0%	2,026	17.0%
Multi-family	4,652	43.3%	4,913	44.8%	4,954	41.5%
Mobile homes	1,420	13.2%	1,255	11.5%	1,409	11.8%
Other (Boats, RV, etc.)	344	3.2%	0	0%	0	0%
Total Housing	10,755	100%	10,948	100%	11,936	100%

Source: U.S. Census 1990 STF3, H020, U.S. Census 2000 SF3, H30 and the U.S. Census 2007-2011 American Community Survey, B25024

The 2011 U.S. American Community Survey reported the largest type of owner-occupied units were single-family detached with 41.9 percent of all owner-occupied units. The largest group of renter-occupied units were multi-family (5 or more units) with 54.5 percent of all renter-occupied units.

	Owner-Occupied		Renter- Occupied		Total Occupied Housing Units	
	Units	% ¹	Units	% ¹	Units	% ¹
Single family, detached	2,415	41.9%	962	16.9%	3,377	29.5%
Single family, attached	1,463	25.4%	534	9.4%	1,997	17.4%
Multi-family (2-4 units)	236	4.1%	1,008	17.7%	1,244	10.9%
Multi-family (5+ units)	457	7.9%	3,097	54.5%	3,554	31.0%
Mobile Homes	1,199	20.7%	84	1.5%	1,283	11.2%
Other (Boats, RV, etc.)	0	0%	0	0%	0	0%
Total	5,770	100%	5,685	100%	11,455	100%

Notes:
¹ Percentages may not equal 100% due to rounding

Source: U.S. Census Bureau, 2007-2011 American Community Survey, B25032



ii. Unit Size

Table 7A-18 shows the number of bedrooms in occupied units by tenure. In 2011, 49.7 percent of owner-occupied units had 3 bedrooms and 30.3 percent had 2 bedrooms. The largest percentage (47.9 percent) of renter-occupied units was for 2-bedroom units, with the second largest percentage (29.6 percent) for studio or 1-bedroom units.

Table 7A-18 Unit Size by Tenure						
	Owner-Occupied		Renter- Occupied		Total Occupied Housing Units	
	Units	% ¹	Units	% ¹	Units	% ¹
Studio/ 1 bedroom	287	5.0%	1,683	29.6%	1,970	17.2%
2 bedrooms	1,750	30.3%	2,724	47.9%	4,474	39.1%
3 bedrooms	2,866	49.7%	1,072	18.9%	3,938	34.4%
4 bedrooms	782	13.6%	206	3.6%	988	8.6%
5 or more bedrooms	85	1.5%	0	0.0%	85	0.7%
Total	5,770	100%	5,685	100%	11,455	100%
Notes: ¹ Percentages may not equal 100% due to rounding						
Source: U.S. Census Bureau, 2007-2011 American Community Survey, B25042						

b. Tenure

As shown in Table 7A-19, 50.4 percent of housing units in Stanton were owner-occupied while 49.6 percent were renter occupied in 2011. Stanton has a lower percentage of owner-occupied units than the overall County and State.

Table 7A-19 Occupied Units by Tenure						
	Owner-Occupied		Renter- Occupied		Total	
	Number	% ¹	Number	% ¹	Number	% ¹
Stanton	5,770	50.4%	5,685	49.6%	11,455	100%
Orange County	595,444	60.3%	391,720	39.7%	987,164	100%
California	7,055,642	56.7%	5,377,530	43.3%	12,433,172	100%
Notes: ¹ Percentages may not equal 100% due to rounding.						
Source: U.S. Census Bureau, 2007-2011 American Community Survey, B25003						

c. Vacancy Rates

Vacancy rates are an indicator of both housing supply and demand. Low vacancy rates indicate an under supply of housing. This suggests that housing costs may be inflated and households may find it difficult to find housing with an affordable monthly payment. A high number of vacant units indicate an oversupply of housing. A four to six percent vacancy rate is considered "healthy." In 2011, the vacancy rate in Stanton was 4.0 percent.



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Table 7A-20 Occupancy Status by Tenure 2011		
Occupancy Status	Units	Percent
Occupied Housing Units	11,455	96.0%
Vacant Housing Units	481	4.0%
Total Housing Units	11,936	100%
Source: U.S. Census Bureau, 2007-2011 American Community Survey, B25002		

d. Age of Housing Stock

The age of housing is often an indicator of housing conditions. In general, housing that is 30 years or older may need minor repairs. Housing over 50 years old is more likely to need major repairs. According to the U.S. Census Bureau, 8,223 (68.9 percent) of Stanton's housing units were constructed prior to 1980 and 2,852 (23.9 percent) of the City's housing units were constructed prior to 1960.

Table 7A-21 Age of Housing Stock by Year Built		
Year Built	Units	Percent
2005-2011	165	1.4%
2000-2004	381	3.2%
1990-1999	793	6.6%
1980-1989	2,374	19.9%
1970-1979	2,873	24.1%
1960-1969	2,498	20.9%
1950-1959	2,373	19.9%
1940-1949	229	1.9%
1939 or earlier	250	2.1%
Total Housing Units	11,936	100%
Source: U.S. Census Bureau, 2007-2011 American Community Survey, B25034		

Table 7A-22 shows the age of the housing stock by tenure. 68.6 percent of owner-occupied units were constructed prior to 1980 and 29.7 percent were constructed prior to 1960. 69.7 percent of renter-occupied units were constructed prior to 1980 and 19.2 percent were constructed prior to 1960.



**Table 7A-22
Age of Housing Stock by Tenure**

Year Built	Owner-Occupied		Renter- Occupied		Total Occupied Housing Units	
	Units	% ¹	Units	% ¹	Units	% ¹
2005-2011	113	2.0%	28	0.5%	141	1.2%
2000-2004	242	4.2%	92	1.6%	334	2.9%
1990 - 1999	252	4.4%	470	8.3%	722	6.3%
1980 - 1989	1,202	20.8%	1,134	19.9%	2,336	20.4%
1970 - 1979	1,392	24.1%	1,345	23.7%	2,737	23.9%
1960 - 1969	856	14.8%	1,527	26.9%	2,383	20.8%
1950 - 1959	1,494	25.9%	860	15.1%	2,354	20.5%
1940 - 1949	97	1.7%	101	1.7%	198	1.8%
1939 or earlier	122	2.1%	128	2.3%	250	2.2%
Total	5,770	100%	5,685	100%	11,455	100%
Notes:						
¹ Percentages may not equal 100% due to rounding						
Source: U.S. Census Bureau, 2007-2011 American Community Survey, B25036						

e. Housing Conditions

Housing is considered substandard when conditions are found to be below the minimum standard of living defined in the California Health and Safety Code. Households living in substandard conditions are considered as being in need of housing assistance, even if they are not seeking alternative housing arrangement, due to threat of health and safety.

In addition to structural deficiencies and standards, lack of infrastructure and utilities often serve as indicators for substandard conditions. According to the 2012 SCAG Housing Element Report, only 26 occupied units in Stanton lacked complete plumbing facilities. Eight of the units were owner-occupied and 18 of the units were renter occupied. 298 of the occupied units lacked complete kitchen facilities. Of those lacking complete kitchen facilities, 148 (49.7 percent) were renter occupied units. It should be noted that there may be some overlap in the number of substandard housing units, as some units may lack both complete plumbing and kitchen facilities.

f. Housing Costs and Rents

i. Existing and New Home Price Trends

In 2011, the U.S. Census Bureau reported the median value for all owner-occupied housing units in Stanton was \$312,000. The Census indicated that 18.7 percent of the homes were valued less than \$100,000. Approximately 10.1 percent were valued between \$100,000 and \$199,999. Approximately 18.6 percent were valued between \$200,000 and \$299,999 and 52.5 percent was valued at \$300,000 or more.



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Since 2000, housing prices in Orange County generally increased until 2006 when prices leveled. Since then, many areas in Orange County and in California have experienced a decline in housing prices due to the national recession in 2008-2010.

Price Range	Number of Units	Percent of Total
\$49,999 or less	510	8.8%
\$50,000 to \$99,999	573	9.9%
\$100,000 to \$149,999	289	5.0%
\$150,000 to \$199,999	293	5.1%
\$200,000 to \$249,999	486	8.5%
\$250,000 to \$299,999	588	10.2%
\$300,000 to \$399,999	1,220	21.1%
\$400,000 to \$499,999	1,084	18.8%
\$500,000 or more	727	12.6%
Total	5,770	100%

Source: U.S. Census Bureau, 2007-2011 American Community Survey, B25075

The median sales price in Stanton was \$250,000 in November 2012. This was a 4.7 percent increase from the median sales price of \$240,000 in November 2011. As shown in Table 7A-24, the median sales price in Stanton is lower than those of the surrounding jurisdictions.

Jurisdiction	November 2011	November 2012	% Change
Stanton	\$240,000	\$250,000	+4.70%
Garden Grove	\$338,500	\$365,500	+7.98%
Cypress	\$429,000	\$450,000	+4.90%
Westminster	\$405,000	\$382,500	-5.56%
Orange County	\$400,000	\$457,750	+14.4%

Source: DataQuick News, November 2012

ii. Rental Prices

In the fourth quarter of 2012, Southern California Multiple Listing Service, a research and database publisher specializing in residential real estate, reported the average monthly rent for a 1-bedroom apartment in Stanton was \$1,082. The average for a 2 bedroom, 1 bath apartment was \$1,360; a 2 bedroom, 2 bath was \$1,475; and a 3 bedroom was \$1,825. There were no studio apartments listed or included in the report. The rental prices in Stanton have increased as the overall cost of housing has increased throughout Southern California.



Table 7A-25 Average Monthly Rent by Unit Size	
Size of Unit	Average Rent
Studio	--
1 bedroom, 1 bath	\$1,082
2 bedrooms, 1 bath	\$1,360
2 bedrooms, 2 baths	\$1,475
3 bedrooms, 3 baths	\$1,825
All	\$1,479
Source: Southern California Multiple Listing Service, 4 th Quarter 2012	

In 2011, 59.3 of renter households spent 30 percent or more of their income on rent. Over 29 percent spent at least 50 percent of their income on rent. Data on overpayment is provided in the Existing Needs section.

Table 7A-26 Gross Rent as a Percentage of Household Income in 2011		
Percent of Household Income	Number of Households	Percent of Households
Less than 10 percent	260	4.6%
10 to 14.9 percent	333	5.9%
15 to 19.9 percent	538	9.5%
20 to 24.9 percent	442	7.8%
25 to 29.9 percent	588	10.3%
30 to 34.9 percent	545	9.6%
35 to 39.9 percent	553	9.7%
40 to 49.9 percent	589	10.4%
50 percent or more	1,687	29.7%
Not computed	150	2.5%
Total	5,685	100%
Source: U.S. Census Bureau, 2007-2011 American Community Survey, B25070		

iii. Affordability Gap Analysis

The costs of home ownership and renting can be compared to a household’s ability to pay for housing. Housing affordability is defined as paying no more than 30 percent of the household income on housing expenses. Table 7A-27 summarizes affordable rents and purchase prices by income categories based on the 2012 HUD median income of \$85,300 for Orange County. Affordable purchase price assumes a 4.5 percent interest rate with a 30-year mortgage.



Table 7A-27 Affordable Rent and Purchase Price By Income Category			
Income Category	Annual Income ¹	Affordable Rent Payment ²	Estimated Affordable Purchase Price ³
Extremely low income	≤ 30% MFI ⁴	≤ \$723	≤ \$88,000
Very-low income	31-50% MFI	\$723-\$1,203	\$88,000-\$146,600
Low income	51% - 80% MFI	\$1,203-\$1,706	\$146,600-\$234,450
Moderate income	81% - 120% MFI	\$1,706-\$2,559	\$234,450-\$351,800
Above-moderate income	>120% MFI	>\$2,559	>\$351,800
Notes: ¹ Income limits established by State of California HCD ² Based on 30% of income. ³ Assumes 4.5% interest rate, 30 year mortgage ⁴ MFI= 2012 HUD Median Family Income (\$85,300)			

iv. Rental Affordability

As shown in Table 7A-25, the average rent for any size apartment in Stanton exceeds the affordable payment for very-low income households. The affordable rent payment for low-income households corresponds to the average rent for 1- and 2-bedroom apartments. The average rent for a 3-bedroom apartment would be affordable for the moderate and above-moderate income categories.

v. Ownership Affordability

The median price of housing in Stanton, as shown Table 7A-24, exceeds the affordability range for all income categories except moderate and above-moderate income households. This indicates that there is an affordability gap for ownership housing. Lower income households may have trouble finding housing that they can afford to purchase.

C. HOUSING NEEDS

This section provides an overview of existing housing needs in the City of Stanton. The four major “need” categories considered in this element are:

- Housing need resulting from households overpaying for housing,
- Housing need resulting from overcrowding,
- Housing need resulting from population growth and demolition of the existing housing stock,
- Housing needs of “special needs groups” such as elderly persons, large households, female headed households, persons with disabilities, homeless persons, and farm workers.



1. Households Overpaying for Housing

Overpayment is defined as a renter paying more than 30 percent or an owner paying more than 35 percent of their household’s gross income on housing-related expenses. Housing-related expenses include rent or mortgage payments, electricity, and gas. High housing costs can cause households to use a disproportionate percentage of their income for housing. This may result in financial problems, deferred maintenance, or overcrowding. Table 7A-28 provides the SCAG Regional Housing Needs Assessment estimates of overpayment. Approximately 44 percent of Stanton’s total households overpay: approximately 55 percent of renter households and 32 percent of owner households. Severe overpayment is most prevalent in renter-occupied households, approximately 30 percent of overpaying households falling into this category.

Overpayment (% of income)	Owner Occupied		Renter Occupied		Total	
	House-holds	% Overpaying	House-holds	% Overpaying	Households Overpaying	% Overpaying out of total # of households
Moderate (30 to 49% Renter; 35 to 49% Owner)	785	14.6%	1,430	25.5%	2,215	20%
Severe (>50%)	974	18.2%	1,676	29.9%	2,650	24%
Total	2,215	32.8%	2,650	55.4%	4,865	44%

Note: Total Number of Households: 10,972.
Source: Regional Housing Needs Assessment, SCAG 2011.

2. Overcrowding

Overcrowding is defined by the U.S Census Bureau as households having an average of more than one person per room. Overcrowding usually reflects one of three conditions: 1. a family or household in too small a dwelling; 2. a family chooses to house extended family members; or 3. a family rents living space with nonfamily members. Whatever the cause of overcrowding, there appears to be a direct link to housing affordability. Overcrowding puts a strain on public facilities and services, reduces the quality of the physical environment, and can eventually cause conditions that contribute to the deterioration of the housing stock.

According to SCAG, approximately 18 percent of the total occupied units in Stanton are overcrowded: 3.5 percent of owner-occupied households and 14.6 percent of renter-occupied. Table 7A-29 shows the number of overcrowded units by tenure.



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Table 7A-29 City of Stanton Overcrowding by Tenure		
	Overcrowded Households	% Overcrowded
Owners	385	3.5%
Renters	1,603	14.6%
Total	1,988	18.1%
Notes: 10,972 total housing units.		
Source: Regional Housing Needs Assessment, SCAG 2011.		

3. 2006–2014 Growth Needs

A local jurisdiction’s “fair share” of the regional housing need is the number of additional dwelling units that need to be constructed in a jurisdiction in order to:

- House the anticipated growth in the number of households,
- Replace expected demolitions and conversions of housing units to nonhousing units,
- To achieve a future vacancy rate that allows for the healthy functioning of the housing market.

The fair share is allocated into the four household income categories used in state and federal programs: very low, low, moderate, and above moderate income. The City must also plan for the growth needs of extremely low income households. The extremely low income need is assumed to be 50 percent of the very low income allocation. The allocations are further adjusted to avoid an over-concentration of lower income households in any one jurisdiction.

The allocation of housing needs begins with the California Department of Finance’s projection of the total statewide housing demand, which is apportioned by the Department of Housing and Community Development (HCD) to each of the state’s regions. Each region is usually represented by a council of governments (COG), which is responsible for future housing needs.

The Southern California Association of Governments (SCAG) is responsible for allocating housing in the region including the City of Stanton. The 2014–2021 Regional Housing Needs Allocation for the City of Stanton is provided in Table 7A-30.

Table 7A-30 City of Stanton Fair Share Housing Needs Allocation, 2014–2021					
	Total	Very Low Income ¹	Low Income	Moderate Income	Above Moderate Income
Number of Units	313	68	49	56	140
Note: ¹ Although not provided in the RHNA state law requires cities to plan for units to accommodate extremely low income, which can be estimated at 50% of very low income, or 34 units.					
Source: Regional Housing Needs Allocation, SCAG 2011.					



4. Special Needs Groups

Certain segments of the population may have more difficulty finding decent, affordable housing due to their special needs. This section identifies the needs of specific groups including: elderly persons, large households, female-headed households, persons with disabilities, homeless persons, and farmworkers. Presented is data from the 2010 U.S. Census and the 2011 ACS as well as data from SCAG and the County of Orange.

a. Elderly Persons

Elderly persons are considered a special needs group because they are likely to have fixed incomes and may require specialized housing. The primary housing concerns regarding elderly persons residing in Stanton are:

- Income: the elderly population is generally on a fixed income.
- Household Composition: the elderly, especially women, often live alone.
- Transportation: the elderly population is more likely to utilize public transportation.
- Health Care: the elderly often have greater need for health care.

In 2010, elderly persons (age 65 and older) comprised 10 percent of Stanton’s total population. Of the total households in Stanton in 2010, 7 percent had an elderly householder. There are approximately 900 elderly persons who live alone in the City. One-quarter of the owner-occupied housing units in the City are owned by elderly residents. Table 7A-31 provides a further breakdown of householders by tenure and age in Stanton.

Householder Age	Owner Occupied		Renter Occupied		Total	
	Units	%	Units	%	Units	%
15–24 years	43	0.8%	287	5.3%	330	3.1%
25–34 years	497	9.2%	1,157	21.4%	1,654	15.2%
35–64 years	3,527	65%	3,193	59%	6,720	62.1%
65–74 years	692	12.8%	451	8.3%	1,233	11.4%
75+ years	659	12.2%	319	5.9%	889	8.2%
Total	5,418	100%	5,407	100%	10,825	100%

Source: U.S. Census 2010 SF1, QT-H2.

As indicated in Table 7A-32, the median household income for households with a householder age 65 years and older was \$32,244 in 2011. Income for seniors in Stanton is increasing at a slightly slower pace than inflation, which means that this segment of the population may have problems paying for housing as housing rates increase. In comparison the median household income for seniors in Orange County was \$47,946 in 2011.



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Table 7A-32 Senior Citizen Median Household Income 2011		
Householder Age	City of Stanton 2011 Median Household Income	Orange County 2011 Median Household Income
65+ years	\$32,244	\$47,946
All age groups	\$51,933	\$75,762
Note: Median Family Income for Orange County was \$85,009 and \$53,968 for the City of Stanton. Source: 2011 (2007-2011) ACS, DP03 & S1903.		

Based on 2011 ACS data shown in Table 7A-33, 39.2 percent of senior citizen households earned less than \$25,000, and 44.9 percent earned \$25,000 to \$74,999, falling within the very low, low and moderate income categories.

Table 7A-33 Senior Citizen Household Income Distribution 2011		
Income	Householder Age 65+ years in 2011	
	Number	%
<\$25,000	803	39.2%
\$25,000–\$34,999	265	12.9%
\$35,000–\$49,999	283	13.8%
\$50,000–\$74,999	372	18.2%
\$75,000–\$99,999	178	8.7%
\$100,000–\$149,999	123	6.0%
\$150,000–\$199,999	24	1.2%
>\$200,000	0	0%
Total	2,048	100%
Source: 2011 (2007–2011) ACS, B19037.		

In addition to having a fixed income, elderly persons often have special needs related to housing construction and location. In terms of location, elderly persons often require access to medical facilities and public transit. The ACS provides information on the number of persons with disabilities of varying types and degrees. The two categories of physical disabilities that affect a person's need for special housing accommodations are self-care difficulty and independent living difficulty. Persons with self-care disabilities report having difficulty dressing, bathing, or getting around inside the home. Persons with independent living disabilities have difficulty going outside the home alone to shop or visit a doctor's office. Elderly persons with self-care and independent living limitations may need housing equipped with ramps, handrails, elevators, and lower cabinets and counters. The elderly may also need special security devices for their homes for greater self-protection.

In Stanton, it is estimated that 37.3 percent of the total elderly population reported having at least one disability. It is common for the elderly to suffer from multiple disabilities. The ACS estimates that 8.6 percent of the total elderly population had one type of disability only, 28.7



percent had two or more types of disabilities, and 62.7 percent had no disability. Table 7A-34 gives the total number of instances for each disability type.

Disability Type	Total	% of Elderly with any Disability
Hearing Difficulty	527	15.3%
Vision Difficulty	360	10.5%
Cognitive Difficulty	388	11.3%
Ambulatory Difficulty	795	23.1%
Self-Care Difficulty	351	10.2%
Independent Living Difficulty	791	23.0%
Total with One or More Disability	1,283	37.3%

Source: 2007–2011, ACS S1810.

According to the 2011 ACS, 36.5 percent of the elderly with disabilities are male and 63.5 percent are females. The increasing number of elderly persons who desire to continue to live independently is creating a demand for more affordable housing.

b. Large Households

Large households are defined as having five or more persons within the same household. Large households are included as a special needs group because they require larger dwellings with more bedrooms.

The 2010 U.S. Census reported 2,900 large households, 26.7 percent of total households in Stanton. Of the large households, 1,258 were owner occupied and 1,642 were renter occupied (see Table 7A-35). Large households often have the highest cost burden and report the highest percentage of housing problems. This is especially true for renter households because multifamily rental units are typically smaller than single-family units. Finding larger units at an affordable price is especially a concern for households with lower incomes.

Number of Persons in Unit	Owner Occupied	Renter Occupied	Total
Five	507	696	1,203
Six	284	418	1,114
Seven or more	467	528	995
Total Large Households	1,258	1,642	2,900
Percent of Total Households¹	11.6%	15.1%	26.7%

Notes:
¹ 10,825 total households.
Source: U.S. Census 2010 QT-H2, SF1.



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Currently, less than 4 percent of the City’s rental housing stock has four or more bedrooms (refer to Table 7A-18), resulting in a high percentage of large family households that are forced to live in overcrowded situations.

c. Female Headed Households

Female headed households are a special needs group due to their low rate of homeownership and higher instances of poverty. In 2011, 1,997 or 18.4 percent of Stanton’s households were female-headed. Of these, 13.5 percent were owner households (see Table 7A-36). The majority of female headed, owner occupied households did not have children. However, the majority of female headed, renter occupied households did have at least one child under the age of 18. It is estimated that 1,190 (59.5 percent) female headed households had at least one child under the age of 18.

Table 7A-36 City of Stanton Tenure in Female Headed Households					
Household Type	Owner Occupied	% Owner Occupied	Renter Occupied	% Renter Occupied	Total
Female householder, no husband present, below poverty level	114	2.0%	333	5.9%	447
Female householder, no husband present, above poverty level	665	11.5%	885	15.6%	1,550
Total	779	13.5%	1,218	21.4%	1,997
Source: ACS 2007–2011, B11012 and B17019.					

As shown in Table 7A-37, 447 or about 22 percent of female headed households were below the poverty level in 2011. Four hundred and twenty-one of these households had at least one child under the age of 18.



Table 7A-37 City of Stanton Children in Female Headed Households					
Household Type	Total	Number below Poverty Level	% below Poverty Level	Number above Poverty Level	% above Poverty Level
Female householder, no husband present, with own children under 18	1,190	421	21.1%	769	38.5%
Female householder, no husband present, no children	807	26	1.3%	781	39.1%
Total	1,997	447	22.4%	1,550	77.6%

Source: ACS 2011 (2007–2011), B17010.

d. Persons with Disabilities

Access and affordability are two major needs of persons with disabilities. For those with physical disabilities, access both within their homes and to and from the site is important. This often requires specially designed dwelling units. Persons with disabilities, like the elderly, have special needs in regards to location. There is typically a desire to be located near public facilities and public transportation.

Table 7A-38 shows the number of persons, five years old and above, with cognitive, ambulatory, self-care, and independent living difficulty in Stanton. Persons age five and above with disabilities represent 7.2 percent of all residents.

Table 7A-38 City of Stanton Persons Reporting Cognitive, Physical, and Self-Care Disabilities				
Age Group	Cognitive Difficulty	Ambulatory Difficulty	Self-Care Difficulty	Independent Living Difficulty
5–17 years	134	40	129	0
18–64 years	556	560	247	520
65+ years	388	795	351	791
Total 5+ years with a disability	2,756		7.2%	

Notes:
Total 5–17 year olds: 7,916; 18–64 year olds: 24,314; 65+ year olds: 3,440.

Source: ACS 2011 (2009–2011), S1810.



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Not all disabilities are tracked by the Census, ACS, or County data. For example, the surveys noted above do not specifically ask about persons or households affected by developmental disabilities. Federal law defines a developmental disability as:

- A disability that originates before an individual attains 18 years of age,
- Continues, or can be expected to continue, indefinitely,
- Constitutes a substantial disability for that individual which includes mental retardation, cerebral palsy, epilepsy, and autism,
- Disabling conditions found to be closely related to mental retardation or to require treatment similar to that required for individuals with mental retardation, but do not include other handicapping conditions that are solely physical in nature.

The county and state both offer housing assistance programs for persons with disabilities. A housing voucher program administered through the Orange County Housing Authority (OCHA) provides monthly rental assistance to persons and families with special needs. The Regional Center of Orange County (RCOC) is a private nonprofit contracted by the state to coordinate lifelong services and support for individuals with developmental disabilities. They currently serve close to 17,000 Orange County residents with a variety of services, including medical, therapy, and day care programs; housing assistance through licensed or nonlicensed residential care-and-board facilities, and independent living options.

RCOC assisted 197 developmentally disabled persons in Stanton in 2012. The information in Table 7A-39 provides a closer look at this population.

Location	Age					Total
	0–14 Years	15–22 Years	23–54 Years	55–65 Years	65+ Years	
90680	90	28	65	11	3	197

Source: Regional Center Orange County, 2012.

As previously stated, housing problems often faced by persons with disabilities include overpayment, overcrowding, and/or lack of complete kitchen facilities and plumbing systems. Affordability of housing is another important factor for people with disabilities since they may be living on a fixed income. About 15 percent of people with disabilities are living below the poverty level. Table 7A-40 provides a breakdown of disabled individuals by age and poverty.



Table 7A-40
City of Stanton
Disabled Individuals by Age and Poverty Level, 2011

Age	Income below Poverty Level	Income at or above Poverty Level	Total
5–17 years	0	259	259
18–34 years	17	187	204
35–64 years	236	774	1010
65–74 years	57	289	346
75+ years	98	839	937
Total	408	2,348	2,756
% of Total	14.8%	85.2%	100%

Source: 2011 (2009–2011) ACS, B18130.

Housing considerations are important to this group—such as proximity to services and transit and accommodations for accessibility such as ramps and rails. The Federal Fair Housing Act, American with Disabilities Act, and the California Code of Regulations Title 24 include standards and conditions for new development to ensure full accessibility for disabled individuals. Local government constraints could also be barriers to housing.

State law ensures fair and equal housing opportunities are provided for people with disabilities. In accordance with Senate Bill 520, the City adopted a reasonable accommodation ordinance. The ordinance provides a process for disabled individuals or those acting on their behalf to make requests for reasonable accommodation in regard to relief from land use, zoning, or building regulations, policies, practices, and procedures of the City. The City’s reasonable accommodation ordinance is further discussed in the Governmental Constraints section of this document (Appendix 7B).

e. Homeless Population and Transitional Housing

A person is considered homeless when he or she lacks a fixed, regular, and adequate nighttime residence. HUD defines periods or “episodes” of homelessness as at least 15 days; four separate episodes within three years or continuously homeless for one year is considered “chronically homeless.” Enumeration of the homeless population is difficult because of its transient nature and because of “hidden homeless,” or people who move around in temporary housing.

The most recent data regarding the homeless population in Orange County comes from the 2011 Point-in-Time Count and Survey and the 2009 Ten-Year Plan to End Homelessness. Both the ten-year plan and the biennial point-in-time counts are required by the United States Department of Housing and Urban Development as part of a national effort to enumerate the homeless population.



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The homeless population is broken into two categories: sheltered and unsheltered. The 2011 point-in-time count reported 40 homeless people in shelters who gave Stanton as their last permanent address. Based on the county's unsheltered projection of 4,272 and the estimated 1.6 percent of unsheltered homeless who answered Stanton as their last place of residence, it is estimated that there were 68 unsheltered homeless from Stanton. Therefore, it is estimated that there were 108 homeless (sheltered and unsheltered) from Stanton on the night of the count.

The county's 2009 ten-year plan to end homelessness reported approximately 4,055 shelter beds throughout the county. Of those, about 1,230 were emergency shelter beds and 2,825 were transitional shelter beds. There are currently no shelters in Stanton; however, there are food and financial assistance providers who serve people in Stanton. The Illumination Foundation is a public/private partnership providing healthcare and housing options focusing on families and children. Since 2008, Illumination Foundation has served 601 families with emergency and interim housing. Other providers in the City include We Care-Operation Food, which provides food to approximately 1,000 clients from Stanton annually, and the Families and Communities Together (FaCT) Stanton Family Support Center. The local FaCT support center offers numerous outreach programs, including financial assistance to pay for rent or motel costs on an emergency basis. The 12 FaCT centers throughout Orange County assisted 5,168 families during the 2011–2012 fiscal year. The Stanton Center assists clients from Stanton, Garden Grove, Anaheim, and Cypress.

f. Farm Workers

Farm workers are traditionally defined as persons whose primary incomes are earned through seasonal agricultural work. Following changes in north Orange County's economy, active agricultural production has virtually been eliminated in the area. The 2011 SCAG RHNA estimates that 135 (less than 1 percent of the working population) of Stanton's residents are employed in agriculture (or related industries).

Resources for Special Needs Groups

The following are resources available to help address the needs of Stanton's special needs groups:

- Affordable Housing
 - Continental Gardens: family housing units between one to three bedrooms.
 - Park Place Stanton Senior Apartments: housing for seniors age 55 and over.
 - Plaza Patria Court: family housing units from one to three bedrooms.
 - Casa de Esperanza: special needs housing between one to two bedrooms.
- Homeless Service Providers
 - We Care Food Operation: provides food assistance in Stanton.
 - The Family Support Center: provides financial assistance to pay for rent or motel costs on an emergency basis.
 - Illumination Foundation: provides housing and healthcare services to homeless families. Their programs include emergency, interim, and permanent housing as well as recuperative care and medical outreach.



- Mental Health Association of Orange County: nonprofit organization that operates four service centers throughout Orange County with programs to serve adults with severe and persistent psychiatric disorders.
- Orange County Community Services
 - Homeless Prevention Programs: the county’s Housing and Community Development Department coordinates the preservation and expansion of the county's "continuum of care" system for the homeless, which focuses on homeless prevention, outreach and assessment, emergency shelter, transitional housing, supportive services, and permanent supportive housing.
 - Rental Assistance: OCHA administers federally funded programs to provide monthly rental assistance to qualified tenants in privately owned rental housing.
 - Orange County Fair Housing Council: a private nonprofit organization that works to eliminate housing discrimination and guarantee the rights of all people to freely choose the housing they qualify for in the area they desire.
 - The Regional Center of Orange County: a private nonprofit organization designated by the state to coordinate lifelong services and support for individuals with developmental disabilities.

5. Extremely Low Income Households

Extremely low income households are defined as households with income less than 30 percent of the median family income. The provisions of Government Code Section 65583 (a)(1) require quantification and analysis of existing and projected housing needs of extremely low-income households. In 2011, 16.5 percent of Stanton households were in the extremely low income category (refer to Table 7A-13).

Table 7A-41 provides a summary of housing problems experienced by extremely low income households in the City of Stanton. These households often experience both overpayment and overcrowding. They may also face other housing problems, such as a lack of necessities like a kitchen or plumbing as a compromise for more affordable rent. Based on state income limits for 2012, a four-person, extremely low income household earns no more than \$25,590 and can afford a rent or mortgage of \$640 a month.

Table 7A-41 City of Stanton Extremely Low Income Households and Housing Problems 2011		
	Total	Percent of Total
Extremely Low Income Households- Household Income ≤ 30% MFI	1,759	16.2%
Lacking a Kitchen	298	2.7%
Lacking Telephone Service	296	2.6%
Lacking Plumbing	26	0.2%
<small>Notes: Lacking a kitchen, telephone service, and plumbing numbers are not exclusively for extremely low income households, the totals above are estimates for all housing units in the City. Source: 2011 SCAG data based on the 2005–2009 ACS.</small>		



**APPENDIX 7B:
HOUSING CONSTRAINTS & RESOURCES**

A. GOVERNMENTAL CONSTRAINTS

Governmental constraints include policies, standards, requirements or actions imposed by government upon land and housing ownership and development. Although state and federal agencies also play a role in the imposition of governmental constraints, these agencies are beyond the control of local government and are therefore not addressed in this analysis.

1. Land Use Controls

a. General Plan

Every California city is required to have a General Plan, which establishes policy guidelines for development within the city. The General Plan is the foundation for all land use controls in a jurisdiction. The Land Use Element identifies the location, distribution and density of land uses in the City. In implementing the General Plan, the City of Stanton utilizes a number of planning tools including Zoning Regulations, Specific Plans and the Subdivision Ordinance. General Plan residential densities are expressed in dwelling units per acre.

The 2008 Stanton General Plan provides for three residential land use designations, in addition to four mixed-use development opportunity areas in the City. Table 7B-1 summarizes these designations and their associated acreages and density ranges.

Table 7B-1 General Plan Residential Land Use Designations			
Designation	Description	Acreage	Density Range
Low Density Residential	Detached single-family housing	436.4	1-6 du/ac
Medium Density Residential	Townhomes, detached cluster housing, condominiums, duplexes, triplexes, four-plexes	166.4	6.1-11 du/ac
High Density Residential	Multi-family residential development	321.8	11.1-18 du/ac
North Gateway Mixed Use District	Detached cluster housing, townhomes, condominiums, multi-family residential	22.4	Up to 45 du/ac
South Gateway Mixed Use District	Detached cluster housing, townhomes, condominiums, multi-family residential	92.7	Up to 60 du/ac
General Mixed Use District	Detached cluster housing, townhomes, condominiums, multi-family residential	112.5	Up to 45 du/ac
Town Center Mixed Use District	Commercial, office, and residential uses up to five stories in height	37.9	Up to 60 du/ac
Source: City of Stanton Consolidated General Plan, 2008			



According to the General Plan, a total of 18,572 dwelling units are anticipated within the City limits at build-out. The U.S. Census reports 11,936 dwelling units are currently developed within the City as of 2011. There is a potential for 6,636 units to be added to the City's housing stock based on General Plan estimates.

Stanton Plaza Specific Plan

In 2005, the City adopted a revised Specific Plan for the Stanton Plaza (now known as Renaissance Plaza) area. The Stanton Plaza Specific Plan incorporates one mixed-use area and two residential areas and one commercial area. The permitted residential density range is 12 to 48 du/ac. As of 2011, the residential component of the Stanton Plaza Specific Plan has been completed, and has yielded a total of 157 units. The mixed-use portion has also been developed which included 12 residential units, 7 of which were live-work units, with the commercial component on the first floor, and the residential component on the upper floors.

Town Center Specific Plan

In 2008, the City Council adopted the General Plan which established the Town Center Mixed Use Designation. The area for this mixed use designation is centrally located in the City, adjacent to the Civic Center Complex, and with a strong arterial axis of Beach Blvd. and Main St. The purpose of the Town Center Mixed Use District was to develop a core downtown in the City that centered around a transit-oriented development. To establish the mixed-use district, the City determined the most appropriate route would be through a specific plan. The Town Center Specific Plan has been developed and has been presented to the City Council for review. In order to allow for additional public review by the affected property owners and to allow for additional public outreach to the development community, the City Council has not taken action on the Specific Plan.

Affordability can be determined by permitted density of development. The state of California (Government Code Section 65583.2(c)(3)(B)) allows local governments to utilize "default" density standards. For metropolitan jurisdictions like Stanton, the appropriate density to accommodate housing for lower-income households is at least 30 dwelling units per acre. The availability of developable acreage in upper density ranges allows for development of certain types of housing that may be affordable to very-low and low-income households.

b. Zoning Code

The Zoning Code establishes more specific development standards, allowable uses and limitations. Zoning regulations control development by establishing requirements related to height, density, lot area, yard setbacks and minimum parking spaces. These site development standards work to ensure a quality living environment for all residents in Stanton.

There are four residential zoning districts in Stanton. In addition to the residential districts, there are three mixed-use overlay districts which also allow residential development. Table 7B-2 summarizes the zoning districts that permit residential uses.



APPENDIX 7B: CONSTRAINTS & RESOURCES

Table 7B-2 Permitted Uses								
Description of Use	RE	RL	RM	RH	GLMX	NGMX	SGMX	IG
Single-family detached	P	P	P	P	CUP	CUP	CUP	--
Duplex	--	--	P	P	--	--	--	--
Single-family attached	--	--	P	P	P	P	P	--
Multiple family	--	--	P	P	P	P	P	--
Manufactured homes on permanent foundations	P	P	P	P	--	--	--	--
Mobile home park	CUP	CUP	CUP	CUP	--	--	--	--
Group Home	--	--	CUP	CUP	--	--	--	--
Single Room Occupancy	--	--	CUP	CUP	--	--	--	--
Emergency Shelters	--	--	--	--	--	--	--	P
Transitional Housing ¹	--	--	P	P	P	P	P	--
Supportive Housing ²	--	--	P	P	P	P	P	--
Second Dwelling Unit	P	P	P	P	--	--	--	--
Notes:								
P=permitted, CUP=subject to a conditional use permit								
¹ Transitional Housing is defined in Title 20 of the Stanton Municipal Code as "A facility or use that provides housing accommodations and support services for persons and families, but restricts occupancy to no more than 24 months. Supportive services may include meals, counseling, and other services, as well as common areas for residents of the facility. Transitional housing shall be considered a residential use and only subject to those restrictions that apply to other residential uses of the same type in the same zone. Transitional housing programs may utilize residential care homes wholly or as a part of their overall facilities."								
² Supportive Housing is defined in Title 20 of the Stanton Municipal Code as "A facility or use that provides housing with no limit on length of stay; that is occupied by the target population, as defined by Health and Safety Code Section 53260(d); and that is linked to on-site or off-site services that assist tenants in retaining housing, improving their health status, maximizing their ability to live and, when possible, work in the community. Supportive housing shall be considered a residential use and only subject to those restrictions that apply to other residential uses of the same type in the same zone. Supportive housing programs may utilize residential care homes wholly or as a part of their overall facilities."								
Source: City of Stanton Municipal Code (Title 20)								

Table 7B-3 summarizes the zoning requirements for the residential designations. The summary includes minimum lot size, maximum lot coverage, maximum building height and minimum setbacks.



**Table 7B-3
Summary of Residential Zoning Requirements**

Zone	Minimum Lot Area	Maximum Lot Coverage	Maximum Building Height	Minimum Front Yard	Minimum Interior Side Yard	Minimum Street Side Yard	Minimum Rear Yard	
							1-Story	2-Story +
Estates District (EL)	20,000 sq. ft.	Interior lot 30% Corner lot 35%	2 stories 32 ft.	20 ft.	5 ft.	10 ft.	15 ft.	20 ft.
Single Family Residential (RL)	6,500 sq. ft.	Interior lot 40% Corner lot 45%	2 stories 32 ft.	20 ft.	5 ft.	10 ft.	15 ft.	20 ft.
Medium Multi-family Residential (RM)	8,000 sq. ft.	50% maximum	2 stories 32 ft.	20 ft.	10 ft.	10% of lot width or no less than 10 ft.	15 ft.	20 ft.
Multi-family Residential (RH)	8,000 sq. ft.	65% maximum	3 stories 40 ft.	20 ft.	2-story – 10 ft 3-story – 15 ft	10% of lot width, a min. of 10' and a max. of 20'	15 ft.	2-story - 20 ft. 3-story – 25 ft
General Mixed Use Overlay (GMX)	40,000 sq. ft.	75% maximum	3 stories 45 ft.	0-15 ft	10 ft.	5 ft.	10 ft.	10 ft.
North Gateway Mixed Use Overlay (NGMX)	30,000 sq. ft.	70% maximum	3 stories 45 ft.	0-15 ft.	5 ft.	0 ft.	10 ft.	10 ft.
South Gateway Mixed Use Overlay (SGMX)	50,000 sq. ft.	75% maximum	5 stories 65 ft.	0-10 ft.	5 ft.	0 ft.	10 ft.	10 ft.
Planned Development (PD)	Varies	Varies	Varies	Varies	Varies	Varies	Varies	Varies

Source: City of Stanton Municipal Code Title 20, Sect. 20.200 et seq.



The City also utilizes Planned Development (PD) zoning permits, which emphasizes high quality development through creative site design, architectural treatment and provision of site amenities. The PD standards include “creative lot configuration” such as modified setbacks, increased lot coverage and reduction in lot size in order to achieve higher densities than traditional zoning. The use of PD zoning permits creates opportunities for small lot detached housing or mixed-use projects. The PD overlay also provides for density bonuses for market rate housing based on the quality of features and amenities.

Prior to the comprehensive zoning code update, the City found that the housing projects proposed in the City were within the allowed densities, however, were not able to meet some of the development standards, such as front and rear setbacks, and required distances between habitable buildings. This created a constraint on the housing development in the City. Through the comprehensive zoning code update, the City modified the development standards to reduce the required setbacks and separation requirements, and allow for greater flexibility in site design. The City has found that recently approved and/or constructed housing projects reviewed utilizing the new zoning code standards have been constructed to meet the new development standards. Based on these proposed and constructed projects, the City concludes that the development standards approved through the comprehensive zoning code update do not unduly impact the cost and supply of housing, or the ability for developments to achieve maximum densities.

c. Site Improvements

Site improvements vary depending on the location and existing infrastructure of a specific site. Dedication and construction of streets, alleys and other public easements and improvements may be required to maintain public safety and convenience. The City’s standards and requirements for streets, sidewalks, parkway trees and other site improvements are found in the Municipal Code.

The City of Stanton does not have adopted street standards for residential development; however typical local street widths are as follows:

- Local Streets- 52 ft. right-of-way (40 ft. pavement width)
- Commuter Streets- 56 ft. right-of-way (40 ft. pavement width)
- Secondary Arterial Highways- 84 ft. right-of-way (68 ft. pavement width)
- Primary Arterial Highways- 104 ft. right-of-way (84 ft. pavement width)
- Major Arterial Highways- 122 ft. right-of-way (102 ft. pavement width)

For residential developments with private internal streets and driveways, the City provides flexibility in the street widths. However, minimum width and turnaround areas are required by the Orange County Fire Authority for fire safety access.

d. Parking Requirements

Table 7B-4 summarizes the parking requirements for residential units within the City of Stanton.



**Table 7B-4
Residential Parking Requirements**

Type of Residential Development	Required Parking Spaces	Comments
Single Family Dwelling	1 bedroom: 2 enclosed spaces 2 bedrooms: 3 spaces (at least 2 enclosed) 3-4 bedrooms: 4 spaces (at least 2 enclosed) 5+ bedrooms: 4 spaces (at least 2 enclosed) + 0.5 spaces per additional bedroom	
Single Family Dwelling – Cluster, Subdivisions and condominiums	1 bedroom: 2 enclosed spaces 2 bedrooms: 3 spaces (at least 2 enclosed) 3-4 bedrooms: 4 spaces (at least 2 enclosed) 5+ bedrooms: 4 spaces (at least 2 enclosed) + 0.5 spaces per additional bedroom	Plus 1 parking space for every 3 dwelling units for guest parking purposes
Multi-Family Residential	Studio: 1 space 1 bedroom: 2 spaces 2 bedrooms: 2.75 spaces 3 bedrooms: 3.5 spaces 4 or more bedrooms: 4 spaces + 0.5 per additional bedroom	Plus 1 parking space for every 3 dwelling units for guest parking purposes
Senior Residential Projects	1 covered space per unit + 1 uncovered space per 5 units for guest parking	
Mobile Home Park	2 spaces per trailer space + 1 guest space per 5 trailer spaces	
Second Dwelling Unit	1 covered space per bedroom, minimum 2 spaces	
Single Room Occupancy (SRO) Facilities	1 space per 2 rooms	
Affordable Housing Projects Using Density Bonus	Studio: 1 space 1 bedroom: 1 space 2 bedrooms: 2 spaces 3 bedrooms: 2 spaces 4 or more bedrooms: 2.5 spaces	
Source: City of Stanton Municipal Code Title 20, Sect. 20.320.030 et seq.		

Stanton is the second densest city in Orange County. This creates an issue with the amount of parking provided to accommodate the City’s current and future residents. The City has found that previously approved residential projects under the past zoning codes did not provide sufficient parking to meet the needs of the residents. This resulted in parking overflowing onto public streets, and in surrounding neighborhoods, negatively impacting the established residential neighborhoods. To rectify this issue, the City modified the parking standards through the comprehensive zoning code update to require parking spaces based on bedroom counts to ensure the larger dwelling units provide sufficient parking for the property. The increase in parking requirements may have resulted in a governmental constraint. However,



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the City did reduce and eliminate other development standards to provide a greater flexibility in site design, to balance the parking constraints. In addition, through the comprehensive zoning code update, the City provided opportunities to request a parking reduction of between 10-15% of the required parking. An administrative reduction may be provided for a 10% reduction for all projects, and up to 15% if the project site is over 10,000 square feet. A conditional adjustment through a Minor Use Permit may also be approved on all projects. For affordable housing projects, if a density bonus is requested, the parking may be reduced based on the allowed concessions as identified in Table 7B-4 (Residential Parking Requirements). Recently approved housing projects have been able to develop within the permitted density ranges for the zone, while also meeting the larger parking requirement. As such, the City concludes that parking requirements approved through the comprehensive zoning code update do not unduly impact the cost and supply of housing, or the ability for developments to achieve maximum densities.

e. Emergency Shelters, Supportive and Transitional Housing and Single-Room Occupancy (SRO) Units

Supportive and Transitional housing are permitted in a number of zoning districts within the City. As shown in Chapter 20.210.020(Residential Zones), supportive and transitional housing are permitted by right in RM (Medium Density Residential) and RH (High Density Residential) zones. In addition, supportive and transitional housing is also permitted by right in all three mixed-use overlay districts, as shown in Chapter 20.230.040. Emergency shelters are permitted by right in the IG (Industrial General) zone to accommodate up to 20 persons per facility. Single-Room Occupancy (SRO) Facilities are permitted, subject to a conditional use permit, and specific use standards in the RM (Medium Density Residential) and RH (High Density Residential) zone, as shown in Chapter 20.210.020 and 20.400.360.

Adequate Sites for Emergency Shelters:

Pursuant to SB2, jurisdictions with an unmet need for emergency shelters are required to identify a zone(s) where emergency shelters will be allowed as a permitted use without a conditional use permit or other discretionary permit. The identified zone(s) must have sufficient capacity to accommodate the shelter need, and at a minimum provide capacity for at least one year-round shelter.

To comply with the provisions of SB2, the City identified the IG (Industrial General) zoning district to permit emergency shelters without discretionary approvals. There is 186.9 acres of the IG zoning district, approximately five acres of which are vacant.

The IG zoning district is intended to support industrial and heavy commercial uses, with activities located mostly within enclosed buildings and typically have little or no potential of creating noise, dust, smoke, vibration, or other environmental impacts that may adversely impact surrounding uses. Many of the services that would support emergency shelters, including medical facilities, retail centers, and transportation are permitted uses in this district, or are permitted in zoning districts adjacent to the IG zone. If emergency shelters were to locate in the IG zoning district, many supporting services already exist, or would be able to establish in the zone.



Table 7B-5 summarizes the IG zoning district’s development standards. There are opportunities for redevelopment or adaptive reuse of sites within the district. The development standards for this zoning district are not unduly restrictive and do not diminish the capacity of the land to accommodate the shelter need.

Table 7B-5 Development Standards in the IG Zoning District		
Development Standards	IG	Specific Provisions
Minimum net lot area (sq. ft.)	6,500 sq. ft.	Auto repair and servicing related uses require greater minimum lot sizes.
Maximum floor area ratio	1.0	
Minimum width at required front setback area	65 ft.	
Minimum depth	100 ft.	Minimum 80 ft. on a cul-de-sac in IG zone.
Front Setback	20 ft.	
Interior side yards-	0 ft.	If property is adjacent to a residential zone, the setback shall be 15 ft.
Rear yard	0 ft.	If property is adjacent to a residential zone, the setback shall be 10 ft.
Accessory structure- side/rear setback	5 ft.	
Maximum height	32 ft.	
Maximum percent of lot coverage	75%	
Minimum required landscaped area	15% of the site	5% of the parking lot shall be landscaped. The landscaped area of the parking lot shall be counted towards the 15% of the site requirement.
Accessory structure- maximum height	32 ft.	
Minimum separation of accessory structure from primary building	10 ft.	An additional 5 ft. of separation is required between the main building and a two-story accessory structure.
Source: City of Stanton Municipal Code Title 20, Sect. 20.220.030, 20.410.040, 20.315, and 20.320.110		



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Single-Room Occupancy Units

Single-Room Occupancy (SRO) residences are small, one-room units occupied by a single individual, and may either have shared or private kitchen and bathroom facilities. SROs are rented on a monthly basis typically without rental deposit, and can provide entry into the housing market for Extremely Low-Income individuals, formerly homeless and disabled persons.

The City of Stanton allows SROs in the RM (Medium Density Residential) and the RH (High Density Residential) zones, subject to a Conditional Use Permit. Furthermore, SROs must comply with the following general requirements:

- All projects must comply with the City's most recently adopted Housing Element, Building, Plumbing, Fire and Electrical codes.
- All units within an SRO must be restricted to Very-Low and Low-Income persons as defined by State regulation, with the exception of the manager.
- An on-site manager is required in the SRO project.
- Rental procedures must allow for both weekly and monthly tenancies only; deposit requirements shall be specified for each type of tenancy.
- A management plan must be submitted for review and approval with the CUP application. The management plan must include the following: management plans; policies; operations; emergency procedures; security program; rental procedures; proposed rental rates; maintenance plans; staff requirements; and tenant mix, selection and regulations.
- A unit must be a minimum of 170 sq. ft. and a maximum of 400 sq. ft.
- Each unit shall contain kitchen facilities and a bathroom. Kitchens shall contain a sink with a garbage disposal, counter top, refrigerator and stove or microwave oven. Bathrooms shall contain a sink, toilet and shower or bathtub. Finally, each unit shall contain a minimum of 48 cubic feet of storage/closet space.
- The SRO facility shall provide a minimum of one parking space per two units.

f. Senior Housing

Senior residential projects are permitted in the RH (High Density Residential) zone, subject to a Conditional Use Permit, and compliance with Section 20.400.350 of the Stanton Municipal Code. This section provides requirements and standards to ensure quality living spaces and increase the ability of the elderly to live independently and close to services.

A density bonus of up to 35 percent may be approved for providing affordable housing units under the density bonus requirements if in compliance with Section 20.330 (Affordable Housing – Density Bonuses) of the Stanton Municipal Code.

g. Code Enforcement

The City's Community Improvement Program contributes to the safety and aesthetic maintenance of public and private properties through requiring compliance with City codes. Code enforcement is carried out through field investigations, citation issuance, public



education and coordination with other agencies. The inspection of properties is not concentrated in certain areas. These inspections are in response to public requests, field observations and as directed by City officials.

2. Density Bonus

The City of Stanton currently has a density bonus ordinance in its Municipal Code that is in compliance with state law (Government Code Section 65915).

The City grants a density bonus when the developer constructs a minimum number of affordable units as follows:

- 10% of the units affordable to lower income persons and families;
- 5% of the units affordable to very-low income persons and families; or
- 100% of the units to senior citizens, as defined in Section 51.2 of the California Civil Code.

In addition to the density bonus, the City provides at least one of the following regulatory concessions and/or incentives:

- Reduction or modification of zoning standards including reduction in setback or square footage requirements and parking standards;
- Approval of mixed use development in conjunction with multi-family housing;
- Other incentives proposed by the developer or the City.

As part of an affordable housing development project, the City also accepts applications for waivers or reductions to development and zoning standards that would otherwise inhibit the utilization of a density bonus on a specific site. These waivers would not reduce the number of incentives or concessions to which the applicant is entitled through the density bonus.

Currently, the RH (High Density Residential) zone affordable housing overlay allows affordable housing projects by right at a minimum density of 30 du/ac. However, the regulations for this overlay, and how it relates to the Density Bonus are not clear. Currently, there is no stated eligibility required for the percent of affordable housing necessary to qualify for the higher density. In addition, although it is intended that the concessions and incentives identified in the density bonus regulations are to be eligible for the projects utilizing the affordable housing overlay, it is not clearly identified in the Zoning Code. To clarify the requirements and eligibility for the affordable housing overlay, a program is proposed (Action H-1.1.3 (c)) as part of the Policy Program.

3. Second Dwelling Unit Requirements

In accordance with State Law, the zoning code permits second dwelling units in residential districts as an opportunity for additional housing. Second dwelling units are permitted in the RE, RL, RM, and RH zones when there is an existing single-family detached dwelling on the lot. The following requirements/standards apply:

- The property owner must occupy the primary dwelling or the second unit;
- Entrances to the second dwelling shall not be visible from the street;



APPENDIX 7B: CONSTRAINTS & RESOURCES

- The second dwelling unit may be attached or detached from the primary residence;
- For an attached unit, the floor area may not exceed 35 percent of the existing living area of the primary residence or 700 square feet, whichever is less;
- For a detached unit, the floor area may not exceed 45 percent of the existing living area of the primary residence or 700 square feet, whichever is less;
- The second dwelling unit must conform to all height, lot coverage and setback requirements, except that a detached unit must be located in the rear yard and be screened from the street;
- The second dwelling unit shall be compatible in design with the primary residence;
- Parking requirements- one enclosed single car garage per bedroom and an additional parking space if found necessary by the City.

If the owner chooses to record an affordability covenant to keep the second unit affordable for very-low income residents for a period of at least 55 years, the development standards may be modified as follows:

- The maximum floor area of the second unit can be increased to 1,200 square feet;
- The minimum setbacks for the second unit can be reduced up to 20 percent;
- The maximum lot coverage for the primary residence and second unit can be up to 50 percent;
- The enclosed required parking space can be substituted with a covered parking space; and, The City only requires one parking space per bedroom for affordable units.
- Park-in-lieu fees can be waived at the discretion of the Community Development Director

Several property owners have taken advantage of these flexible standards which go beyond the requirements of State Law.

4. Building Codes and Enforcement

A variety of building and safety codes are adopted for the purposes of preserving public health and safety and ensure the construction of safe and decent housing.

Building Codes- The City of Stanton has adopted the 2010 California Building Code, which adopts by reference the 2010 International Building Code. The 2010 California Building Code establishes construction standards applied to all buildings including residential construction. The City amends the code as needed to reflect local conditions. Residential code enforcement is done proactively and on a complaint basis.

Americans with Disabilities Act- The City's building codes require that all new residential construction comply with the Federal Americans with Disabilities Act (ADA). Enforcement of ADA requirements is not at the discretion of the City, but is mandated under federal law.

Compliance with building codes and ADA may increase the cost of housing production and can also impact the viability of rehabilitation of older dwellings required to be brought up to current standards. However, these regulations provide minimum standards that help ensure the development of safe and accessible housing.



5. Development Fees

Various fees and assessments are charged by the City and other agencies to cover the cost of development permit processing and providing local services. The fees help ensure provision of adequate public services and quality development, however they are often passed through to renters and homeowners in the price or rent of housing. The Orange County Chapter of the Building Industry Association conducts an annual land development fee survey for Orange County jurisdictions.

Table 7B-6 compares the fees in the City of Stanton with the fees reported by adjacent jurisdictions. The fee survey assumes a hypothetical subdivision of 50 units on 10 acres. The building fees are based on a hypothetical 2,500 square foot single-family, detached dwelling unit with a 400 square foot garage valued at \$166,850. Table 7B-7 illustrates the total typical development fees for single-family and multi-family applications.

Table 7B-6 Comparative Development Fee Summary (2011-2012)				
Fee Charges	Stanton	Anaheim	Garden Grove	Cypress
Environmental				
Initial Determination	N/A	N/A	\$300	N/A
Negative Declaration	\$1,385	N/A	\$775	Actual Cost; \$350 minimum
Categorical Exemption	\$55	\$181.10/hour, \$5,000 deposit	\$200	\$100
EIR Processing	Actual cost plus \$4,025 review fee	\$181.10/ hour, \$30,000 deposit	Cost + 15%	Actual Cost; \$2,500 minimum
Planning				
General Plan Amendment	\$2,325	\$181.10/ hour, \$12,000 deposit	\$1,950	Actual Cost; \$600 minimum
Zone Change	\$1,465	\$181.10/ hour, \$2,500 deposit	\$1,800	Actual Cost; \$2,000 minimum
Tentative Tract Map	\$2,365	\$181.10/ hour, 10,700 deposit	\$2,525 + \$15/lot	Actual Cost; \$1,600 minimum
Site Plan Review	\$1,220	N/A	\$2,250	Actual Cost; \$500-\$1,500 minimum



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Table 7B-6 Comparative Development Fee Summary (2011-2012)				
Conditional Use Permits and Variances	Minor CUP: \$650 CUP: \$2,825 Variance: \$1,460	\$181.10/hour, Minor CUP: \$5,000 deposit CUP: \$10,000 Deposit Variance: \$10,000 deposit	CUP:2,100 Variance: 1,675	Minor CUP: \$700 Major CUP: \$2000 Variance: Actual Cost; \$1000 minimum

Table 7B-6 (Continued) Comparative Development Fee Summary (2011-2012)				
Building				
Plan Check	\$1,551.29 (includes \$444.24 Energy and \$243.25 Mechanical PC Fee)	\$172.39/hr	\$986.34 + 10% for state energy conservation standards	\$693.71
Electrical	\$240.85	\$136.73/hr	\$194.25	\$263.94
Mechanical	\$695.00	\$136.73/hr	\$305.50	\$128.75
Plumbing	\$162.75	\$136.73/hr	\$172.00 + 85% of permit fee (\$80 minimum)	\$318.34
Energy	\$740.40	N/A	N/A	\$266.81
SMIP	\$24.95	\$0.0001% of valuation	N/a	\$16.69
Permit Issuance	\$10	N/A	\$35	\$35
Engineering and Subdivision				
Final Tract Map	\$4,050 + County charges	\$750/lot; \$37,500 deposit; \$132/hr plan check; \$115/hr inspection	\$90/hr	\$209 + \$16/lot; \$790 min.
Sewer Studies	Study to be conducted by developer	At Consultant Contract Rates	\$90/hr	N/A



**Table 7B-6 (Continued)
Comparative Development Fee Summary (2011-2012)**

Water (Hydrology) Studies	Including in grading	N/A	\$90/hr	N/A
Storm Drain	\$975 or 2% of off-site cost if greater	\$16,387/net acre	\$90/hr	\$500 3 hrs/sht x \$65.04/her x 4 shts
Street Improvement	\$975 or 5% of off-site cost if greater	\$10/l.f.	\$90/hr	\$500 3 hrs/sht x \$65.04/hr x 5 shts
Grading	\$5,155	\$127 permit fee + \$136.73/hr for plan check and inspection	\$90/hr	\$745.50 + \$50,000CY/10,000CY x \$29.00 \$100,000 CY
Capital Facilities and Connections				
Water	N/A	\$3,940/acre	N/A	N/A
Sewer – City Fee	\$198/du	N/A	N/a	\$5,949.00/du
Sanitation District Annex	N/A	At Consultant Contract Rates; \$5,350 deposit	N/A	N/A
Other Traffic/Road Fees	\$1,120/du	\$1,743/du	\$423/du	\$595/du
Park Facilities	\$11,173/du	N/A	\$5,500/du	8,000/du
School Facilities	\$2.97-3.20/S.F.	Per school district fee schedules	Per school district fee schedules	\$.1.65-2.97/S.F.
Fire Prevention Tax	N/A	N/A	N/A	N/A

Source: BIA OC 2011-2012 Land Development Fee Survey for Orange County

**Table 7B-7
Typical Development Fees (2011-2012)
City of Stanton**

Development Fee	New Single-Family (per unit)¹	New Multi-Family (per unit)²
Site Plan and Design Review	\$1,220.00 for a Minor Site Plan and Design Review	\$626.25
Conditional Use Permit	N/A	\$706.25
CEQA (assumes a categorically/statutorily exempt project)	\$55.00	\$13.75



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Orange County Fire Authority Review	\$471.00	\$117.75
General Plan Maintenance Surcharge	\$55.00	\$13.75
Landscape Plan Check	\$0.00 if project landscape area is less than 5,000 square feet, \$170 for projects with 5,000 square or more of landscaping	\$42.50
Building and Energy Plan Check	\$1,014.95	\$2,265.20
Building Permit	\$1,915.00	\$1,227.75
Electrical Permit	\$253.00	\$120.00
Mechanical Permit	\$1,012.50	\$472.50
Plumbing Permit	\$543.25	\$127.50
Energy Permit	\$577.50	\$368.33
Permit Issuance	\$40.00	\$10.00
Table 7B-7 (Continued) Typical Development Fees (2011-2012) City of Stanton		
Microfilm	N/A	\$61.25
Park Fee	\$11,173.00	\$9,732.00
GPM	\$55.0	\$13.75
SMIP	\$20.00	\$3.75
Sewer	\$274.70	\$136.41
Total	\$18,679.90	\$7,058.69
Notes:		
1 Based on a hypothetical new 2,000 square foot single-family house with 4 bedrooms and no garage, carport or porch. Job valuation is \$200,000 and there are 25 pages in the plan set. The fees for a garage would be approximately \$2,000.		
2 Based on a hypothetical 1,200 square foot multi-family unit in a 4-unit project with 2 bedrooms, and not garage, carport or porch. Job valuation is \$150,000 and there are 25 pages in the plan set.		
Source: City of Stanton		

6. Local Processing and Permit Procedures

Delays in development and building permit processing can be associated with considerable holding costs that may affect the price of housing. The City of Stanton's development approval process is designed to accommodate development. Three levels of decision-making bodies govern the review process: the Development Review Committee, Planning Commission, and City Council. Table 7B-8 and 7B-9 summarize the approximate processing time for development applications.

Single-family Dwelling Units

For the development of a single unit, on a lot, a Minor Site Plan and Design Review by the Community Development Director is required. Once the Minor Site Plan and Design Review is approved, the project is submitted for plan check with the Building Division. Once the plan check is complete, building permits are issued.



Multi-family Dwelling Units

Through the comprehensive zoning code update, the City reduced the permit requirements for multi-family dwellings to only requiring a Site Plan and Design Review, submit to compliance with Section 20.420 (Multi-family Developments) in the Stanton Municipal Code. A Site Plan and Design Review application for construction of two or more dwelling units on a lot is required to be reviewed by the Development Review Committee. The Development Review Committee, comprised of members of various City departments and outside agencies, reviews the plans to ensure consistency with city policies, codes, standards, and requirements for protection of the public's health, safety, and welfare. Application for a Site Plan and Design Review is considered by the Planning Commission and requires a publicly noticed hearing.

The Planning Commission may approve and/or modify a Site Plan and Design Review application in whole or in part with or without conditions, provided the following findings are made:

- The proposed development is allowed within the subject zone;
- The proposed development is designed so that: the project will not be detrimental to the public, health, safety, or general welfare, and not detrimental to adjacent properties; architectural design and functional plan of the structure(s) and related improvements are of reasonable aesthetic quality and compatible with adjacent developments; Structure(s) and related improvements are suitable for the proposed use of the property and provide adequate consideration of the existing and contemplated uses of land and orderly development in the general area of the subject site; and the project's site plan and design is consistent with the City's Design Standards and Guidelines, if any.
- The proposed project is designed to address the following criteria: compliant with Chapter 20.530, the Zoning Code, Municipal Code Title 16 (Buildings and Construction), and all other applicable City regulations and policies; efficient site layout and design; adequate yards, spaces, walls, and fences, parking, loading and landscaping that fit in with neighboring properties and developments; compatible and appropriate scale to neighboring properties and developments; efficient and safe public access (both pedestrian and vehicular) and parking; appropriate and harmonious arrangement and relationship of proposed structures and signs to one another and to other development in the vicinity, based on good standards of design; appropriate relationship to land use and development of adjacent properties; proper site utilization and the establishment of a physical and architectural relationship to existing and proposed structures on the site; compatible architectural styles with the character of the surrounding area; harmonious relationship with existing and proposed developments and avoidance of both excessive variety and monotonous repetition; compatible in color, material, and composition of the exterior elevations; appropriate exterior lighting; compatible in scale and aesthetic treatment of proposed structures with public areas; appropriate open space and use of water-efficient landscaping; and consistent with the General Plan and any applicable Specific Plan.

The City does not have a particular set of conditions or restrictions for multi-family housing. Conditions may be imposed on the project in order to protect public health, safety and general



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welfare. The Site Plan and Design Review process is to approve the project design, rather than to approve the project use. The City has found that this requirement is not a constraint on the development of housing.

All multifamily development with twelve or more dwelling units shall be subject to additional regulations and standards to ensure comprehensive site planning, incorporation of high quality design features, provision of project amenities and usable open space for passive and active recreational uses. These requirements are listed in Subsection 20.10.050 (L) of the City's zoning code.

Table 7B-8 Local Development Processing Time City of Stanton	
Item	Approximate Length of Time from Submittal to Public Hearing
Conditional Use Permit	6-8 weeks
Site Plan Review	6-8 weeks
Tentative Tract Map/Parcel Map/Subdivision	8-12 weeks
Variance	6-8 weeks
Zoning Amendments or Zone Change	6-8 weeks
General Plan Amendment	6-8 weeks
Environmental Documentation	8-16 weeks
Source: City of Stanton	

Table 7B-9 Typical Processing Procedures by Project Type City of Stanton			
	Single-Family Unit	Subdivisions	Multi-Family Unit
Typical Approval Requirements	Minor Site Plan and Design Review (1 unit)	Tentative Parcel/ Tract Map	Site Plan and Design Review
	Site Plan and Design Review (2+ units)		Conditional Use Permit
Estimated Total Processing Time	MPPD-6weeks to 2 months PPD- 2 to 3 months	3 to 4 months	2 to 3 months



Source: City of Stanton

7. Housing for Persons with Disabilities

The U.S. Census Bureau defines persons with disabilities as those with a long-lasting physical, mental or emotional condition. This condition can make it difficult for a person to do activities such as walking, climbing stairs, dressing, bathing, learning, or remembering. This condition can also impede a person from being able to go outside the home alone or to work at a job or business.

The City's Planning Commission reviews and grants conditional use permits based on evaluation of the project's design and impact on the surrounding areas.

i. Reasonable Accommodation Procedures

As a matter of State law (SB 520), cities are required to analyze potential and actual constraints upon the development, maintenance and improvement of housing for persons with disabilities, and demonstrate local efforts to remove governmental constraints that hinder the locality from meeting the need for housing for persons with disabilities. Cities are required to include programs that remove constraints and provide reasonable accommodations for housing designed for persons with disabilities. Through the comprehensive zoning code update, the City of Stanton formalized a process for requesting reasonable accommodation. In Section 20.252 of the Stanton Municipal Code, the City identifies the eligible applicants to request a reasonable accommodation, the application requirements, the review authority, and required findings to approve the request for reasonable accommodation.

ii. Zoning and Other Land Use Regulations

Ways in which the City facilitates housing for persons with disabilities through its regulatory and permitting procedures:

- The City of Stanton allows, by-right, community care facilities for 6 or fewer persons in any residential zone.
- There are no maximum concentrations or siting requirements for residential care facilities in the City's municipal code.
- Residential care facilities for seven or more persons are permitted subject to a CUP in the RM and RH zones. The Conditional Use Permit is granted in accordance with the following approval criteria:
 -
 - The site is physically suitable in terms of: its design, location, shape, size and operating characteristics of the proposed use; the provision of public and emergency vehicle access; public protection services; the provision of utilities; and served by highways and streets adequate in width and improvement to carry the kind and quantity of traffic the proposed use would likely generate;
 - The design, size, location and operating characteristics of the proposed activity will be compatible with the existing and future land uses;
 - The proposed use is allowed within the applicable zone and complies with all



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- other applicable provisions of the zoning code and municipal code; and
- The proposed use is consistent with the General Plan and any applicable specific plan.
- The City's Planning Commission reviews and grants conditional use permits based on evaluation of the project's design and impact on the surrounding areas.
- The City has updated the definition of "family" to comply with State law. The revised definition defines family as "any group of individuals, related or unrelated, who live together as a single integrated household in a dwelling unit, under no more than two written or oral rental agreements, including the joint use of common areas and sharing household activities and responsibilities (i.e., chores, expenses, and meals)."
- Through the comprehensive zoning code update, the City also established parking standards for residential care facilities, where previously a similar use interpretation was required. Under the new code, residential care facilities would not require any additional parking spaces than that which is required for other residential uses in the same zone. For care facilities with 6 or fewer persons, the parking requirement would be the same as single-family housing. For care facilities with 7 or more persons, the parking requirement would be the same as multi-family housing.

8. Environmental/Infrastructure Constraints

a. Environmental Constraints

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

i. Seismic Hazards

Similar to other Southern California cities, the City of Stanton is located in an area of high seismic activity. Although no active fault traces cross the City, Stanton is close to five major faults zones: Newport-Inglewood-Rose Canyon Fault Zone, Elsinore Fault Zone (Whittier section), Norwalk Fault, Elysian Park Fault, and the San Andreas Fault. Surface rupture in Stanton is unlikely since no faults have been identified within the City boundaries. The City is likely to experience ground shaking, the degree of which would be based on the fault from which the earthquake occurs, distance from the city and the magnitude. Structures particularly susceptible to earthquake damage include tilt-up structures, unreinforced masonry buildings, older buildings and mobile homes. After the 1971 San Fernando earthquake, building codes and design criteria were updated to address seismic occurrences. There are no unreinforced masonry buildings within the city.

ii. Flooding

Stanton is located in the alluvial plains formed by the Santa Ana River. The City has an extremely mild topographic relief and drainage follows a general northeast to southwest pattern. The entire City is located within the 100-year floodplain and may be affected by river overflow and potential inundation from the Prado Dam and Carbon Canyon Dam.

Prado Dam is a flood control and water conservation project constructed and operated by the U.S. Army Corps of Engineers, Los Angeles District. The dam is located approximately 23 miles northeast of Stanton, on the Santa Ana River, west of the City of Corona. In the event of dam



failure the flood wave would reach Stanton in approximately 6.5 hours and would be approximately four feet deep.

Carbon Canyon Dam provides flood control in and around the drainage basin. The dam is located approximately 12.5 miles northeast of Stanton, approximately four miles east of the City of Brea. According to the U.S. Army Corps of Engineers dam inundation maps, in the event of dam failure the flood wave would reach Stanton in approximately 7.5 hours and would be approximately one foot deep.

Stanton is a member of the National Flood Insurance Program (NFIP). Through NFIP, Stanton adopts and enforces certain floodplain management ordinances. In return, Stanton property owners can purchase Federally-backed flood insurance.

iii. Toxic and Hazardous Wastes

Although definitions of hazardous materials vary, Federal, State and county agencies have generally recognized toxic substances as chemicals or mixtures whose manufacture, process, distribution, use or disposal may present an unreasonable risk to human health or the environment. The OCFA's Hazardous Materials Area Plan provides a detailed hazard analysis of chemical hazards within Orange County.

Transportation of Hazardous Materials

Transportation routes through and around the City are used to transport hazardous materials from suppliers to users. Major transportation routes within Stanton include surface streets and railroads. Additionally, the Garden Grove Freeway (SR-22) is located south of the city. Transportation accidents involving hazardous materials could occur on any of the routes, potentially resulting in explosions, physical contact by emergency response personnel, environmental degradation and exposure to the public via airborne exposure.

The Federal Department of Transportation (DOT) is the primary regulatory authority for the interstate transport of hazardous materials. The DOT establishes regulations for safe handling procedures (i.e., packaging, marking, labeling and routing). The California Highway Patrol (CHP) enforces the intrastate transport of hazardous materials and hazardous waste.

Hazardous Waste Management

The *Orange County Hazardous Waste Management Plan* provides policy direction and action programs to address current and future hazardous waste management issues that require local responsibility and involvement in Orange County. The Plan discusses hazardous waste issues and analyzes current and future hazardous waste generation in the County. The Integrated Waste Management Department (IWMD) of Orange County owns and operates three active landfills, four household hazardous waste collection centers (HHWCC) and monitors ten closed landfills.

The California Health and Safety Code (H&SC) establishes regulations requiring businesses within the city to complete a chemical inventory to disclose hazardous materials stored, used, or handled on site. The disclosure information is intended to assist emergency responders in planning for and handling emergencies involving hazardous materials. The main program objective is to safeguard the lives of emergency responders, the public, and to minimize



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property loss. The H&SC also requires a Business Emergency Plan (BEP) to assist in mitigating a release or threatened release of a hazardous material, and to minimize any potential harm or damage to human health or the environment. Disclosure of hazardous materials is updated annually. The Fire Prevention Department of the OCFA is responsible for the distribution and handling of disclosure forms. Additionally, the OCFA maintains the files of all chemical inventory information and business plans, which are made available for public inspection.

iv. Fire Hazards

The most serious fire threat within the City is by residents. There is minimal potential for fire related to brush or other natural materials since Stanton is largely developed. Fire hazards within the City may be associated with heavy industrial uses, hazardous materials, and arson. The City contracts with the Orange County Fire Authority for fire protection. OCFA Fire Station #46 is located at 7871 Pacific Street in Stanton. Fire Station #46 currently maintains an Engine and Paramedic Assessment Unit (PAU) with three captains, three engineers, 3 firefighters, and 6 firefighters/paramedics. Additional OCFA resources are utilized as needed.

v. Noise

Residential land uses are generally the most sensitive to noise in Stanton. The principal noise sources in the city are generated by transportation systems including SR-22, Beach Boulevard, Katella Avenue, Knott Avenue and Garden Grove Boulevard. Additionally, the Southern Pacific Transportation Company (SPTC) provides service through Stanton.

b. Infrastructure Constraints

i. Water

Water supply and distribution in Stanton is provided by Golden State Water's (formerly Southern California Water) West Orange County Water System (WOCS). Stanton obtains water through wells and purchased water connections from the Metropolitan Water District (MWD), which augments water supplied from 21 County wells. Wells have historically supplied 85% of water in the WOCS. Deficient, undersized water mains are present and will need to be replaced. Development projects are assessed fees for new water provision facilities. Future population projections would warrant a 2-million gallon reservoir and pump station within the city. The City provides a copy of the housing element to its water and sewer providers in compliance with state law (Government Code Section 65589.7).

ii. Sewer

The Public Works Department's Sewer Maintenance Program maintains and operates the sanitary sewer collection system. In addition, the City now operates the portions of the city's sewer system that was previously operated by Stanton County Water District and the Garden Grove Sanitation District. Stanton receives wastewater flows from 3,100 acres of tributary area. The city has three major trunk lines, with one lift station near the intersection of Court Street and Acacia Avenue. Wastewater flows from north to south delivering waste to the County District No. 3 facility.

The Orange County Sanitation District (OCSA) is responsible for collecting, treating, and



disposing wastewater collected within the central and northwest portions of the County. OCSD has two treatment plants serving the City of Stanton: Reclamation Plant No. 1 in Fountain Valley and Treatment Plan No. 2 in Huntington Beach. Average flows for Reclamation Plant No. 1 and Treatment Plan No. 2 are 81 million gallons per day (mgd) and 151 mgd, respectively. The combined average flow is 239 mgd.

9. Financial Resources

On December 29, 2011, the California Supreme Court ruled to uphold ABx1 26, which dissolved all redevelopment agencies (RDAs) in the State. A companion bill, ABx1 27, which would have allowed the RDAs to continue to exist, was also declared invalid by the court. The Court's decision required that all RDAs within California be eliminated no later than February 1, 2012. On January 10, 2012, the Stanton Redevelopment Agency was dissolved, and the City selected to be the Successor Agency responsible for all enforceable obligations owed. The Stanton Housing Authority is the housing successor agency.

The City previously relied on redevelopment housing set-aside revenues to support the development of affordable housing and the implementation of financial assistance programs to rehabilitate existing residential units housing lower income families. The City and Housing Authority have tried to retain the low-moderate fund balance to complete the Tina/Pacific affordable housing project. However, to date, the Department of Finance has rejected attempts to retain the funds to complete the project that was already underway.

For the 2014-2021, the City is investigating new funding sources to administer its existing programs. To bridge the gap, the City will continue to participate in the CDBG and HOME fund programs.

Stanton participates in a consortium with the County of Orange and other 13 other cities known as the Orange County Urban County Program. The Urban County receives Community Development Block Grant (CDBG) and HOME funding on a formula basis from the Federal government. Funds are distributed by the County of Orange to individual jurisdictions on a competitive basis. In the preparation of the 2010-2015 Consolidated Plan for the County of Orange, Stanton indicated its intention to pursue CDBG and HOME funds for housing activities including housing rehabilitation, accessibility and down payment assistance programs. As part of the CDBG grant, the City was leveraging the low-mod income housing funds to develop a more competitive application. However, due to the elimination of the redevelopment agencies and the State claw-back of all low-mod fund balances, there are no funds to leverage. This will decrease the City's level of competitiveness during the future CDBG application cycles.

In addition to housing activities, Stanton indicated its intention to pursue CDBG funds for community and supportive services including senior services, youth services, anti-crime programs, trash and debris cleanup, code enforcement, tree planting, graffiti removal and cleanup of abandoned buildings and lots. Stanton will also continue to pursue CDBG funds for infrastructure improvements including drainage, water/sewer, street/alley, lighting and sidewalk improvements.



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CDBG funds can be used for the following activities:

- Acquisition
- Rehabilitation
- Home Buyer Assistance
- Economic Development
- Homeless Assistance
- Public Services
- Public Improvements
- Rent Subsidies

HOME funds can be used for the following activities:

- New Construction
- Acquisition
- Rehabilitation
- Home Buyer Assistance
- Rental Assistance

B. NON-GOVERNMENTAL CONSTRAINTS

1. Vacant and Underutilized Land

Appendix C provides a through analysis of vacant and underutilized land within the City.

2. Land Prices

Land costs direction influence the cost of housing. Land prices are determined by a number of factors, most important of which are land availability and permitted development density. As land becomes less available, the price of land increases. The price of land also increases as the number of units permitted on each lot increases. In Orange County, undeveloped land is limited and combined with a rapidly growing population land prices have generally increased. From 2008-2010, the nation experienced a deep recession caused by a large number of defaults on sub-prime mortgages. The deep recession significantly reduced the property values in Stanton. The City of Stanton used a land value study to determine the base rate for payment of park in-lieu fees in 2007. The land values study found that residential land within the City is priced at thirty to forty dollars per square foot.

3. Construction Costs

High development costs in Orange County can stifle potential affordable housing development. Limited supply combined with high demand keeps land costs relatively high throughout Orange County. The demand for housing in the County has increased due to its relatively thriving economy, desirable location, and availability of major employers. High and rapidly rising land costs in the County have already caused homebuilders to construct increasingly expensive houses to preserve profits. Beside construction costs, the price of land is also one of the largest components of housing development costs. Land costs may vary depending on whether the site is vacant or has an existing use that must be removed.



Similarly, site constraints such as environmental issues (e.g., soil stability, seismic hazards or flooding) can also be factored into the cost of land.

The cost of building materials for residential construction rose dramatically in the 2000s. According to the U.S. Department of Labor, however the overall cost of residential construction materials rose by only 2% between 2011 and 2012, with steel costs increasing 0.4% and the cost of cement increasing 1.5%. With the slowdown in the real estate market during 2008 to 2012, the price of construction materials has shown a significant decrease from the 2006-2008 construction boom. The 2% increase in overall construction costs experienced over the past year is primarily due to increased labor costs.

Hard construction costs include building shell costs, on- and off-site improvements, parking, and all contractor costs. Construction costs for high-density apartment (20 units per acre) development run around \$150,000 per unit, including \$10,000 per unit for structured parking. Hard construction costs for development of medium-density (15 units per acre) condominiums over podium parking run approximately \$200,000 per unit, including \$35,000 per unit for the parking structure. Another factor related to construction costs is the number of units built at one time. As that number increases, overall costs generally decrease as builders are able to take advantage of the benefits of economies of scale.

4. Financing

Mortgage interest rates have a large influence over the affordability of housing. Higher interest rates increase a homebuyer's monthly payment and narrows the range of housing that a household can afford. Lower interest rates result in lower overall cost and lower payments for the homebuyer.

When interest rates rise, the market typically compensates by decreasing housing prices. Conversely, when interest rates decrease, housing prices rise. There is often a lag in the market and when interest rates rise, housing prices remain high until the market can catch up. During this period, lower-income households often find it most difficult to purchase a home.

Table 7B-10 shows the percentage of the combined Conventional and FHA home loan applications denied in the Santa Ana-Anaheim-Irvine Metropolitan district in 2011. Approximately 23 percent of applications by very-low income households were denied while approximately 11 percent of above-moderate income households were denied.

Income Group	Total Applications	Loans Originated	Applications Denied	Percentage Denied
<50% MFI	1,545	797	361	23.4%
50-79% MFI	5,427	3,277	885	16.3%
80-99% MFI	4,169	2,726	546	13.1%
110-119% MFI	3,551	2,414	425	12.0%

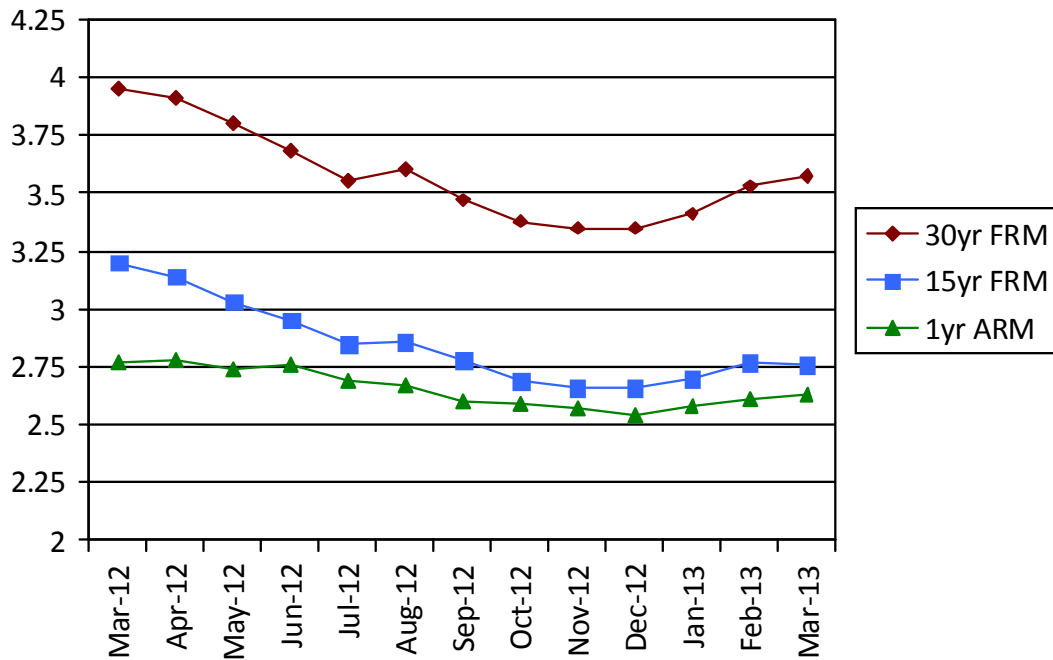


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≥120% MFI	16,502	11,240	1,849	11.2%
Total	31,194	20,454	4,066	13.0%
Source: Federal Financial Institutions Examination Council, HMDA Data, 2011				

Figure 7B-1 shows the average interest rates between March 2012 and March 2013. The interest rates slightly declined from March 2012 till December 2012. Interest rates reached a low point in December 2012 and have been slightly increasing since. Interest rates are determined by national policies and economic conditions and there is little that a local government can do to affect these rates. However, in order to extend home buying opportunities to lower-income households, jurisdictions can offer interest rate write-downs. Additionally, government insured loan programs may be available to reduce mortgage down payment requirements.

Figure 7B-1
Mortgage Interest Rates



Source: Freddie Mac Primary Mortgage Market Survey

There have been recent changes in the qualifications and lending standards for home loans. Nation-wide there has been a large increase in the number of delinquencies and foreclosures in the residential market, As a result, lenders have more stringent qualifications for home loans and lower-income households may find it more difficult to qualify.



5. Energy Conservation

The City of Stanton is committed to conserving energy and reducing pollution associated with the production of electricity. Compliance with Title 24, the California Building Standards Code on the use of energy efficient appliances and insulation has reduced energy demand stemming from new residential development.

As cities construct more housing to meet growing population demands, the consumption rate of energy becomes a significant issue. The primary uses of energy in urban areas are for transportation, lighting, water, heating and space heating and cooling. The high cost of energy demands that efforts be taken to reduce or minimize the overall level of urban consumption. Interest in addressing these impacts at all levels of government has been growing. In 2004, the State of California adopted legislation requiring LEED (Leadership in Energy and Environmental Design) certification for new and renovated public buildings and in 2010 the State released an updated Building Code focusing on green building techniques. The City of Stanton has adopted the 2010 California Building Code.

In addition to the sustainable practices required by the California Building Code, there are many opportunities for conserving energy in new and existing residential units. Typically, construction of energy efficient buildings does not lower the price of housing however, housing with energy conservation features should result in reduced monthly occupancy costs as consumption of fuel and energy is decreased. Similarly, retrofitting existing structures with energy conserving features can result in a reduction in utility costs. Examples of energy conservation opportunities include weatherization programs and home energy audits; installation of insulation; installation or retrofitting of more efficient appliances, and mechanical or solar energy systems; and building design and orientation which incorporates energy conservation considerations. The City enforces all provisions of Title 24 of the California Building Code, which provides for energy conservation features in new residential construction.

Southern California Edison (SCE), which provides electricity service in Stanton, also offers public information and technical assistance to developers and homeowners regarding energy conservation. Southern California Edison also provides incentives for energy efficient new construction and home improvements. Through the California Energy Star Advanced Homes program, builders can receive incentives for constructing homes that are at least 15% more energy efficient than the 2008 Title 24 requirements. These incentives can range from \$200/unit up to \$5,000/unit depending on the level of efficiency achieved above the Title 24 requirements. In addition, there are "kicker" incentives which could provide an additional \$2,000 per unit if solar panels are installed, and a thermostatic water system is installed. Builders also have the option of installing efficient appliances, insulation and/or tight ducts to receive similar monetary incentives. Owners of existing homes can receive monetary incentives for purchasing Energy-star qualified appliances or making other energy-saving improvements such as installing a whole-house fan in the attic.

SCE also provides programs for existing residential units, such as the Multi-Family Energy Efficiency Rebate Program that provides property owners and managers incentives on a broad



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list of energy efficiency improvements in lighting, HVAC, insulation and window categories. Edison's refrigerator and freezer recycling program provides cash rebates and free pick up of old appliances as an encouragement to residents to replace old appliances with new energy-efficient ones.

The following three programs are offered by SCE to help low income customers reduce energy costs and control their energy use:

- **Energy Management Assistance Program** - Pays for the cost of purchasing and installing energy efficient appliances and equipment.
- **California Alternate Rates for Energy (CARE)** - Offers very low income customers a discount of 20% or more off their monthly electric bill. The Family Electric Rate Assistance (FERA) program also offers reduced rates for lower income families.
- **Energy Assistance Fund** - Assists income qualified customers with their electric bill once in a 12 month period.

The Southern California Gas Company also offers several energy efficiency programs, including home energy rebates for energy efficient appliances; multi-family rebates for energy saving improvements; and home energy and water efficiency kits. Similar to SCE, several programs are available to assist lower income customers with energy bills:

- **California Alternate Rates for Energy (CARE)** – Offers very-low income customers a discount of 20% or more off their monthly gas bill.
- **No-Cost Energy Saving Home Improvements** – Service provides free weatherization for homes or apartments for lower income families.
- **One-Time Bill Assistance** – Up to \$100 in a one-time assistance on the gas bill.
- **Medical Baseline Allowance** – Households with a seriously disabled member, or person with life-threatening illness, may qualify for additional gas at a reduced rate schedule.

An additional strategy in building energy-efficient homes is following the U.S. Green Building Council's guidelines for LEED Certification. LEED-certified buildings demonstrate energy and water savings, reduced maintenance costs and improved occupant satisfaction. The LEED for New Construction program has been applied to numerous multi-family residential projects nationwide. The LEED for Homes program was launched in 2005 and includes standards for new single-family and multi-family home construction. The LEED certification standards are one piece of a coordinated green building program. A green building program considers a broad range of issues including community site design, energy efficiency, water conservation, resource-efficient material selection, indoor environmental quality, construction management, and building maintenance. The end result will be buildings that minimize the use of resources; are healthier for people; and mitigate the effects on the environment.

Both the public and private sectors currently offer grants, refunds, and other funding for green building. In addition, developments built to green standards assist both the owners and tenants with energy and maintenance costs over time. The following presents a variety of ways in which Stanton can promote energy conservation:



- Advertise utility rebate programs and energy audits available through Edison and Southern California Gas, particularly connected to housing rehabilitation programs. Lower-income households are also eligible for State sponsored energy and weatherization programs.
- Provide incentives, such as expedited plan check, for private developments that are building green.
- Support the elimination of contamination in older buildings (lead-based paint, asbestos, etc.) during rehabilitation and code inspections.
- Encourage higher density and mixed-use developments within walking distance of commercial, thereby reducing vehicular trips and reducing greenhouse gas emissions.
- Promote funding opportunities for private green buildings, including available rebates and funding available through the California Energy Commission for installation of solar panels.
- Provide resource materials and training opportunities regarding green building and energy conservation.
- Develop a web portal to provide information to residents and businesses regarding energy conservation opportunities with links to companies and organizations providing financial assistance.
- Apply green building criteria to rehabilitation of single and multi-family buildings.



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APPENDIX 7C: RESIDENTIAL LAND RESOURCES

A. AVAILABILITY OF SITES FOR HOUSING

State housing element law mandates that each city show it has adequate sites available with appropriate zoning and development standards and with the required public services and facilities for a variety of housing types and incomes. This evaluation of adequate sites represents a planning goal and not a requirement for actual production of housing within the planning period. The City must demonstrate that it has capacity or adequate sites to accommodate the projected need for housing.

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

The Southern California Association of Governments (SCAG) and the council of governments (COG) representing the region, in cooperation with local jurisdictions, are responsible for allocating the region's projected new housing demand in each jurisdiction. This process is known as the Regional Housing Needs Assessment (RHNA), and the goals are referred to as RHNA goals or the "regional share" goals for new housing construction. The allocation takes into account factors such as market demand for housing, employment opportunities, the availability of suitable sites and public facilities, commuting patterns, type and tenure of housing need and others. In determining a jurisdiction's share of new housing needs by income category, the allocation is adjusted to avoid an overconcentration of lower income households in any one jurisdiction. Cities must also plan for the growth needs in the extremely low income category (30 percent or less than the median income). The extremely low income need is assumed to be 50 percent of the very low income allocation. The allocation is divided into four income categories:

- Very Low Income- 31 to 50 percent of the median income;
- Low Income- 51 to 80 percent of the median income;
- Moderate Income- 81 to 120 percent of the median income; and
- Above Moderate Income- more than 120 percent of the median income.

The RHNA prepared by SCAG for the planning period of January 1, 2014, through October 31, 2021, identifies the City of Stanton's share of the region's housing needs as 313 new housing units. This is the projected need for housing used in this evaluation. Table 7C-1 provides a breakdown of Stanton's housing needs by income category.



Table 7C-1 City of Stanton RHNA Allocation, 2014-2021					
	Total Construction	Very low Income	Low Income	Moderate Income	Above Moderate Income
2014-2021 RHNA Need	313	68	49	56	140
Source: Regional Housing Needs Allocation, SCAG 2011.					

1. Capacity to Meet Regional Share Goals

To enable the City of Stanton to meet the RHNA goals, the City must evaluate its capacity to meet this need with existing development capacities.

a. Vacant Land

Stanton is an urbanized city close to buildout. There are minimal areas of vacant land. Table 7C-2 summarizes the vacant land in the City currently zoned for residential or mixed use development. Locations are shown in Exhibit 7C-1. There are a total of 18 vacant parcels with the capacity for 343 residential units. It is assumed that the potential of 8 dwelling units on 5 of the parcels would be comprised of market-rate residential units. Parcels with R-3 zoning provide the capacity for 188 units to be counted toward meeting the City’s lower income needs. Ten mixed use parcels could potentially yield 150 units and are in areas with a density range of up to 60 du/ac (South Gateway Mixed Use) or 45 du/ac (General and North Gateway Mixed Use designations). State Government Code Section 65583.2(c)(3)(B)(iv) allows jurisdictions in metropolitan counties, such as Stanton, to include sites with a minimum density of 30 units per acre as appropriate sites to accommodate lower income households. The City established zoning requiring a minimum density of 30 du/ac in these areas, allowing these 150 units to be counted toward meeting housing needs for all income groups in the City (including lower income).



APPENDIX 7C: RESIDENTIAL LAND RESOURCES

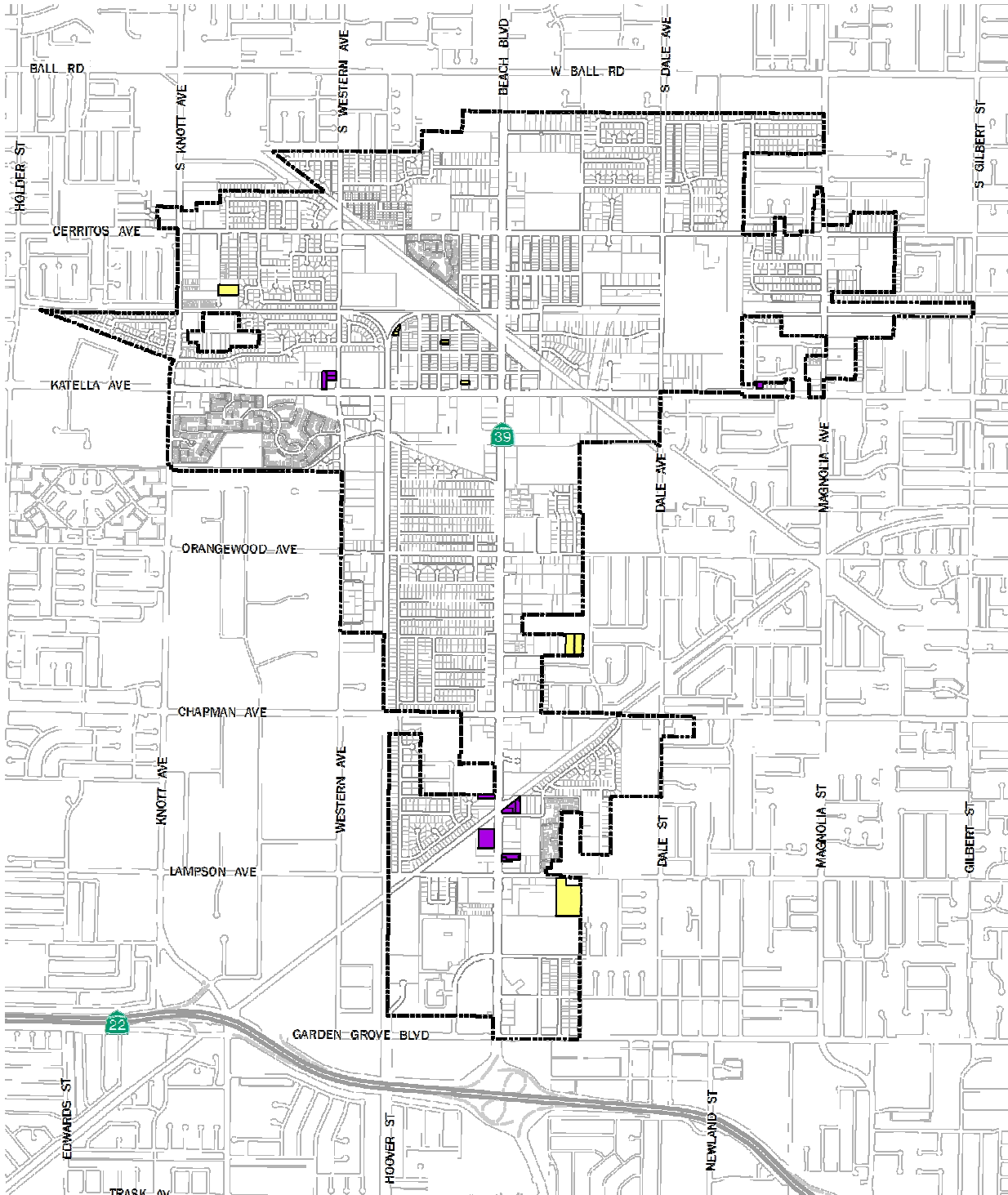
Table 7C-2 Vacant and Underutilized Parcels Permitting Residential						
APN	Zoning Designation	General Plan Designation	Permitted Density ¹	Acres	Projected Units ²	Notes
Vacant Residential						
079-344-07	RL	RL	Up to 6 du/ac	0.16	1	
079-352-08	RL	RL	Up to 6 du/ac	0.16	1	
131-231-18	RE	RL	2 du/ac	1.00	2	Subdivision of lot required
079-363-01	RL	RL	Up to 6 du/ac	0.09	1	Potential for 1 unit when parcels are consolidated
079-363-16	RL	RL	Up to 6 du/ac	0.07		
131-491-18	RH	RH	(30 du/ac)	5.06	151	Potential for Lot Consolidation
131-491-19	RH	RH	30 du/ac plus			
79-771-36	RH	RH	30 du/ac plus	1.24	37	
Subtotal:					193	
Vacant Mixed Use						
131-373-37	CG/SGMX	SGMU	30-60 du/ac	0.33	9	
131-482-12	CG/SGMX	SGMU	30-60 du/ac	0.18	5	Potential to consolidate lot with 131-482-13
131-482-13	CG/SGMX	SGMU	30-60 du/ac	0.52	15	Potential to consolidate lot with 131-482-12
131-483-01	CG/SGMX	SGMU	30-60 du/ac	0.34	10	Potential for lot consolidation
131-483-02	CG/SGMX	SGMU	30-60 du/ac	0.28	8	
131-422-17	CG/SGMX	SGMU	30-60 du/ac	.46	13	
079-371-09	CN/GMX ²	GMU	30-45 du/ac	.48	23	
079-371-12	CN/GMX ²	GMU	30-60 du/ac	.24	7	Potential for lot consolidation
079-371-13	CN/GMX ²	GMU	30-60 du/ac	.25	7	
131-361-09	CG/SGMX	SGMU	30-60 du/ac	1.78	53	
Subtotal:					150	
Total:					343	
<p>Notes: ¹R-3 zoning allows for densities of 12 to 18 du/ac and by-right allows development at a net density of 30 du/ac or greater to accommodate lower income households- see State Government Code Section 65585.2(c)(3)(B)(iv).</p> <p>²Parcels with R-3 zoning can address the requirement that at least 50 percent of the City's lower income RHNA (59 units) be accommodated on land zoned exclusively for residential—see AB 2348. The R-3 zoned sites listed above contain a capacity of 188 dwelling units assuming a net density of 30 du/ac.</p> <p>³The General Mixed Use Overlay District allows for stand-alone residential development, subject to a conditional use permit, for properties that are a minimum distance of 500 feet away from intersections of Principal, Major, Primary, or Secondary arterial streets as defined in the Stanton General Plan, measured from the face of the nearest curb.</p>						
Source: City of Stanton Planning Department, 2013.						



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APPENDIX 7C: RESIDENTIAL LAND RESOURCES



Vacant Residential
 Vacant Mixed Use
 Stanton City Boundary

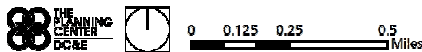


EXHIBIT 7C-1

Vacant Residential and Mixed Use Land STANTON HOUSING ELEMENT



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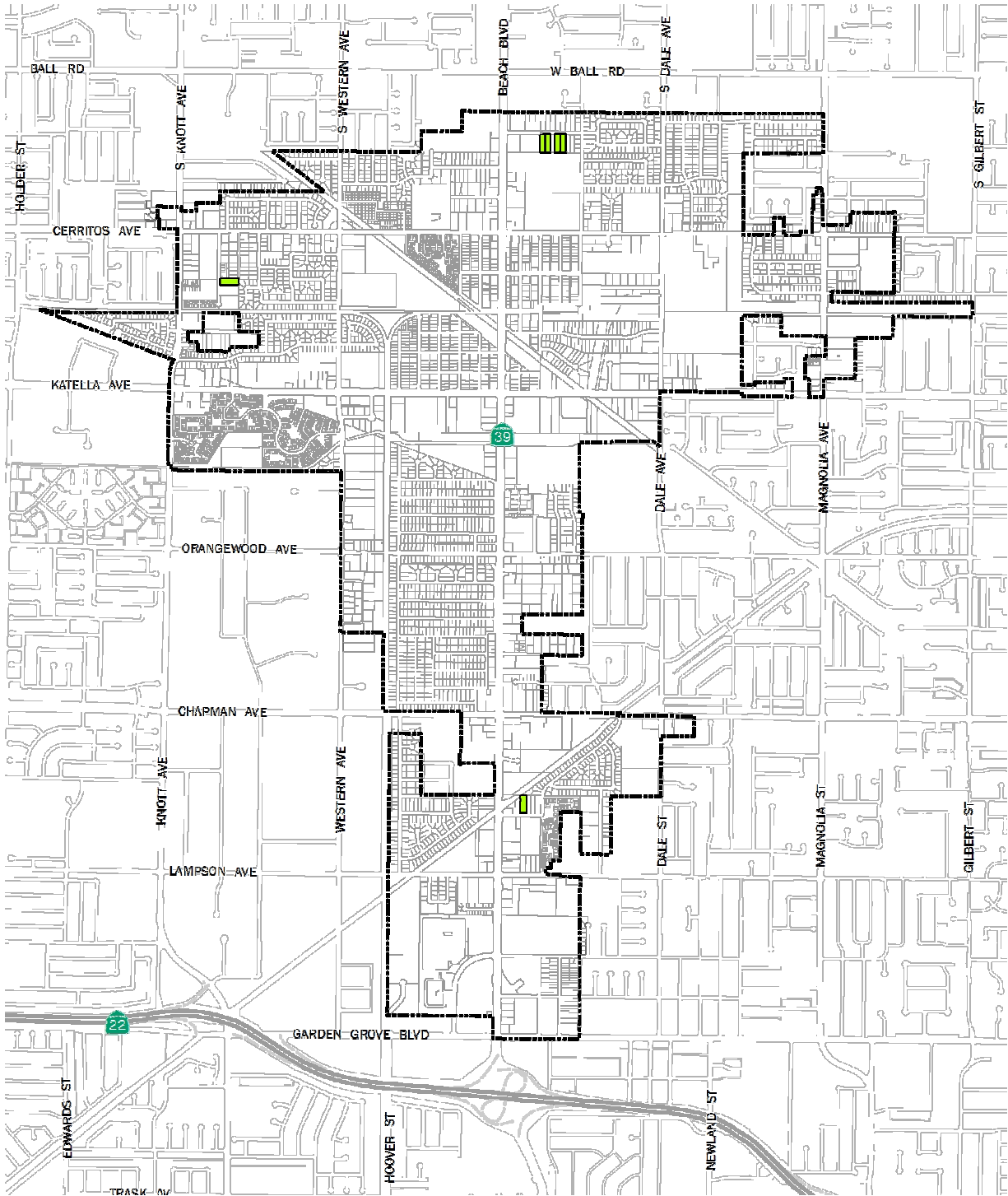


APPENDIX 7C: RESIDENTIAL LAND RESOURCES

b. Current Projects

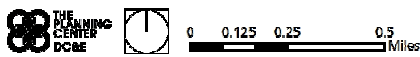
The City of Stanton has four above-moderate housing projects in the pipeline. The locations of current projects are shown in Exhibit 7C-2.

Table 7C-3 Projects in the Pipeline					
Project/APN	Affordability Level				Total Units
	Very low	Low	Moderate	Above Moderate	
Project 1- 8112-8132 Starr Street (126-282-08, 126-282-09)	-	-	-	18	18
Project 2- 8200-8202 Starr Street (126-282-12, 126-282-13)	-	-	-	18	18
Project 3- 10641 Lexington (Bell) Street (079-771-45)	-	-	-	9	9
Project 4 – 8071 Catherine Avenue (131- 481-04)	-	-	-	6	6
Total	-	-	-	51	51
Source: City of Stanton Planning Department, 2013.					



 Stanton City Boundary
 Entitled

EXHIBIT 7c-2



Pipeline Projects
STANTON HOUSING ELEMENT



APPENDIX 7C: RESIDENTIAL LAND RESOURCES

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d. Underutilized Mixed Use Zones

There is great redevelopment potential for high density residential throughout the City in Mixed Use zones. The City of Stanton established three Mixed Use land use designations with the adoption of its General Plan in 2009. These designations allow for high density residential capacities up to 60 du/ac. In 2013 the City updated its Zoning Code, as required by state law, to implement the Mixed Use districts.

Potential Redevelopment Sites

Mixed Use designations provide the potential for redevelopment of existing underutilized non-residential land to accommodate residential development. Table 7C-4 lists the parcels within the Mixed Use designations that would be most suitable for residential development. The potential redevelopment capacity for each parcel was determined through an evaluation of existing use and the permitted density. The table also indicates smaller parcels with the potential for lot consolidation. These small sites are in contiguous areas and present opportunities to accommodate the lower income housing needs within the City. Parcels with existing residential uses, public facilities, or recent construction are assumed to be unlikely to redevelop with additional residential units during the planning period. The evaluation determined that the Mixed Use zones provide capacity to develop 2,449 dwelling units. The City established zoning requiring a minimum density of 30 du/ac in these areas, allowing these units to be counted toward meeting housing needs for all income groups in the City (including lower income housing needs). Based on other successful projects in the area it is assumed that the market can continue to create affordable units at this density.

Table 7C-5 identifies the larger redevelopment sites in the Mixed Use areas (greater than 1.0 acre) that provide opportunities for residential development. The designation is intended for the development of a mix of uses that includes residential, commercial, and office. The Mixed Use zoning districts are generally located along Beach Boulevard, which is the main thoroughfare in the City of Stanton. Sites in the Mixed Use areas are currently underutilized, and many contain vacant and dilapidated buildings (see table 7C-2 for the list of vacant parcels). Mixed Use designations give property owners the flexibility to adapt existing and future development to market forces and emerging trends.

Realistic Capacity

As indicated in Tables 7C-4 and 7C-5, the City's greatest potential for new residential development is on Mixed Use zoned sites—at a minimum net density of 30 dwelling units per acre—to accommodate its share of the regional housing need for lower-income units. The City has evaluated the development capacity of the Mixed Use areas to determine realistic potential development yield based upon evaluation of existing land uses, infrastructure capacity, land use controls and site improvements. The City rezoned sites in the last planning period that utilize the “default density” of 30 du/ac per Government Code Section 65583.2(c)(3)(B).

Analysis of Redevelopment Potential by Mixed Use District

The following discussion provides a summary of the methodology used to determine the realistic redevelopment potential of underutilized sites in three Mixed Use districts. The districts described below coincide with the data in Tables 7C-4 and 7C-5. All of these sites have been officially adopted by the City Council as General Plan and Zoning Code Land Use Designations.



APPENDIX 7C: RESIDENTIAL LAND RESOURCES

- **General Mixed Use District**

The General Mixed Use District is generally located along Beach Boulevard and the southeast portion of Katella Avenue. The area contains commercial strip mall developments with existing uses that include a small car dealership, motels, restaurants, and retail stores. The City's Stanton Plaza Specific Plan is in this district and reflects emerging development trends. Stanton Plaza is immediately adjacent to and east of Beach Boulevard. The Specific Plan was developed as a direct response to market analysis showing that the site's most promising commercial pursuits lie in the development of neighborhood commercial uses, complemented by a mix of residential uses. The vast majority of sites in this District are underperforming, marginal corridor commercial uses, as evidenced by continual decay in physical quality in recent years. One site within the Stanton Plaza Specific Plan had environmental contamination that required remediation. Remediation was completed in 2012 and the site is now available for new development. No additional known site contamination or environmental constraints have been identified based upon prior environmental studies completed for the Specific Plan and General Plan Program EIR. Due to the district's location in an existing commercial corridor, the area has adequate infrastructure capacity to support potential development.

- **North Gateway Mixed Use District**

The North Gateway Mixed Use District is at the north end of the City of Stanton adjacent to Anaheim. The district contains the Adventure City amusement park. Based on analysis conducted as part of the General Plan Program EIR, existing industrially zoned land poses no known environmental constraints to redevelopment, and current infrastructure is in place to support future development. A number of the commercial/industrial sites are not currently functioning uses and are unlikely to impede redevelopment of these sites to residential uses. The objective of the district is to provide a combination of locally serving commercial uses and supportive residential uses.

- **South Gateway Mixed Use District**

The South Gateway Mixed Use District is the main entryway into the City of Stanton from the Garden Grove Freeway (SR-22) and communities to the south. The area contains older underperforming commercial strip mall development; existing uses include small restaurants and retail stores. There have been numerous developer inquiries for intensification of the area to capitalize on its location along the highly traveled Beach Boulevard. As a result of developer interest and emerging Mixed Use developments along the City's primary commercial corridors, the City has identified this area for freeway-oriented commercial and office uses supported by residential development to serve as a transition to adjacent single-family and multifamily residential developments. Due to its location in an existing commercial corridor, the area has adequate infrastructure capacity to support potential development and no known environmental constraints.



Table 7C-4: Redevelopment Capacity for Underutilized Mixed Use Sites

APN	Address	Existing Use	Acres	Zoning	General Plan	Mixed Use District	Permitted Density	Existing Square Footage	Estimated Redevelopment Capacity ¹	Notes
13113105	11296 BEACH BLVD	Commercial	0.39	GMX	MU	General	30-45 du/ac	4,501	63	Potential for lot consolidation Stanton Plaza Specific Plan
13113106		Commercial	1.76	GMX	MU	General	30-45 du/ac	5,897		
13113107	11182 BEACH BLVD	Commercial	0.99	GMX	MU	General	30-45 du/ac	3,147	29	Stanton Plaza Specific Plan
13121102	11550 BEACH BLVD	Commercial	0.64	GMX	MU	General	30-45 du/ac	1,770	19	
13121120	11572 BEACH BLVD	Commercial	0.71	GMX	MU	General	30-45 du/ac	2,173	21	
13121121	11626 BEACH BLVD	Commercial	1.14	GMX	MU	General	30-45 du/ac	3,103	34	
13121132	8024 ORANGEWOOD AVE	Commercial	0.52	GMX	MU	General	30-45 du/ac	7,848	25	Potential for lot consolidation
13121133	11500 BEACH BLVD	Commercial	0.34	GMX	MU	General	30-45 du/ac	1,058		
13122117	11702 BEACH BLVD	Commercial	0.28	GMX	MU	General	30-45 du/ac	2,128	48	Potential for lot consolidation
13122118	11730 BEACH BLVD	Commercial	0.2	GMX	MU	General	30-45 du/ac	2,640		
13122119	11740 BEACH BLVD	Commercial	1.16	GMX	MU	General	30-45 du/ac	11,242		
13122129	11672 BEACH BLVD	Commercial	1.19	GMX	MU	General	30-45 du/ac	8,022	35	
13122145	11632 BEACH BLVD	Commercial	1.09	GMX	MU	General	30-45 du/ac	14,265	32	
13124107	11892 BEACH BLVD	Commercial	0.44	GMX	MU	General	30-45 du/ac	7,552	96	Potential for lot consolidation



APPENDIX 7C: RESIDENTIAL LAND RESOURCES

Table 7C-4: Redevelopment Capacity for Underutilized Mixed Use Sites

APN	Address	Existing Use	Acres	Zoning	General Plan	Mixed Use District	Permitted Density	Existing Square Footage	Estimated Redevelopment Capacity ¹	Notes
13124112	11850 BEACH BLVD	Commercial	1.45	GMX	MU	General	30-45 du/ac	22,566		
13124121	11870 BEACH BLVD	Commercial	0.4	GMX	MU	General	30-45 du/ac	582		
13124145	11810 BEACH BLVD	Commercial	0.96	GMX	MU	General	30-45 du/ac	41,778		
13124154	11900 BEACH BLVD	Commercial	1.23	GMX	MU	General	30-45 du/ac	7,588	36	
13124204	11752 BEACH BLVD	Commercial	0.55	GMX	MU	General	30-45 du/ac	4,194	16	
13124205	11792 BEACH BLVD	Commercial	0.78	GMX	MU	General	30-45 du/ac	2,509	23	
13125403	11891 BEACH BLVD	Commercial	0.17	GMX	MU	General	30-45 du/ac	868	20	Potential for lot consolidation
13125404	11901 BEACH BLVD	Commercial	0.18	GMX	MU	General	30-45 du/ac	1,293		
13125413	11869 BEACH BLVD	Commercial	0.34	GMX	MU	General	30-45 du/ac			
13125416	11951 BEACH BLVD	Commercial	1.71	GMX	MU	General	30-45 du/ac		51	
13125417	11961 BEACH BLVD	Commercial	0.57	GMX	MU	General	30-45 du/ac		17	
13126303	11762 SANTA PAULA ST	Commercial	0.17	GMX	MU	General	30-45 du/ac	933	20	Potential for lot consolidation
13126304	11793 BEACH BLVD	Commercial	0.17	GMX	MU	General	30-45 du/ac			
13126305	11793 BEACH BLVD	Commercial	0.17	GMX	MU	General	30-45 du/ac	896		



Table 7C-4: Redevelopment Capacity for Underutilized Mixed Use Sites

APN	Address	Existing Use	Acres	Zoning	General Plan	Mixed Use District	Permitted Density	Existing Square Footage	Estimated Redevelopment Capacity ¹	Notes
13126306	11801 BEACH BLVD	Commercial	0.17	GMX	MU	General	30-45 du/ac	796		
13126312	11841 BEACH BLVD	Commercial	0.34	GMX	MU	General	30-45 du/ac	6,686	25	Potential for lot consolidation
13126314	11743 BEACH BLVD	Commercial	0.35	GMX	MU	General	30-45 du/ac	5,976		
13140107	12051 BEACH BLVD	Commercial	1.43	GMX	MU	General	30-45 du/ac		42	
13140108	12021 BEACH BLVD	Commercial	0.73	GMX	MU	General	30-45 du/ac		21	
13140109	12001 BEACH BLVD	Commercial	0.51	GMX	MU	General	30-45 du/ac		24	Potential for lot consolidation
13140110	12003 BEACH BLVD	Commercial	0.31	GMX	MU	General	30-45 du/ac			
13141115	8040 CHAPMAN AVE	Commercial	1.56	GMX	MU	General	30-45 du/ac		102	Potential for lot consolidation
13141120	12080 BEACH BLVD	Commercial	0.45	GMX	MU	General	30-45 du/ac			
13141121	12000 BEACH BLVD	Commercial	0.39	GMX	MU	General	30-45 du/ac	5,203		
13141122	12050 BEACH BLVD	Commercial	0.83	GMX	MU	General	30-45 du/ac	1,049		
13141125	8040 CHAPMAN AVE	Commercial	0.28	GMX	MU	General	30-45 du/ac	2,178		
13142220	12200 BEACH BLVD	Commercial	3.54	GMX	MU	General	30-45 du/ac	154,089	113	Potential for lot consolidation
13148401	12232 BEACH BLVD	Commercial	0.25	GMX	MU	General	30-45 du/ac	1,009		



APPENDIX 7C: RESIDENTIAL LAND RESOURCES

Table 7C-4: Redevelopment Capacity for Underutilized Mixed Use Sites

APN	Address	Existing Use	Acres	Zoning	General Plan	Mixed Use District	Permitted Density	Existing Square Footage	Estimated Redevelopment Capacity ¹	Notes
13142222	12094 BEACH BLVD	Commercial	0.96	GMX	MU	General	30-45 du/ac	9,747	28	
13142223	12128 BEACH BLVD	Commercial	1.11	GMX	MU	General	30-45 du/ac	13,451	33	
7937132	7481 KATELLA AVE		0.43	GMX	MU	General	30-45 du/ac	N/A	13	
7937127	7421 KATELLA AVE		0.47	GMX	MU	General	30-45 du/ac	N/A	14	Potential for lot consolidation
7937126	7401 KATELLA AVE		0.73	GMX	MU	General	30-45 du/ac	N/A	22	
12650328	8873 KATELLA AVE		0.6	GMX	MU	General	30-45 du/ac	N/A	18	
12650321	8861 E KATELLA AVE		0.17	GMX	MU	General	30-45 du/ac	N/A	5	
12650320	8851 KATELLA AVE		0.17	GMX	MU	General	30-45 du/ac	N/A	5	
12650319	8841 KATELLA AVE		0.17	GMX	MU	General	30-45 du/ac	N/A	5	
12650318	8821 KATELLA AVE		0.17	GMX	MU	General	30-45 du/ac	N/A	5	
12650317	8811 KATELLA AVE		0.17	GMX	MU	General	30-45 du/ac	N/A	5	
12636315	10361 S MAGNOLIA AVE		0.26	GMX	MU	General	30-45 du/ac	N/A	8	
12636314	10381 S MAGNOLIA AVE		0.27	GMX	MU	General	30-45 du/ac	N/A	8	
12636310	10471 S MAGNOLIA AVE		0.5	GMX	MU	General	30-45 du/ac	N/A	15	



Table 7C-4: Redevelopment Capacity for Underutilized Mixed Use Sites

APN	Address	Existing Use	Acres	Zoning	General Plan	Mixed Use District	Permitted Density	Existing Square Footage	Estimated Redevelopment Capacity ¹	Notes
12636311	10441 S MAGNOLIA AVE		0.28	GMX	MU	General	30-45 du/ac	N/A	8	
12636316	10425 S MAGNOLIA AVE		0.34	GMX	MU	General	30-45 du/ac	N/A	10	
12636317	10425 S MAGNOLIA AVE		0.18	GMX	MU	General	30-45 du/ac	N/A	5	
12636313	10401 S MAGNOLIA AVE		0.27	GMX	MU	General	30-45 du/ac	N/A	8	
12635503	10351 S MAGNOLIA AVE		0.2	GMX	MU	General	30-45 du/ac	N/A	6	
Total Units General Mixed Use									1,133	
7922115		Industrial	4.74	NGMX	MU	North Gateway	30-45 du/ac		142	
12628105	8091 STARR ST	Commercial	0.57	NGMX	MU	North Gateway	30-45 du/ac	6,064	17	
12628106	8101 STARR ST	Commercial	0.57	NGMX	MU	North Gateway	30-45 du/ac	10,070	17	
12628122	8081 STARR ST	Commercial	0.57	NGMX	MU	North Gateway	30-45 du/ac		17	
12628216	10200 BEACH BLVD	Commercial	0.89	NGMX	MU	North Gateway	30-45 du/ac	7,779	26	
Total Units North Gateway Mixed Use									219	
13136103	12331 BEACH BLVD	Commercial	0.68	SGMX	MU	South Gateway	30-60 du/ac		20	
13137338	12235 BEACH BLVD	Commercial	0.65	SGMX	MU	South Gateway	30-60 du/ac	38,126	30	Potential for lot consolidation
13137339	12235 BEACH BLVD	Commercial	0.39	SGMX	MU	South Gateway	30-60 du/ac			



APPENDIX 7C: RESIDENTIAL LAND RESOURCES

Table 7C-4: Redevelopment Capacity for Underutilized Mixed Use Sites

APN	Address	Existing Use	Acres	Zoning	General Plan	Mixed Use District	Permitted Density	Existing Square Footage	Estimated Redevelopment Capacity ¹	Notes
13148215	12392 BEACH BLVD	Commercial	0.69	SGMX	MU	South Gateway	30-60 du/ac	1,256	20	
13148216	12372 BEACH BLVD	Commercial	0.74	SGMX	MU	South Gateway	30-60 du/ac		22	
13148218	8050 CATHERINE AVE	Commercial	0.34	SGMX	MU	South Gateway	30-60 du/ac	1,740	30	Potential for lot consolidation
13148219	12302 BEACH BLVD	Commercial	0.67	SGMX	MU	South Gateway	30-60 du/ac	2,428		
13148234		Commercial	1.8	SGMX	MU	South Gateway	30-60 du/ac		54	
13148235	12444 BEACH BLVD	Commercial	1.38	SGMX	MU	South Gateway	30-60 du/ac	15,406	41	
13149108	12540 BEACH BLVD	Commercial	5.82	SGMX	MU	South Gateway	30-60 du/ac	109,365	174	
13149109		Commercial	3.6	SGMX	MU	South Gateway	30-60 du/ac		108	
13149111	8050 LAMPSON AVE	Commercial	0.75	SGMX	MU	South Gateway	30-60 du/ac	13,081	22	
13149112	12500 BEACH BLVD	Commercial	0.78	SGMX	MU	South Gateway	30-60 du/ac		23	
13149113	12530 BEACH BLVD	Commercial	0.61	SGMX	MU	South Gateway	30-60 du/ac		18	
13149114	12550 BEACH BLVD	Commercial	0.53	SGMX	MU	South Gateway	30-60 du/ac		29	Potential for lot consolidation
13149115	12552 BEACH BLVD	Commercial	0.47	SGMX	MU	South Gateway	30-60 du/ac			
13149116	8100 LAMPSON AVE	Commercial	0.32	SGMX	MU	South Gateway	30-60 du/ac		9	



Table 7C-4: Redevelopment Capacity for Underutilized Mixed Use Sites

APN	Address	Existing Use	Acres	Zoning	General Plan	Mixed Use District	Permitted Density	Existing Square Footage	Estimated Redevelopment Capacity ¹	Notes
13156209	12950 BEACH BLVD	Commercial	0.52	SGMX	MU	South Gateway	30-60 du/ac	1,600	242	Potential for lot consolidation
13156213	12800 BEACH BLVD	Commercial	0.5	SGMX	MU	South Gateway	30-60 du/ac	1,626		
13156214	12850 BEACH BLVD	Commercial	0.55	SGMX	MU	South Gateway	30-60 du/ac			
13156215	12900 BEACH BLVD	Commercial	0.54	SGMX	MU	South Gateway	30-60 du/ac			
13156216	12924 BEACH BLVD	Commercial	0.61	SGMX	MU	South Gateway	30-60 du/ac	3,336		
13156223	12820 BEACH BLVD	Commercial	5.41	SGMX	MU	South Gateway	30-60 du/ac			
13159221	12605 BEACH BLVD	Commercial	1.15	SGMX	MU	South Gateway	30-60 du/ac	20,532	34	
13159222	12505 BEACH BLVD	Commercial	1.29	SGMX	MU	South Gateway	30-60 du/ac		38	
13168103	12975 BEACH BLVD	Commercial	0.06	SGMX	MU	South Gateway	30-60 du/ac	2,512	1	
13168213	12697 BEACH BLVD	Commercial	6.07	SGMX	MU	South Gateway	30-60 du/ac	62,220	182	
Total Units South Gateway Mixed Use									1,097	
Total Units									2,449	
7922111	10191 BEACH BLVD	Residential	0.29	NGMX	MU	North Gateway	30-45 du/ac	1,121	0	
7922112	10231 BEACH BLVD	Residential	0.79	NGMX	MU	North Gateway	30-45 du/ac	1,717	0	
12628107	8111 STARR ST	Residential	0.57	NGMX	MU	North Gateway	30-45 du/ac	912	0	



APPENDIX 7C: RESIDENTIAL LAND RESOURCES

Table 7C-4: Redevelopment Capacity for Underutilized Mixed Use Sites

APN	Address	Existing Use	Acres	Zoning	General Plan	Mixed Use District	Permitted Density	Existing Square Footage	Estimated Redevelopment Capacity ¹	Notes
12628108	8131 STARR ST	Residential	0.57	NGMX	MU	North Gateway	30-45 du/ac	1,461	0	
12628109	8151 STARR ST	Residential	0.57	NGMX	MU	North Gateway	30-45 du/ac	4,836	0	
12628110	8171 STARR ST	Residential	0.57	NGMX	MU	North Gateway	30-45 du/ac	638	0	
12628111	8191 STARR ST	Residential	0.57	NGMX	MU	North Gateway	30-45 du/ac	1,343	0	
12628114	8221 STARR ST	Residential	0.57	NGMX	MU	North Gateway	30-45 du/ac		0	
12628115	10121 FERN AVE	Residential	0.15	NGMX	MU	North Gateway	30-45 du/ac	1,315	0	
12628116	10141 FERN AVE	Residential	0.15	NGMX	MU	North Gateway	30-45 du/ac	1,055	0	
12628117	8231 STARR ST	Residential	0.27	NGMX	MU	North Gateway	30-45 du/ac	970	0	
12628118	8201 STARR ST	Residential	0.57	NGMX	MU	North Gateway	30-45 du/ac	1,101	0	
12628208	8112 STARR ST	Residential	0.55	NGMX	MU	North Gateway	30-45 du/ac	888	0	
12628209	8132 STARR ST	Residential	0.57	NGMX	MU	North Gateway	30-45 du/ac	1,626	0	
12628211	8172 STARR ST	Residential	0.57	NGMX	MU	North Gateway	30-45 du/ac	4,269	0	
12628212	8200 STARR ST	Residential	0.57	NGMX	MU	North Gateway	30-45 du/ac	816	0	
12628214	8222 STARR ST	Residential	0.41	NGMX	MU	North Gateway	30-45 du/ac	1,022	0	



Table 7C-4: Redevelopment Capacity for Underutilized Mixed Use Sites

APN	Address	Existing Use	Acres	Zoning	General Plan	Mixed Use District	Permitted Density	Existing Square Footage	Estimated Redevelopment Capacity ¹	Notes
12628217	10231 FERN AVE	Residential	0.18	NGMX	MU	North Gateway	30-45 du/ac	1,387	0	
12628218	10221 FERN AVE	Residential	0.18	NGMX	MU	North Gateway	30-45 du/ac	1,387	0	
12628219	10211 FERN AVE	Residential	0.18	NGMX	MU	North Gateway	30-45 du/ac	1,387	0	
12628220	10201 FERN AVE	Residential	0.18	NGMX	MU	North Gateway	30-45 du/ac	1,387	0	
12628221		Residential	0.57	NGMX	MU	North Gateway	30-45 du/ac	7,351	0	
13114105		Residential	2.83	GMX	MU	General	30-45 du/ac	30,724	0	Stanton Plaza Specific Plan
13114108	11316 BEACH BLVD	Residential	0.25	GMX	MU	General	30-45 du/ac	2,474	0	Stanton Plaza Specific Plan
13114111	11300 BEACH BLVD	Residential	0.88	GMX	MU	General	30-45 du/ac	11,907	0	Stanton Plaza Specific Plan
13114115	11318 BEACH BLVD	Residential	0.66	GMX	MU	General	30-45 du/ac	7,649	0	Stanton Plaza Specific Plan
13114116	11320 BEACH BLVD	Residential	3.06	GMX	MU	General	30-45 du/ac	43,896	0	Stanton Plaza Specific Plan
13122115	8072 LA MONTE RD	Residential	0.31	GMX	MU	General	30-45 du/ac		0	
13122120	8061 CRAGER RD	Residential	0.32	GMX	MU	General	30-45 du/ac		0	
13114106	11430 BEACH BLVD	Commercial	0.51	GMX	MU	General	30-45 du/ac	20,658	0	Stanton Plaza Specific Plan
13148205	8101 LAMPSON AVE	Residential	0.33	SGMX	MU	South Gateway	30-60 du/ac	2,921	0	



APPENDIX 7C: RESIDENTIAL LAND RESOURCES

Table 7C-4: Redevelopment Capacity for Underutilized Mixed Use Sites

APN	Address	Existing Use	Acres	Zoning	General Plan	Mixed Use District	Permitted Density	Existing Square Footage	Estimated Redevelopment Capacity ¹	Notes
13148206	8091 LAMPSON AVE	Residential	0.59	SGMX	MU	South Gateway	30-60 du/ac	5,671	0	
13148226	8067 LAMPSON AVE	Residential	0.59	SGMX	MU	South Gateway	30-60 du/ac	1,109	0	
13148228	8081 LAMPSON AVE	Residential	0.59	SGMX	MU	South Gateway	30-60 du/ac	1,760	0	
13149103	8232 LAMPSON AVE	Residential	0.57	SGMX	MU	South Gateway	30-60 du/ac	2,794	0	
13156107	8051 ACACIA AVE	Residential	6.62	SGMX	MU	South Gateway	30-60 du/ac	4,620	0	
13156109	8051 ACACIA AVE	Residential	1.67	SGMX	MU	South Gateway	30-60 du/ac		0	
13148214		Commercial	0.01	SGMX	MU	South Gateway	30-60 du/ac		0	
13122116	8022 LA MONTE RD	Public/Institution	0.59	GMX	MU	General	30-45 du/ac	4,161	0	
13126307	11812 SANTA PAULA ST	Public/Institution	0.17	GMX	MU	General	30-45 du/ac		0	
13126308	11822 SANTA PAULA ST	Public/Institution	0.17	GMX	MU	General	30-45 du/ac		0	

Notes:

¹Parcels with a redevelopment capacity of “0” units identify sites that will not likely redevelop during the planning period due to existing single-family residential uses. The City assumes no net loss of residential uses, and the parcels are included in the inventory to demonstrate that the City has considered these sites for potential redevelopment. This does not preclude their redevelopment for higher intensity residential uses, as all of the identified sites will permit residential densities to meet the statutory standards prescribed in AB 2348.



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APPENDIX 7C: RESIDENTIAL LAND RESOURCES

Table 7C-5: Large Opportunity Areas

APN	Address	Existing Use		Acres	Zoning	General Plan	Mixed Use District	Permitted Density	Existing Square Footage	Redevelopment Capacity
13113106	11192 Beach	Commercial	Restaurant	1.76	GMX	MU	General	30-45 du/ac max	5,897	52
13121121	11626 BEACH BLVD	Commercial	Car Dealership	1.14	GMX	MU	General	30-45 du/ac max	3,103	34
13122119	11740 BEACH BLVD	Commercial	Motel	1.16	GMX	MU	General	30-45 du/ac max	11,242	34
13122129	11672 BEACH BLVD	Commercial	Retail Store	1.19	GMX	MU	General	30-45 du/ac max	8,022	35
13122145	11632 BEACH BLVD	Commercial	Retail Store	1.09	GMX	MU	General	30-45 du/ac max	14,265	32
13124112	11850 BEACH BLVD	Commercial	Motel	1.45	GMX	MU	General	30-45 du/ac max	22,566	43
13124154	11900 BEACH BLVD	Commercial	Drugstore	1.23	GMX	MU	General	30-45 du/ac max	7,588	36
13125416	11951 BEACH BLVD	Commercial	Restaurant	1.71	GMX	MU	General	30-45 du/ac max		51
13140107	12051 BEACH BLVD	Commercial	Retail Store	1.43	GMX	MU	General	30-45 du/ac max		42
13141115	8040 CHAPMAN AVE	Commercial	Restaurant	1.56	GMX	MU	General	30-45 du/ac max		46
13142220	12200 BEACH BLVD	Commercial	Retail Store	3.54	GMX	MU	General	30-45 du/ac max	154,089	106
13142223	12128 BEACH BLVD	Commercial	Retail Store	1.11	GMX	MU	General	30-45 du/ac max	13,451	33
07922115	10181 Beach	Industrial	Auto Dismantling	4.74	NGMX	MU	North Gateway	30-45 du/ac max		142
13148234		Commercial	Adult Use	1.80	SGMX	MU	South Gateway	30-60 du/ac max		54
13148235	12444 BEACH BLVD	Commercial	Drugstore	1.38	SGMX	MU	South Gateway	30-60 du/ac max	15,406	41
13149108	12540 BEACH BLVD	Commercial	Grocery Store	5.82	SGMX	MU	South Gateway	30-60 du/ac max	109,365	174
13149109		Parking	Parking	3.60	SGMX	MU	South Gateway	30-60 du/ac max		108
13156223	12820 BEACH BLVD	Commercial	Retail Store	5.41	SGMX	MU	South Gateway	30-60 du/ac max		162
13159221	12605 BEACH BLVD	Commercial	Retail Store	1.15	SGMX	MU	South Gateway	30-60 du/ac max	20,532	34

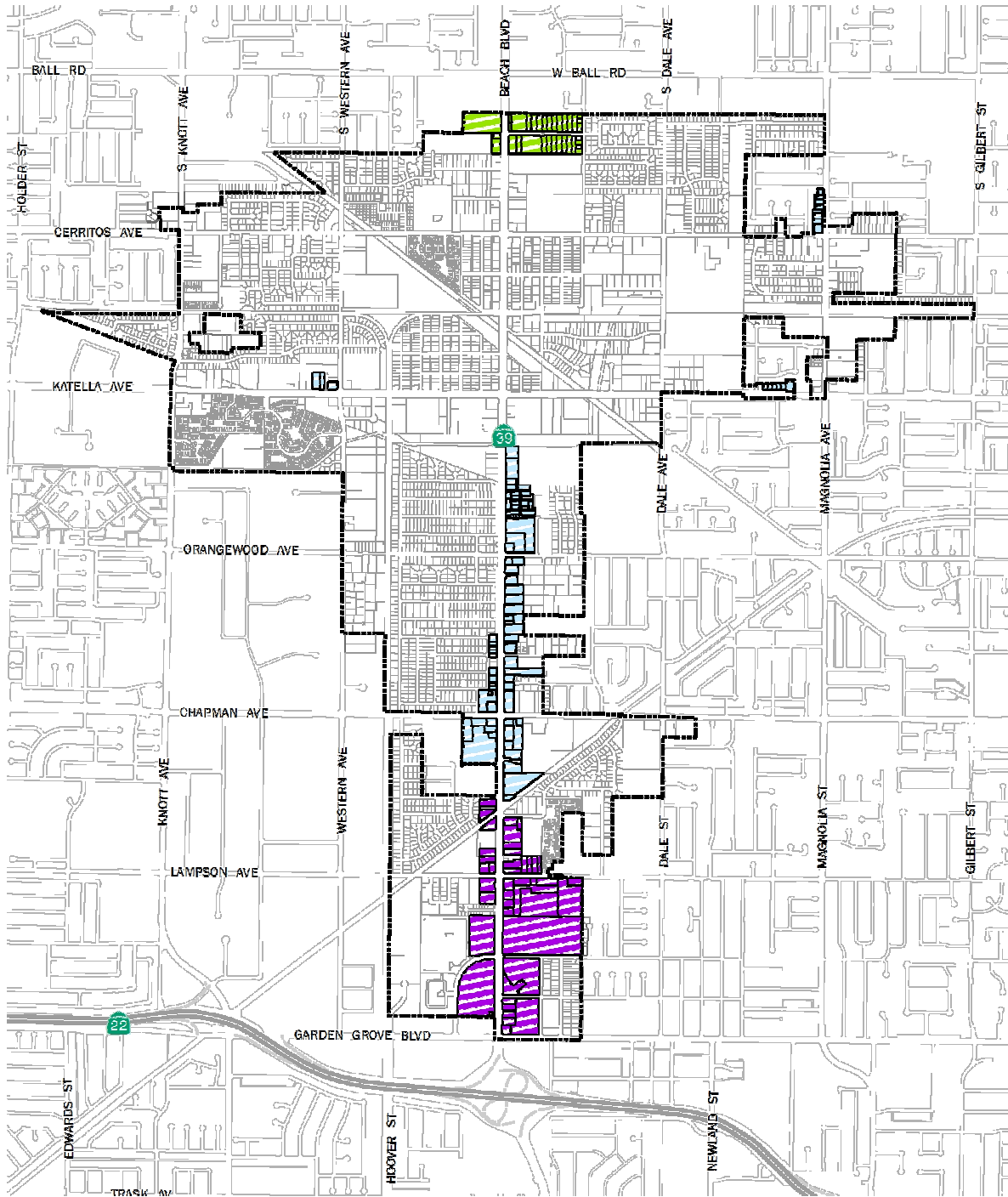


Table 7C-5: Large Opportunity Areas

APN	Address	Existing Use		Acres	Zoning	General Plan	Mixed Use District	Permitted Density	Existing Square Footage	Redevelopment Capacity
13159222	12505 BEACH BLVD	Commercial	Retail Store	1.29	SGMX	MU	South Gateway	30-60 du/ac max		38
13168213	12697 BEACH BLVD	Commercial	Restaurant	6.07	SGMX	MU	South Gateway	30-60 du/ac max	62,220	182

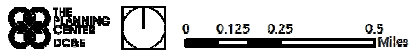


APPENDIX 7C: RESIDENTIAL LAND RESOURCES



- Stanton City Boundary
- North Gateway Mixed Use District
- General Mixed Use District
- South Gateway Mixed Use District

EXHIBIT 7c-3



**Underutilized Mixed Use
STANTON HOUSING ELEMENT**



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APPENDIX 7C: RESIDENTIAL LAND RESOURCES

e. Accommodating the RHNA

Stanton's 2014-2021 RHNA of 313 units will be met by accommodating residential development on vacant and underutilized land in residential and mixed use zones.

Vacant Land

Vacant land provides the capacity for 343 units, including 193 units in residential zones and 150 units in mixed use zones. Of these 343 units, 188 are zoned for sufficient residential densities to potentially accommodate lower income households.

Underutilized Land

Underutilized land zoned for mixed use carries the greatest redevelopment potential with the capacity for 2,449 units, also across all income levels. The combined capacity of these residential development opportunities meets Stanton's 2014–2021 RHNA and offers interested developers many options within the City.

Requirement for Exclusive Residentially Zoned Lands

To meet the provisions of AB 2348, the City must accommodate at least 50 percent of its lower income RHNA need (very low and low income) on sites zoned exclusively for residential use. This need is met by the development capacity of vacant and underutilized parcels in the R-3 zone. These parcels provide the capacity for 188 units, exceeding the 59 unit requirement.



f. Sites Summary

Table 7C-6 summarizes Stanton’s capacity to meet RHNA goals.

Table 7C-6 Sites Summary					
	Total	Very-low Income	Low Income	Moderate Income	Above- moderate Income
Vacant Land					
Residential	193	188		0	5
Mixed Use (≥30 du/ac)	150	150			
Underutilized					
Mixed Use (≥30 du/ac)	2,449	2,449			
Total	2,792	150	150	1,097	1,395
2014-2021 RHNA Need	313	68	49	56	140
Surplus Capacity	2,479	82	101	1,041	1,255
Note: 1. State Government Code Section 65583.2(c)(3)(B)(iv) allows jurisdictions in metropolitan counties, such as Stanton, to include sites with a minimum density of 30 units per acre as appropriate sites to accommodate the jurisdictions’ lower income households.					

B. PRESERVATION OF ASSISTED UNITS AT RISK OF CONVERSION

State housing element law requires the analysis of government-assisted housing that is eligible to change from low-income to market-rate housing during the 2014–2021 planning period and to provide an analysis of the inventory 10 years from the housing element due date (2013–2023). Housing assistance could be provided in the form of a rental subsidy, mortgage subsidy or mortgage insurance to an assisted housing development. Government-assisted housing could be at risk of converting to market rate housing for a number of reasons, including expiring subsidies, mortgage repayments, or expiration of affordability restrictions.

1. Inventory of Assisted Affordable Units

Table 7C-7 is an inventory of affordable housing units in the City of Stanton. There are a total of 745 assisted housing units in the City. There are no units at risk in the current planning period (2014–2021). State law requires an analysis of existing assisted housing developments that are eligible to change from income-restricted to market rate units during the next 10 years due to termination of subsidy contracts, mortgage prepayment, or expiration of restrictions on use. Within the 10-year analysis period, there are 334 senior housing units in the Park Place Stanton project at risk of conversion. Park Place Stanton receives assistance through a tax-exempt bond.



APPENDIX 7C: RESIDENTIAL LAND RESOURCES

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Table 7C-7
Inventory of Assisted Units

Project	Address	Type of Unit	Program	Length of Affordability	Earliest Conversion Date	Total Units	Assisted Units
Continental Gardens	8101 Cerritos	Family	Tax-exempt bond	30 years	8/01/2029	298	298
Park Place Stanton	7622 Katella Ave.	Senior	Tax-exempt bond	30 years	11/11/2022	335	334
Plaza Patria	11440 Court St.	Family	Tax-exempt bond	30 years	12/01/2052	104	104
Casa de Esperanza	10572 Knott Ave.	Special Needs	HOME Program funds/ RDA funds	55 years	2061	10	9
						Total	745
Source: City of Stanton, 2012.							



APPENDIX 7C: RESIDENTIAL LAND RESOURCES

Analysis of At-Risk Units

The Park Place Senior Apartment Complex is the only affordable housing project in the City of Stanton at risk of conversion within the next ten years. It has a scheduled conversion date of November 11, 2022. The 2006-2014 Housing Element identified the Park Place Senior Apartment Complex Covenants to expire on November 11, 2011. As part of the previous Housing Element cycle, the City conducted intensive research on the project, and began discussions with the property owner regarding extending the covenants. Upon review of the project and the deed restrictions, it was determined that the expiration of the covenants was incorrect, and was modified to November 11, 2022.

Through the initial discussions, the property owner had indicated that the intent is to extend the covenants. To accomplish this, there were discussions between the City and the property owner regarding potential assistance from the City, and the property owner applying for Tax Credit Allocation Committee (TCAC) funds to assist in extending the covenant dates. The City also entered into discussions with other affordable housing providers and its consultants to determine whether there are any interested parties or other funding sources available to assist in extending the covenants.

Discussions regarding the covenant extension will resume at the beginning of 2017 to allow for sufficient time to negotiate with the property owner, identify potential funding sources, and partnering opportunities. The most likely funding source would be Tax Credit Allocation Committee.



2. Cost of Preservation Versus Replacement

Generally, it is more cost-effective to preserve existing units than to replace them with new construction. Replacement of at-risk units with rehabilitated units may also be cost-effective in some instances.

a. Preservation Strategies

Preserving units could involve providing financial incentives to the project owners to extend low-income restrictions, purchase of affordable housing units by a nonprofit or public agency, or providing local subsidies to offset the difference between affordable and market rate. Strategies for preservation will depend on the type of project.

b. Local Rent Subsidy

One option for preserving the units at risk during the planning period is to provide local rental subsidy to the residents. This strategy retains the affordability of the units by providing assistance to residents when their affordable units convert to market rate. Such subsidies can be in the form of a voucher or payment similar to the Section 8 program. To determine the need subsidy, fair market rents were compared to the average market rate rents in Stanton. Table 7C-8 provides a summary of fair market rents for Orange County.

Table 7C-8 2012 Orange County Fair Market Rents	
Size of Unit	Fair Market Rent
0 bedroom	\$1,226
1 bedroom	\$1,384
2 bedroom	\$1,652
3 bedroom	\$2,338
4 bedroom	\$2,691
Source: HUD, 2012.	

Park Place Stanton has 294 affordable one-bedroom units and 40 affordable two-bedroom units. Table 7C-9 summarizes the estimated monthly subsidy to preserve the units at Park Place Stanton.



APPENDIX 7C: RESIDENTIAL LAND RESOURCES

Unit Size	Number of Units	Rents		Difference	Monthly Subsidy	Annual Subsidy
		FMR ¹	Subsidized Rate ²			
1bedroom	294	\$1,384	\$995	(\$389)	(\$114,366)	(\$1,372,392)
2 bedroom	40	\$1,652	\$1,255	(\$397)	(\$15,880)	(\$190,560)
Total						(\$1,562,952)
Source: 1 HUD Data Users FMR, 2012. 2 Rents provided by Park Place Apartments, Jan 2013.						

c. Replacement Cost

The City can also consider the cost of replacing these units with new construction. Construction cost estimates includes all hard and soft costs associated with construction in addition to per unit land costs. The analysis assumes the replacement units are garden-style apartments with parking provided on-site. Square footage has been estimated as the average unit size per the prevailing sales in the region. Land costs have been determined on a per unit basis. Tables 7C-10 and 7C-11 summarize the estimated replacement costs per unit.

Type of Residential Unit	Cost per Square Foot ¹	Average Unit Area ²	Replacement Cost per Unit ³
1-bedroom unit	\$200	718	\$168,600
2-bedroom unit	\$200	938	\$212,600
Notes: 1 Based on prevailing market conditions. Units assumed as garden apartments with onsite parking. 2 Based on average unit size reported by RealFacts, Second Quarter 2007.3RSM means estimates construction costs from \$150 to \$200 per square foot.			
Source: RSM means, 2012.			



Table 7C-11
Replacement Costs of At-Risk Units

Type of Residential Unit	Replacement Cost per Unit	Number of Units	Total Replacement Cost ¹
1-bedroom unit	\$168,600	294	\$49,568,400
2-bedroom unit	\$212,600	40	\$8,504,000
Notes:			
1 Based on prevailing market conditions. Units assumed as garden apartments with on-site parking. Assumes average square footage of 718 square feet for a 1-bedroom unit and 938 square feet for a 2-bedroom unit.			
Source: RSMean, 2012.			

d. Resources for Preservation

There are a variety of federal, state, and local housing programs to assist cities in acquiring, replacing or subsidizing at-risk affordable housing units. The following summarizes the financial resources available to the City of Stanton.

i. Federal Programs

- Community Development Block Grants (CDBG). CDBG funds are awarded to entitlement communities (entitlement cities and urban counties) on a formula basis for housing activities. Stanton is a participating city in the County of Orange’s Urban County Program. Funding is awarded on a competitive basis to each participating city. Activities eligible for CDBG funding include acquisition, rehabilitation, economic development and public services. The County of Orange was allocated \$3,635,618 in CDBG funds for Fiscal Year 2011–2012. Of those funds, Stanton received a total of \$380,502.
- HOME Investment Partnership. HOME is a flexible grant program, and funds are awarded to the Urban County Program on a formula basis for housing activities. HOME takes into account local market conditions, inadequate housing, poverty, and housing production costs. HOME funding is provided to jurisdictions to assist rental housing or home ownership through acquisition, construction, reconstruction, and/or rehabilitation of affordable housing. The County of Orange allocates funds to its participating cities on a competitive basis. In Fiscal Year 2011–2012, the County of Orange received a total of \$1,522,687 in HOME funds.
- Section 8 Rental Assistance Program. The Section 8 Rental Assistance Program provides rental assistance to owners of private market-rate units on behalf of very low income tenants. Stanton participates in a consortium to provide assistance to renters based upon a subsidy that is the difference between the tenant’s affordable portion and the fair market rent. Section 8 rental assistance is administered by the Orange County Housing Authority. Approximately 190 households in Stanton receive Section 8 rental assistance.



APPENDIX 7C: RESIDENTIAL LAND RESOURCES

- Section 811/202 Program, Under the Section 202 program, nonprofit organizations and consumer cooperatives can receive no-interest capital advances from HUD for the construction of very low income rental housing for seniors and persons with disabilities. These funds can be used in conjunction with Section 811, which can be used to develop group homes, independent living facilities, and intermediate care facilities. Eligible activities include acquisition, rehabilitation, new construction, and rental assistance.
- ii. State Programs
- California Housing Finance Agency (CalHFA) Multifamily Programs. CalHFA's Multifamily Programs provide permanent financing for the acquisition, rehabilitation, and preservation or new construction of rental housing that includes affordable rents for low-and moderate-income families and individuals. One of the programs is the Preservation Acquisition Finance Program, which is designed to facilitate the acquisition of at risk affordable housing developments and provide low-cost funding to preserve affordability.
 - Low-Income Housing Tax Credit (LIHTC). This program provides tax credits to individuals and corporations that invest in low-income rental housing. Tax credits are sold to those with high liability and proceeds are used to create housing. Eligible activities include new construction, rehabilitation, and acquisition of properties.
- iii. Private Funding Sources
- California Community Reinvestment Corporation (CCRC). The California Community Reinvestment Corporation is a multifamily affordable housing lender whose mission is to increase the availability of affordable housing for low-income families, seniors, and residents with special needs by facilitating private capital flow from its investors for debt and equity to developers of affordable housing. Eligible activities include new construction, rehabilitation, and acquisition of properties.
- e. Outstanding Redevelopment Projects

Cities across California are facing increasing financial challenges. The disillusionment of redevelopment agencies has magnified this crisis. For nearly six decades California's cities used redevelopment to tackle blight and provide funding for affordable housing projects.

The loss of funding and financing vehicles made possible through redevelopment has had a devastating impact on Stanton's affordable housing efforts. The transfer of locally approved redevelopment financing and revenue has stripped the City of the primary means to fund affordable housing. The Tina/Pacific Neighborhood project was a long-term redevelopment project that has been halted due to the loss of funding.



The Tina/Pacific Neighborhood spans nine acres in the northeast portion of the City. This neighborhood contains only 1 percent of the City's housing yet it is responsible for 15 percent of the City's crime. The neighborhood originally consisted of 40 four-plex apartment complexes. They were developed as a planned development under one management company. Overtime the properties were sold off, and as multiple owners took over, the consistency of upkeep and maintenance of the area declined.

In 2009 the City initiated a redevelopment project in the Tina/Pacific Neighborhood with the purchase of one of the four-plexes. Since that time, the City purchased 25 of the 40 properties and demolished 12 four-plexes. The relocation of displaced residents was completed in accordance with state law.

Although there were no affordability covenants, rental rates in the neighborhood were well below market rate for Orange County. Demolition of these units resulted in a loss of 48 housing units. Since rents in this neighborhood had been offered at rates affordable to lower-income households, the City's intention was to develop new affordable units on these properties through the use of redevelopment funds.

A bond was established in late 2010 to purchase the remaining 15 four-plexes, cover the relocation costs of displaced tenants, and develop a replacement housing plan. Before the City could move forward with the next phase of their plan the state eliminated redevelopment agencies and work on these properties ceased. Land assets are now under the management of the Successor Agency (the City). The City is interested in continuing with its plan to produce affordable housing on these sites, but may be required to divest its assets depending on future legislation and litigation.



APPENDIX 7D: REVIEW OF HOUSING ELEMENT PAST PERFORMANCE

Table 7D-1
Review of Housing Element Past Performance

<i>Goal/Policy</i>	<i>Actions</i>	<i>Progress in Implementation</i>
Goal 1.1: Provide for a housing stock of sufficient quantity composed of a variety and range of housing types and costs.		
<i>Strategy 1.1.1: Review and revise development standards, to facilitate construction of a range of housing types.</i>	The City shall expedite project review, processing and building plan check of affordable residential projects to ensure project reviews are not constraints to development of affordable housing.	Although during the 2006-2014 Housing Element planning period there were no affordable housing projects proposed, the City made efforts to streamline the plan review process to expedite development projects. In addition, the City conducted an analysis of building plan check review times for all Orange County cities, and the City of Stanton had the fastest processing times.
	The City will review and revise required development fees including in-lieu fees, development impact fees and processing fees, with the aim of reducing constraints for the development of affordable housing projects.	Through the City's budget review process, the City analyzes all development and impact fees to ensure the fees are appropriate based on the scope and impact of the type of projects received in the City. In addition, the City has the ability to waive park-in-lieu fees for affordable housing projects.
	Provision of second dwelling units on existing single-family properties increases the supply of housing affordable to lower income households. In order to preserve the character of residential neighborhoods and provide opportunities for the development of second dwelling units, the City shall evaluate the appropriateness of developing standard plans to facilitate the construction of these units. The standard plans will streamline the processing timeline and discourage the proliferation of poorly constructed second dwelling units. The City will provide information regarding standard plans for second unit development in their comprehensive housing resource.	The City developed a comprehensive Second Dwelling Unit handout which stipulated all the development requirements, application processing, Planning and Building Department submittal requirements, and sample site plan layouts with setbacks and lot coverage identified.
	The City shall amend the Density Bonus Ordinance by June 2009 to reflect changes in State Law (SB 1818). The law outlines revised requirements for local government to provide a density bonus and other incentives that encourages the development of affordable housing.	Through the comprehensive zoning code update, the City established Section 20.330 of the Stanton Municipal Code which identifies the applicability, eligible projects, concessions/incentives, waivers or reductions, and application procedures for Density Bonuses in compliance with State Law.



Table 7D-1
Review of Housing Element Past Performance

<i>Goal/Policy</i>	<i>Actions</i>	<i>Progress in Implementation</i>
	<p>The City shall adopt a comprehensive revision to the City’s General Plan and Zoning Code to maximize the potential for infill, mixed-use and other creative residential development types. The revised General Plan will provide new mixed-use land use designations. As specified in Appendix 7C of the Housing Element, the city will provide appropriate densities to accommodate the needs of all income groups in compliance with State Law through the new land use designations.</p> <p>The City will establish development standards and processing requirements appropriate for encouraging mixed-use development within the Mixed-Use zone. The City will provide information on possible financial assistance, regulatory concessions or incentives such as density bonuses, reduced parking requirements and other modified development standards, fee waivers, fee deferrals and assistance with on and off-site improvements to the development community as part of the comprehensive housing resource.</p>	<p>In 2008, the City adopted a new General Plan which created mixed-use opportunities on 170.5 acres of land throughout the City, mostly along the two major corridors Beach Blvd. and Katella Ave.</p> <p>The standards for developing mixed-use projects have been codified in the Stanton Municipal Code through the Comprehensive Zoning Code Update (Title 20, Chapter 20.230).</p> <p>A Zoning Code Amendment was adopted to allow affordable housing projects for extremely-low and low-income households at densities of 30 du/ac or greater to be permitted by right in the RH (High Density Residential) zone. The RH zone also allows for residential developments at 16 du/ac to accommodate the remaining needs of all other income groups. In addition, the mixed-use areas allow for residential development up to 45-60 du/ac, which would accommodate any additional housing needs.</p> <p>Through the Comprehensive Zoning Code Update, the City established development standards for the mixed-use designations, and identified the appropriate permitting process. In addition, the City has developed fee deferral and rebate programs to encourage property owners to develop their properties.</p>



APPENDIX 7D: REVIEW OF HOUSING ELEMENT PAST PERFORMANCE

Table 7D-1
Review of Housing Element Past Performance

<i>Goal/Policy</i>	<i>Actions</i>	<i>Progress in Implementation</i>
	<p>The City shall revise the General Plan and Zoning Code to ensure the availability of adequate sites to accommodate projected future construction needs by income category. The City will establish and codify land use designations that will meet the projected need for the 2006-2014 planning period. To accommodate development of affordable units, a minimum standard of 30 du/ac, in compliance with the provisions set forth in AB 2348, shall be implemented as specified in Appendix 7C of the Housing Element. The sites will be rezoned to permit by-right single and multi-family, rental and ownership residential development. The City’s remaining very-low and low income housing need shall be accommodated on sites with densities and development standards that permit at least 16 units per site.</p>	<p>The City approved a Zoning Code Amendment to allow for properties identified in the adopted Housing Element for very-low and low-income households to be permitted by right to develop at 30 du/ac or greater. The City also approved the required Zone Changes to the properties identified in the Housing Element to accommodate 50% of the very-low and low-income housing units. All remaining units identified in the RHNA have been accommodated with existing underutilized properties in the RM (Medium Density Residential) and RH (High Density Residential) zones, and the Mixed Use Overlay Districts.</p>
	<p>The City shall develop and adopt a Specific Plan for the Garden District. The Specific Plan creates opportunities for redevelopment of underutilized non-residential parcels with mixed-use development.</p>	<p>The Garden District Specific Plan was initiated by a private developer. The developer chose not to move forward with the specific plan due to the economic downturn. However, through the General Plan and Comprehensive Zoning Code Update, the City established a Mixed-Use District in the former Garden District Specific Plan area that has achieved the same goals of the specific plan.</p>



Table 7D-1
Review of Housing Element Past Performance

<i>Goal/Policy</i>	<i>Actions</i>	<i>Progress in Implementation</i>
	<p>The City shall revise the Zoning Code to ensure the availability of adequate sites to accommodate the shortfall of 274 lower-income units from the previous Housing Element planning period (1998-2005). To accommodate development of affordable units, a minimum standard of 30 du/ac, in compliance with the provisions set forth in AB 2348, shall be implemented as specified in Appendix 7C of the Housing Element. The sites will be rezoned to permit by-right single and multi-family, rental and ownership development. The City’s unaccommodated very-low and low income housing need shall be accommodated on sites with densities and development standards that permit at least 16 units per site.</p>	<p>The City approved a Zoning Code Amendment to allow for properties identified in the adopted Housing Element for very-low and low-income households to be permitted by right to develop at 30 du/ac or greater. The City also approved the required Zone Changes to the properties identified in the Housing Element to accommodate 50% of the very-low and low-income housing units.</p>
	<p>The City shall implement a monitoring program to evaluate the effectiveness of housing development on rezoned sites consistent with related policies in this Housing Element. On an annual basis, the City shall analyze constructed/approved projects, remaining vacant and underutilized land capacity and market trends to evaluate the effectiveness of adopted policies, programs and procedures. Based on its annual monitoring, the City shall revise policies as necessary to further encourage and facilitate residential development to meet the City’s RHNA needs.</p>	<p>Through the drafting of the General Plan Annual Progress Report, the City analyses housing units constructed and pipeline projects. When developers approach the City to develop infill residential projects, the City identifies a list of vacant and underutilized properties that are ripe for redevelopment.</p> <p>During the planning period, over 215 housing units have been constructed in the city. Of the 215 constructed, 55 were built to a moderate income level. To further encourage and facilitate residential development to meet the RHNA, the City focused on adopting a new comprehensive zoning code update to amend the density bonus opportunities, and address transitional and supportive housing.</p>



APPENDIX 7D: REVIEW OF HOUSING ELEMENT PAST PERFORMANCE

Table 7D-1
Review of Housing Element Past Performance

<i>Goal/Policy</i>	<i>Actions</i>	<i>Progress in Implementation</i>
<p><i>Strategy 1.1.2: Maximize the development potential of vacant and underutilized land.</i></p>	<p>The City shall provide regular identification of vacant and underutilized sites for potential development of residential units. The City will maintain and update an inventory of these sites on an on-going basis.</p>	<p>For sites that show an interest from the development community, the City develops a property data sheet with information regarding the location, size, development standards and allowed uses on the property. For all other sites, the City relies on the sites identified in the Housing Element for redevelopment capacity as a starting point and adds/subtract from the list as the City becomes aware of property development throughout the City. For the overlay zones, with commercial or industrial base zoning, a commercial vacant site inventory list is updated on a regular basis and displayed on the City's Stanton Business Alliance website.</p>
	<p>The City will encourage the consolidation of vacant and underutilized lots for residential development through financial incentives such as land write-downs, assistance on- or off- site infrastructure costs, and other pre-development costs associated with the assemblage of multiple parcels. Consolidation will provide the opportunity to develop vacant and underutilized lots to their fullest potential.</p>	<p>The City encourages the consolidation of vacant and underutilized lots. However, due to the economic downturn, and the elimination of the redevelopment agencies, funding sources to provide financial assistance were no longer available.</p>
	<p>The City will actively pursue HOME funds administered through the County of Orange for development of housing affordable to lower income households.</p>	<p>The City participates in the County's application for HOME funds and actively encourages residents to utilize the program.</p>
	<p>As required by state law, the City will continue its obligation of providing 20 percent of the City's tax increment revenues into the Housing Set-Aside fund to provide for affordable housing projects.</p>	<p>The City continued to meet its obligation of using housing set-aside funds. These funds were utilized to rehabilitate existing housing stock housing low-income families, and the purchase of blighted low-income properties with the goal of developing a new affordable housing project. However, actions ceased in 2011 due to the elimination of redevelopment.</p>



**Table 7D-1
Review of Housing Element Past Performance**

<i>Goal/Policy</i>	<i>Actions</i>	<i>Progress in Implementation</i>
Goal 2.1: Provide a housing stock that is conserved in a safe, sound and sanitary condition.		
<i>Strategy 2.1.1: Pursue funding for maintenance and rehabilitation of existing housing.</i>	The Redevelopment Agency will continue to assist in rehabilitating owner and renter occupied housing units through the Homeowner Rebate Program, the Housing Rehabilitation Loan Program, and the Rental Property Rebate Program.	From 2006-2011, the agency received 743 applications for assistance, and approved 514 applications for rehabilitation of properties housing low-income families. Unfortunately, due to the elimination of the redevelopment agencies, the rebate and loan programs ceased operations in June 2011.
	The City will combine various funding sources, such as CDBG and Redevelopment Set-Aside funds, to maintain necessary public infrastructure improvements to support existing housing developments.	The City combined housing set-aside funds and CDBG funds to provide 100% rehabilitation funding for extremely-low income families and emergency repairs as part of the special needs program and emergency repair program. Upon elimination of the redevelopment agency, the City continued to utilize CDBG funds to assist a small number of low-income families with rehabilitation projects. In total during the planning period, CDBG funds were used to assist 26 low-income families with rehabilitation projects.
<i>Strategy 2.1.2: Engage in code enforcement activities</i>	To ensure minimum health and safety standards are met in new construction and modification of existing building, the City will enforce the provisions of the California Building Code through inspections and the plan check process.	The City has established a protocol for the review and permitting process for all new construction and remodel/tenant improvement plans. The protocol includes review by the Planning Division to ensure compliance with the Zoning Code. Once the Planning Division approves the plans, they are routed through the Building Division which reviews the proposed plans to ensure compliance with the California Building Code. Upon approval of the plans, the Building Division issues a permit, and conducts the required inspections to ensure the project is being built per the approved plans.



APPENDIX 7D: REVIEW OF HOUSING ELEMENT PAST PERFORMANCE

Table 7D-1
Review of Housing Element Past Performance

<i>Goal/Policy</i>	<i>Actions</i>	<i>Progress in Implementation</i>
	<p>The City will continue a proactive code enforcement program to ensure building safety and integrity of residential neighborhoods. The City shall identify and prioritize target areas where the rehabilitation of housing units is most needed. The City will provide further financial incentives and services to property owners in identified target areas to provide opportunities for maintenance and rehabilitation.</p>	<p>The City has continued its code enforcement efforts to ensure building safety and the integrity of residential neighborhoods. Major focus has been on stopping illegal construction and renovations. In addition, the City has identified the Benedict Tract in the City as an area needing the most rehabilitation. The Benedict Tract is one of the oldest neighborhoods in the City, and consists of approximately 150 homes, with a large portion of the homes built prior to 1960. The City surveyed the housing conditions of this neighborhood and determined that additional resources should be provided to help rehabilitate the homes. To assist this area, the City modified the Housing Rebate and Loan Programs to provide additional financial assistance, and advertised the availability of the programs by placing informational pamphlets on each door, and having City staff knock on each door to attempt to personally inform the residents of the available funds. In total nine properties utilized the rebate program and three utilized the rehabilitation loan program.</p>
	<p>The City will seek opportunities for acquisition and rehabilitation of existing single-family or multi-family units, particularly in conjunction with a non-profit entity. The City shall investigate the most effective means for outreach to the entities to maximize participation.</p>	<p>The City developed a Purchase and Rehabilitation program that targeted foreclosure properties. The program included the purchase of foreclosure properties, rehabilitation of the properties, then reselling the properties with affordability covenants for sale at the low-income rate. This program was developed and approved, but was never funded due to the economic downturn, and the eventual elimination of the Redevelopment Agency.</p>
<p>Goal 3.1: Retention of existing housing stock and housing opportunities for Stanton residents.</p>		
<p><i>Strategy 3.1.1: Ensure long term affordability of units.</i></p>	<p>The City will continue to require long-term affordability covenants for housing projects receiving city-sponsored development assistance.</p>	<p>Through the Rehabilitation Loan Program, and the First Time Homebuyer Programs, the City recorded 35 affordability covenants during the planning period.</p>



Table 7D-1
Review of Housing Element Past Performance

<i>Goal/Policy</i>	<i>Actions</i>	<i>Progress in Implementation</i>
	<p>The City shall provide for regular monitoring of deed-restricted units that have the potential of converting to market rate. The City will maintain contact with and assist owners of these units on an ongoing basis to extend and/or renew the deed restrictions and/or covenants to maintain affordability. The City will annually identify funding sources at the federal, State and local levels to preserve at-risk units on a project-by- project basis. In the event a notice to convert is received, the City will work with owners, tenants and non-profit partners to pursue a preservation strategy to ensure long-term affordability of the development. The list of funding sources and interested organizations will be provided as part of the City's comprehensive housing resource (Action H-5.1.1(a)).</p>	<p>During the reporting period, there were no affordable housing projects that were at risk for conversion. The City has maintained a list of all affordable housing projects and the associated expiration dates of the covenants.</p>
<p>Goal 4.1: Access to decent and suitable housing opportunities for all Stanton residents.</p>		
<p><i>Strategy 4.1.1: Promote homeownership opportunities.</i></p>	<p>The City will aggressively pursue potential sources of additional funding for homeownership assistance, including the availability of HOME funds administered through the County of Orange, California Housing Finance Agency, and LIHTC if developers/investors are interested. The City will improve public outreach activities through the compilation of resources for down-payment assistance, silent second mortgages and other means of acquiring a home.</p>	<p>The City developed a First Time Homebuyer Program. Through the life of this program, the City received 28 applications, and approved one. With the elimination of the redevelopment agencies, the City is more reliant on the HOME funds administered through the County to ensure assistance is provided for Stanton residents. The City also participates in the County's Cities Advisory Committee to keep abreast of all potential housing funding sources. As funding becomes available, the City advertises the programs to the public at the City's public counters and website.</p>



APPENDIX 7D: REVIEW OF HOUSING ELEMENT PAST PERFORMANCE

Table 7D-1
Review of Housing Element Past Performance

<i>Goal/Policy</i>	<i>Actions</i>	<i>Progress in Implementation</i>
	<p>The City will participate in the County of Orange Mortgage Certificate Program for homeowner assistance when the program becomes available by the County of Orange.</p>	<p>The Mortgage Certificate Program became available in 2010 for the County of Orange. The City has provided information to the community regarding the program and directed interested parties to the County to assist with the application process. The City also provided a First Time Homebuyer programs which provided low-interest financing for down payments for low-income families. However, this program was eliminated due to the actions of the State Legislature.</p>



**Table 7D-1
Review of Housing Element Past Performance**

<i>Goal/Policy</i>	<i>Actions</i>	<i>Progress in Implementation</i>
<p><i>Strategy 4.1.2: Address the needs of the homeless population</i></p>	<p>In compliance with SB 2, the City will analyze and revise the existing Zoning Ordinance to allow for emergency shelters, transitional housing and supportive housing. The City will comply with the requirements of the State in the following manner:</p> <ul style="list-style-type: none"> • Provide at least one zoning category in which emergency shelters can be located without discretionary approvals. The subject zoning category(ies) shall include sites with sufficient capacity to meet the local need for emergency shelters. • Ensure the provisions of the Housing Accountability Act are enforced and prohibit the denial of emergency shelter/transitional/supportive housing facility via discretionary approvals if it is consistent with adopted regulatory standards • Evaluate development standards and regulatory provisions to ensure that standards encourage rather than discourage development • Amend zoning code to allow transitional/supportive housing as a residential use, subject only to those requirements of other residential uses in the same zone. Develop objective standards for emergency shelters to regulate the following, as permitted by SB 2: <ul style="list-style-type: none"> • The maximum number of beds or persons permitted to be served nightly by the facility. • Off-street parking based upon demonstrated need, provided that the standards do not require more parking for emergency shelters than for other residential or commercial uses in the same zone. • The size and location of exterior and interior on-site waiting and client intake areas. • The provision of on-site management. • The proximity to other emergency shelters provided that emergency shelters are not required to be more than 300 feet apart. • The length of stay. • Lighting. • Security during hours that the emergency shelter is in operation. 	<p>Emergency Shelters are permitted by right in the IG (Industrial General) zone, with no discretionary permit required for the use.</p> <p>Through the comprehensive zoning code update, the city included standards to comply with SB 2, specifically Section 20.400.160 of the Stanton Municipal Code indicates:</p> <ol style="list-style-type: none"> 1. The maximum number of beds permitted per emergency shelter is 20 beds. 2. Emergency shelters require 1 uncovered parking space per 5 beds, and 1 parking space per employee. This is less than or comparable to residential and commercial uses. 3. The emergency shelter shall provide an exterior waiting area of at least 10 feet per bed, and an interior waiting area shall be allowed in compliance with the California Building Code. 4. The emergency shelter shall provide on-site supervision at all times. 5. In terms of separation requirements, an emergency shelter shall be located at least 300 feet away from another emergency shelter. 6. The emergency shelter hours of operation shall be limited to the hours between 4:00 p.m. and 8:00 a.m.



APPENDIX 7D: REVIEW OF HOUSING ELEMENT PAST PERFORMANCE

Table 7D-1
Review of Housing Element Past Performance

<i>Goal/Policy</i>	<i>Actions</i>	<i>Progress in Implementation</i>
	<p>The City will continue to participate in the Orange County Homeless Issues Task Force to ensure the needs of Stanton’s homeless are addressed at the County level.</p>	<p>The City participates in the County Homeless Issue Taskforce, and has also established its own Neighborhood Enhancement Taskforce consisting of City staff, the Sheriff’s Department, and non-profit organizations focusing the City’s homeless issues. The City also leased a City facility to a non-profit organization to operate a family support center for at risk families and homeless persons in the city. In addition, the Housing Authority in connection with the Illumination Foundation has utilized Housing Authority owned vacant units in the Tina/Pacific neighborhood as a transitional housing option for the City’s homeless population. The City has also participated with the County to support the development of a year-round emergency shelter.</p>
	<p>The City will coordinate with the Orange County Housing Authority and non-profit organizations to determine the number of families who utilize hotels/motels as temporary residences. The City will contact public and non-profit organizations who may have an interest or experience in the conversion of hotel/motel units to permanent housing. The City has recognized that families who are living in hotels/motels may be provided an opportunity for permanent housing through the conversion of these facilities to residential units affordable to extremely low-, very low- and low-income families. The City will evaluate the feasibility of converting these units to permanent housing. Based on this analysis, the City will encourage the conversion of hotel/motels to permanent housing by the development community through a variety of activities such as funding support, in-kind technical assistance, density bonuses, reduced parking requirements and other modified development standards, fee waivers, fee deferrals, assistance with on and off-site improvements and other incentives and concessions.</p>	<p>Based on the 2012 Orange County Homeless Point in Time Survey, there are 41 sheltered homeless in the city, living in motels/hotels. To assist the homeless populations, the City has partnered with non-profit organizations to place at-risk families in City housing on a temporary basis, while the non-profit assists the families with financing and support services.</p> <p>In regards to converting the motels/hotels, the City adopted a General Plan Amendment to develop an opportunity area for converting existing hotels into senior housing. The City has also discussed the potential of converting hotels/motels several developers. However, due to the income generated from the hotel/motels the City and developers determined that the conversion would not be financially feasible.</p>



Table 7D-1
Review of Housing Element Past Performance

<i>Goal/Policy</i>	<i>Actions</i>	<i>Progress in Implementation</i>
	<p>The City will revise the standards and regulations for Single Room Occupancy Units (SROs) in the Zoning Code to clarify the units can be used for permanent housing.</p> <p>The City will also monitor the requirement for a conditional use permit for SROs on an annual basis to ensure the requirement does not constrain the development of SROs.</p>	<p>Through the comprehensive zoning code update, SROs were permitted, subject to a Conditional Use Permit (CUP) in the RM (Medium Density Residential) and RH (High Density Residential) zones. SRO regulations (Section 20.400.360 of the Stanton Municipal Code) were also modified to clarify the unit requirements, such as: the minimum/maximum size of the unit; maximum persons to reside in the unit; and required features for kitchens and bathrooms.</p> <p>During this planning period, the City has not received requests for SROs. However, the City has reviewed the CUP requirements, and modified the packet/process to streamline the permit.</p>
<p><i>Strategy 4.1.3: Provide opportunities for the development of housing for large families.</i></p>	<p>The City shall review and revise the Zoning Code, as appropriate, to incorporate appropriate regulatory incentives, financial incentives and other policies that encourage the development of housing units with 3 or more bedrooms to accommodate the needs of large families. The City shall encourage and support the development of rental and for-sale housing for larger families within future affordable housing projects through various strategies and programs that may include: assistance with site identification and entitlement processing; fee waivers and deferrals; and modifying development standards and granting concessions and incentives for projects that provide housing for lower-income families.</p>	<p>The housing and economic market has dictated the construction of larger homes to support the larger families. During the planning cycle, all newly constructed homes included three or more bedrooms.</p> <p>During the planning period the City did not receive an application for an affordable housing project. However, the City has instituted a fee waiver program that would waive a portion of development fees till certificate of occupancy, and rebate programs for certain development permits.</p>



APPENDIX 7D: REVIEW OF HOUSING ELEMENT PAST PERFORMANCE

Table 7D-1
Review of Housing Element Past Performance

<i>Goal/Policy</i>	<i>Actions</i>	<i>Progress in Implementation</i>
<p><i>Strategy 4.1.4: Provide opportunities for the development of housing for persons with disabilities.</i></p>	<p>To comply with State Housing Law (SB 520), the City will analyze existing land use controls, building codes, and permit and processing procedures to determine constraints they impose of the development, maintenance, and improvement of housing for persons with disabilities. Based on its findings, the City will develop a policy for reasonable accommodation to provide relief to Code regulations and permitting procedures that have a discriminatory effect on housing for individuals with disabilities. The policy shall include procedures for requesting accommodation, timeline for processing and appeals, criteria for determining whether a requested accommodation is reasonable through a ministerial approval process.</p>	<p>Through the comprehensive zoning code update, the City adopted Section 20.525 (Reasonable Accommodation) of the Stanton Municipal Code. This section identifies the eligible applicants, eligible requests for reasonable accommodation, application requirements, the review procedure and criteria for determining whether the reasonable accommodations reasonable through the ministerial process.</p>
	<p>According to case law Santa Barbara v. Adamson (1980), the Supreme Court found that a definition of “family” that made a distinction between related and unrelated persons in setting occupancy limits for single-family homes was unconstitutional. Therefore, the City will revise the current definition of “family” in the Municipal Code to comply with the definition found in the State’s Health and Safety Code and in the Welfare and Institutions Code.</p>	<p>The definition of “family” was modified in Section 20.710.190 of the Stanton Municipal Code to “Single Housekeeping Unit” which is defined as, “any group of individuals, related or unrelated, who live together as a single integrated household in a dwelling unit, under no more than two written or oral rental agreements, including the joint use of common areas and sharing household activities and responsibilities (i.e., chores, expenses, and meals).</p>
<p><i>Strategy 4.1.5: Continue support for Section 8 Program</i></p>	<p>The City will continue to provide referral services and information to residents regarding the Section 8 Rental Housing Assistance Program administered by the Orange County Housing Authority.</p>	<p>As interested parties contact the City regarding rental assistance programs, the City has referred the persons to the Orange County Housing Authority Section 8 program. In addition, during the 2012 open application period, the City participated as an application dispersal location. Through this process, the City assisted persons to fill out the applications, and referred applicant questions to the Orange County Housing Authority.</p>



Table 7D-1
Review of Housing Element Past Performance

<i>Goal/Policy</i>	<i>Actions</i>	<i>Progress in Implementation</i>
<p><i>Strategy 4.1.6: Promote fair housing standards</i></p>	<p>The City will continue to refer all inquiries regarding housing discrimination to the Fair Housing Council of Orange County. The Fair Housing Council of Orange County provides community education, individual counseling, mediation and low-cost advocacy with the expressed goal of eliminating housing discrimination and guaranteeing the rights of all people to freely choose the housing for which they qualify in the area they desire. The City will disseminate fair housing information through the comprehensive housing resource (Action H-5.1.1(a)) in English, Spanish and other languages as found appropriate.</p>	<p>During the planning period, the City received a number of calls regarding fair housing issues. Based on the complaints filed with the City, the City would forward the complainant to the Orange County Fair Housing Council. If property violations were identified, the City would also follow-up with a Code Enforcement case and building inspections.</p>



APPENDIX 7D: REVIEW OF HOUSING ELEMENT PAST PERFORMANCE

Table 7D-1
Review of Housing Element Past Performance

<i>Goal/Policy</i>	<i>Actions</i>	<i>Progress in Implementation</i>
<p><i>Strategy 4.1.7: Provide opportunities for the development of housing for extremely low-income households</i></p>	<p>The City shall review and revise the Zoning Code, as appropriate, to incorporate appropriate regulatory incentives, financial incentives and other policies that encourage the development of housing units for households earning 30 percent or less of the median family income for Orange County. The City shall encourage and support the development of housing for extremely low-income households within future affordable housing projects through various strategies and programs that may include: assistance with site identification and entitlement processing; fee waivers and deferrals; and modifying development standards such as parking and unit size requirements and granting concessions and incentives for projects that provide housing for lower-income families. The Action will work in conjunction with Actions 4.1.2(a) and (e) to encourage development of units suitable for extremely low-income households including transitional and supportive housing and single room occupancy units.</p>	<p>Through a zoning code amendment process, the City allowed affordable housing developments at 30 dwelling units per acre or greater to be permitted by right in the RH (High Density Residential) zone, if the properties were identified for affordable housing in the Housing Element.</p> <p>In addition, the City began an affordable housing development project through the redevelopment agency in the Tina/Pacific neighborhood. This project would have constructed up to an additional 150 affordable housing units, with a portion of the units dedicated for families earning 30% or less of the Orange County median income. This project was put on hold due to the State's actions to eliminate redevelopment agencies.</p> <p>Finally, through the comprehensive zoning code update, the City evaluated its permit procedures and code requirements, removed roadblocks to development of housing projects and provided greater opportunities for the development of housing throughout the city with the implementation of the mixed-use overlay districts.</p>



Table 7D-1
Review of Housing Element Past Performance

<i>Goal/Policy</i>	<i>Actions</i>	<i>Progress in Implementation</i>
Goal 5.1: Increase awareness of and participation in housing programs.		
<i>Strategy 5.1.1: Consolidate and disseminate information</i>	The City understands the importance of providing a single source of housing information to its residents. To provide ease of access to programs, policies and available funds, the City shall develop a comprehensive information resource about Stanton’s housing projects, programs, policies, available funding, technical assistance, and other related items at locations accessible to the general public. The City shall determine the best form of delivery of this information (e.g., online, print media, meetings, etc.) and provide the community with a comprehensive source of housing information	The Housing Division developed a web portal with detailed information regarding the housing programs, funding sources, and contact information for technical assistance. However, upon elimination of the redevelopment agency, the funding sources available were no longer administered by the City. Therefore the website was shuttered, and when residents ask about potential funding sources for rehabilitation, the city provides contact information for the county programs.
	The City will provide, as part of their comprehensive housing resources (Action H-5.1.1(a)), informational packets for developers that summarize development standards; processing fees and timelines; funding/financing options available at the federal, state and local level; and incentives, such as density bonuses and reduced parking requirements, related to residential projects. The City will provide technical assistance to assist the development community in pursuing available funding and financing.	The City has developed several informational flyers regarding the City’s codes and standards. In addition, the City developed a Solutions Desk which is available to developers to contact the City and have detailed discussions with City staff to answer all questions regarding developing in the City.



APPENDIX 7D: REVIEW OF HOUSING ELEMENT PAST PERFORMANCE

Table 7D-2 Progress in Achieving Housing Element Objectives 2014-2021		
Program	Objective	Level of Achievement
New Construction (RHNA Allocation)		
Very Low	288	0
Low	187	0
Moderate	107	55
Above Moderate	236	185
Total	818	240
Rehabilitation		
Residential Rehab Loans and Grants	100 units	743 applications received and 420 units were rehabilitated
Acquisition/Rehabilitation	The City shall attempt to partner with non-profit entities for the acquisition and/or rehabilitation of low-income housing units	101 units in the Tina/Pacific area (2009-2012) were purchased by the City of Stanton for the purposes of developing an affordable housing project.
Financial Assistance		
First time Homebuyer Assistance	10 moderate	1 (through the City's HOME Program)
Mortgage Credit Certificates (MCC)	The City will participate in the County of Orange Mortgage Certificate Program	The program became available to the City of Stanton in 2010. In total 3 applications were submitted to the County for Stanton, 1 was canceled, 1 was issued, and 1 is pending.
Rental Assistance- Section 8	The objective is set by the Orange County Housing Authority	<u>439 vouchers</u>
Preservation		
Preservation of "At-Risk" Units	735 very low	No units were "at risk" during the housing element planning period. The City continued to monitor these projects to ensure the quality of the projects is maintained.
Conservation¹		



Table 7D-2
Progress in Achieving
Housing Element Objectives 2014-2021

Program	Objective	Level of Achievement
Code Enforcement	The City will continue a proactive code enforcement program to ensure building safety and integrity of residential neighborhoods.	Not monitored.
¹ Code enforcement objectives were targets and were not included in total preservation/rehab objectives.		



APPENDIX 7D: REVIEW OF HOUSING ELEMENT PAST PERFORMANCE

A. ADEQUATE SITES FOR 2006-2014 PLANNING PERIOD

During the 2006-2014 Planning Period, the City had a RHNA need of 818 housing units (adjusted to include 274 unaccommodated units from the 1998-2005 planning period). While the Housing Element demonstrated the City had sufficient sites to accommodate all the units, this determination was based on the approval of the new General Plan and subsequent Zoning Code Update to establish mixed-use land use designations. In addition, a rezone program was required to accommodate the very-low and low-income housing units.

To accommodate its RHNA needs during the 2006-2014 Planning Period and address the unaccommodated need from the 1998-2005 Planning Period, the City committed to:

- Establish mixed-use land use designations for a minimum of 15 acres throughout the City.
- Rezone a minimum of 4.6 acres to accommodate 50% of the lower income (very-low and low income) RHNA need on sites zoned exclusively for residential use.

By the end of the planning period the City had completed the rezoning as described in the program action. In 2008 the City adopted a new General Plan which established mixed-use land use designations for 170.5 acres throughout the City. The North Gateway Mixed-Use (NGMX) designation includes 22.4 acres in the northern portion of the City with a number of large underutilized properties. The NGMX designation allows up to 45 du/ac. The South Gateway Mixed-Use (SGMX) designation included 92.7 acres in the southern portion of the City with a large number of underutilized and vacant sites that could be consolidated and developed up to 60 du/ac. The third and final mixed-use designation is General Mixed Use (GMX) which includes 55.4 acres generally located along the central portion of the City along Beach Blvd. and Katella Ave., and allows up to 45 du/ac. After approval of the new General Plan, the City approved a comprehensive update to the zoning code to incorporate the new mixed-use designations and develop standards and regulations for development of mixed-use projects.

For the rezoning issue to comply with AB2348, the City amended the zoning code to allow affordable residential development to be permitted by right in the RH (High Density Residential) zone at densities of 30 du/ac or greater, if the properties were identified in the Housing Element to meet the lower-income growth needs. All other required RHNA units were able to be accommodated on underutilized or vacant sites in the RH zone, which allows densities greater than 16 du/ac and the mixed-use areas.

The City completed the rezoning program for all required RHNA units during the 2006-2014 and the unaccommodated units from the 1998-2005 Planning Periods. Through the rezoning program, all units were accommodated. As such, there is no calculation of unaccommodated need required.



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APPENDIX 7E: COMMUNITY OUTREACH

A. INTRODUCTION

During 2012 and 2013, the City of Stanton conducted numerous outreach meetings and activities to gain input on the concerns and ideas of community members and housing stakeholder organizations. The public outreach efforts and events included the following:

- Housing Element Booth at the Christmas in the City Event
Thursday, December 6, 2012
Civic Center
- Stanton Collaborative Meeting
Monday, February 25, 2013
City Council Chambers
- Housing Element Booth at the Stanton Easter Egg Hunt, Pancake Breakfast and Resource Fair
Saturday, March 30, 2013
Stanton Park
- Housing Element Surveys
Handed out at each public outreach event, and posted on the main page of the City's website.

The Housing Element Booth at the Christmas in the City Event, an annual holiday event, provided residents of all economic segments with the opportunity to learn about, and comment on, the Housing Element Update. The booth featured a handout with information detailing the purpose for the Housing Element, the process of developing a Housing Element, and the need for public participation in the process. Demographic information was also included to demonstrate the City's existing housing characteristics. Community members had the opportunity to interact with, and ask questions of, City staff. Participants provided their thoughts on the housing opportunities, challenges, and resources in Stanton by answering questions to a survey provided in English and in Spanish.

The City also outreached to not-for-profit schools and service organizations through the Stanton Collaborative Meeting held on Monday, February 25, 2013. The Stanton Collaborative is a set group of community stakeholders, including schools, child care advocates, non-profit organizations aimed at assisting the homeless, single parent households, disabled groups, and the elderly. The City also invited stakeholder organizations such as advocacy groups including the Kennedy Commission, the Regional Center of Orange County, and the Dayle McIntosh Center to participate. During the Collaborative meeting, City staff involved with the update of the Housing Element and consultants (The Planning Center) conducted a presentation on the housing element purpose, components, and process. At the conclusion of the presentation, staff led a discussion period to obtain feedback from the groups in attendance. The comments received from the attendants were then integrated into the policies and programs of the Housing Element (comments and feedback are discussed in section B of this Appendix).



The following stakeholder groups were invited to attend and participate in the public Collaborative Meeting held in February:

- Acacia Adult Day Services
- American Legion Post 783
- Anaheim Union High School District
- Angels of Hope
- Boys Town
- Boys and Girls Club of Stanton
- Bryant Elementary School
- Carver Elementary School
- CSP-Project PATH
- Dale Junior High School
- Dayle McIntosh Center
- Didi Hirsch Mental Health Services
- Ester L. Walter Elementary School
- FaCT
- Family Support Center
- Garden Grove Unified School District
- H.O.P.E.
- Illumination Foundation
- Interval House
- Kennedy Commission
- Lawrence Elementary School
- Magnolia High School
- Magnolia School District
- MOMS Orange County
- Nhan Hoa Clinic
- Office of Assemblywoman Sharon Quirk-Silva
- Orange County Sheriff's Department
- Orange County Probation
- Planned Parenthood/WIC
- Project S.A.Y.
- Rancho Alamitos High School
- Regional Center of Orange County
- Robert M. Pyles Elementary School
- Savanna School District
- Second Harvest Food Bank
- St. Polycarp School
- Stanton Community Foundation
- Straight Talk
- T.I.P
- The RAISE Foundation



APPENDIX 7E: COMMUNITY OUTREACH

- Twila Reid Elementary School
- Wakeham Elementary School
- Walter Elementary School
- Wells House Hospice
- Women's Division
- Youth Assistance Foundation

The City also provided a second Housing Element Information Booth at the annual Easter Egg Hunt/Pancake Breakfast/Resource Fair. At this event, the community members had an opportunity to speak with staff regarding their thoughts on the City's housing situation and needs. An informational flyer was also provided, similar to the flyer provided at the first information booth at the Christmas in the City event. A questionnaire was also available for the community to complete to help provide input on certain key housing issues in the City.

Finally, the City included an electronic questionnaire, made available on the City's main webpage from December 2012 to June 2013. This allowed for additional members of the community to participate in the Housing Element update process that may not have been able to participate in the other outreach efforts. Through this medium, the City was able to hear from an additional 152 members of the community regarding the housing issues in the City.

The draft housing element submitted to HCD was placed on the City's General Plan website for public viewing in Summer 2013. The City provided hard copies to interested parties including the Kennedy Commission, Regional Center of Orange County, and the Dayle McIntosh Center. Interested stakeholder groups have requested the City provide information on workshops, draft documents and other pertinent information. The City has made diligent efforts to keep those stakeholder groups in communication with current activities related to the Housing Element.

Any future revisions to the draft Housing Element, including any revisions made to respond to HCD's review comments will be provided to the public through the Community Development Department. Prior to the City Council's adoption of the Housing Element, the document will be made available for formal public review and to stakeholders for a period of at least 30 days.

B. PUBLIC WORKSHOP

The following notes were taken during the participant discussion at the Stanton Collaborative Meeting held on Monday, February 25, 2013 at the Stanton City Hall Council Chambers.

1. Constraints/Challenges

- Cost of land
- Affordability
- NIMBY-ism
 - Perceptions of affordable housing
 - Density
 - Association with rental units and maintenance of rental units in comparison to ownership units



- Providing for special needs groups
 - Higher age bracket
 - Homeless
 - Disabled and the developmentally disabled
- Aging housing stock
- Overcrowding
- Availability of services for the low-income community and other special needs groups

2. Opportunities

- Increasing density
- Incentives
 - Reduction of req. & tandem parking
- Relationships between community members
- Lower cost of land than other cities
- Private-public partnerships
- Combined or adjacent resources for Special Needs Groups

C. SURVEY

The City distributed the survey at the annual Christmas and Easter community events as well as to the stakeholders during the Stanton Collaborative meeting. An electronic version of the survey was posted to the main page of the City’s website. A total of 152 surveys were collected between December of 2012 and June of 2013.

The survey asked residents and business owners to rank six topics concerning housing in the City. Respondents were asked to identify the importance of each topic on a scale from Very Important, to Somewhat Important, and Not Important. The results are provided below.

Results	Ranking
Maintain and improve the City's existing neighborhoods	1 (Very Important)
Assist Stanton's workforce in finding quality housing in the community	2
Provide housing for families with children	3
Provide housing and assistance for special needs populations (veterans, disabled, homeless, single parents, and large families)	4
Provide a variety of housing types in the City (single-family detached, single-family attached and multifamily)	5
Increase rental housing opportunities	6 (Least Important)

Additional survey feedback emphasized the community’s desire for greater code enforcement to improve the existing neighborhoods. Some respondents supported new housing opportunities through planned communities while others expressed a desire to limit growth. All were in favor of enhancing the city’s workforce and their access to housing.



APPENDIX 7E: COMMUNITY OUTREACH

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APPENDIX 7F: GLOSSARY OF TERMS

Above-Moderate-Income Household. A household with an annual income usually greater than 120% of the area median family income adjusted by household size, as determined by a survey of incomes conducted by a city or a county, or in the absence of such a survey, based on the latest available legibility limits established by the U.S. Department of Housing and Urban Development (HUD) for the §8 housing program.

Apartment. An apartment is one (1) or more rooms in an apartment house or dwelling occupied or intended or designated for occupancy by one (1) family for sleeping or living purposes and containing one (1) kitchen.

Assisted Housing. Generally multi-family rental housing, but sometimes single-family ownership units, whose construction, financing, sales prices, or rents have been subsidized by federal, state, or local housing programs including, but not limited to Federal state, or local housing programs including, but not limited to Federal §8 (new construction, substantial rehabilitation, and loan management set-asides), Federal §§ 213, 236, and 202, Federal §221 (d) (3) (below-market interest rate program), Federal §101 (rent supplement assistance), CDBG, FmHA §515, multi-family mortgage revenue bond programs, local redevelopment and in lieu fee programs, and units developed pursuant to local inclusionary housing and density bonus programs.

Below-market-rate (BMR). Any housing unit specifically priced to be sold or rented to low- or moderate-income households for an amount less than the fair-market value of the unit. Both the State of California and the U.S. Department of Housing and Urban Development set standards for determining which households qualify as “low income” or “moderate income.” (2) The financing of housing at less than prevailing interest rates.

Build-out. That level of urban development characterized by full occupancy of all developable sites in accordance with the General Plan; the maximum level of development envisioned by the General Plan. Build-out does not assume that each parcel is developed to include all floor area or housing units possible under zoning regulations.

Community Development Block Grant (CDBG). A grant program administered by the U.S. Department of Housing and Urban Development (HUD) on a formula basis for entitlement communities and by the State Department of Housing and Community Development (HCD) for non-entitled jurisdictions. This grant allots money to cities and counties for housing rehabilitation and community development, including public facilities and economic development

Condominium. A structure of two or more units, the interior spaces of which are individually owned; the balance of the property (both land and building) is owned in common by the owners of the individual units. (See “Townhouse.”)



Covenants, Conditions, and Restrictions (CC&Rs). A term used to describe restrictive limitations that may be placed on property and its use, and which usually are made a condition of holding title or lease.

Deed. A legal document which affects the transfer of ownership of real estate from the seller to the buyer.

Density Bonus. The allocation of development rights that allow a parcel to accommodate additional square footage or additional residential units beyond the maximum for which the parcel is zoned, usually in exchange for the provision or preservation of an amenity at the same site or at another location.

Density, Residential. The number of permanent residential dwelling units per acre of land. Densities specified in the General Plan may be expressed in unites per gross acre or per net developable acre.

Developable Land. Land that is suitable as a location for structures and that can be developed free of hazards to, and without disruption of, or significant impact on, natural resource areas.

Down Payment. Money paid by a buyer from his own funds, as opposed to that portion of the purchase price which is financed.

Duplex. A detached building under single ownership that is designed for occupation as the residence of two families living independently of each other.

Dwelling Unit (du). A building or portion of a building containing one or more rooms, designed for or used by one family for living or sleeping purposes, and having a separate bathroom and only one kitchen or kitchenette. See Housing Unit.

Elderly Housing. Typically one- and two-bedroom apartments or condominiums designed to meet the needs of persons 62 years of age and older or, if more than 150 units, persons 55 years of age and older, and restricted to occupancy by them.

Emergency Shelter. A facility that provides immediate and short-term housing and supplemental services for the homeless. Shelters come in many sizes, but an optimum size is considered to be 20 to 40 beds. Supplemental services may include food, counseling, and access to other social programs. (See "Homeless" and "Transitional Housing.")

Extremely Low-Income Household. A household with an annual income equal to or less than 30% of the area median family income adjusted by household size, as determined by a survey of incomes conducted by a city or a county, or in the absence of such a survey, based on the latest available eligibility limits established by the U.S. Department of Housing and Urban Development (HUD) for the Section 8 housing program.

Fair Market Rent. The rent, including utility allowances, determined by the United States Department of Housing and Urban Development for purposed of administering the Section 8 Existing Housing Program.



Family. Any group of individuals, related or unrelated, who live together as a single integrated household in a dwelling unit, under no more than two written or oral rental agreements, including the joint use of common areas and sharing household activities and responsibilities (i.e., chores, expenses, and meals).

General Plan. A comprehensive, long-term plan mandated by State Planning Law for the physical development of a city or county and any land outside its boundaries which, in its judgment, bears relation to its planning. The plan shall consist of seven required elements: land use, circulation, open space, conservation, housing, safety, and noise. The plan must include a statement of development policies and a diagram or diagrams illustrating the policies.

Goal. A general, overall, and ultimate purpose, aim, or end toward which the City will direct effort.

Green Building. Green or sustainable building is the practice of creating healthier and more resource-efficient models of construction, renovation, operation, maintenance, and demolition. (US Environmental Protection Agency)

Historic Preservation. The preservation of historically significant structures and neighborhoods until such time as, and in order to facilitate, restoration and rehabilitation of the building(s) to a former condition.

Historic Property. A historic property is a structure or site that has significant historic, architectural, or cultural value.

Household. All those persons—related or unrelated—who occupy a single housing unit. (See “Family.”)

Housing and Community Development Department (HCD). The State agency that has principal responsibility for assessing, planning for, and assisting communities to meet the needs of low-and moderate-income house holds.

Housing Element. One of the seven State-mandated elements of a local general plan, it assesses the existing and projected housing needs of all economic segments of the community, identifies potential sites adequate to provide the amount and kind of housing needed, and contains adopted goals, policies, and implementation programs for the preservation, improvement, and development of housing. Under State law, Housing Elements must be updated every five years.

Housing Payment. For ownership housing, this is defined as the mortgage payment, property taxes, insurance and utilities. For rental housing this is defined as rent and utilities.

Housing Ratio. The ratio of the monthly housing payment to total gross monthly income. Also Called Payment-to-Income Ratio or Front-End Ratio.

Housing Unit. The place of permanent or customary abode of a person or family. A housing unit may be a single-family dwelling, a multi-family dwelling, a condominium, a modular home, a mobile home, a cooperative, or any other residential unit considered real property under State law.



Housing and Urban Development, U.S. Department of (HUD). A cabinet-level department of the federal government that administers housing and community development programs.

Implementing Policies. The City's statements of its commitments to consistent actions.

Implementation. Actions, procedures, programs, or techniques that carry out policies.

Infill Development. The development of new housing or other buildings on scattered vacant lots in a built-up area or on new building parcels created by permitted lot splits.

Jobs-Housing Balance. A ration used to describe the adequacy of the housing supply within a defined area to meet the needs of persons working within the same area. The General Plan uses SCAG's definition which is a job total equal to 1.2 times the number of housing units within the area under consideration.

Land Use Classification. A system for classifying and designating the appropriate use of properties.

Live-Work Units. Buildings or spaces within buildings that are used jointly for commercial and residential purposes where the residential use of the space is secondary or accessory to the primary use as a place of work.

Low-Income Household. A household with an annual income usually no greater than 51%-80% of the area median family income adjusted by household size, as determined by a survey of incomes conducted by a city or a county, or in the absence of such a survey, based on the latest available eligibility limits established by the U.S. Department of Housing and Urban Development (HUD) for the §8 housing program.

Low-income Housing Tax Credits. Tax reductions provided by the federal and State governments for investors in housing for low-income households.

Manufactured Housing. Residential structures that are constructed entirely in the factory, and which since June 15, 1976, have been regulated by the federal Manufactured Home Construction and Safety Standards Act of 1974 under the administration of the U. S. Department of Housing and Urban Development (HUD). (See "Mobile Home" and "Modular Unit.")

Mixed-use. Properties on which various uses, such as office, commercial, institutional, and residential, are combined in a single building or on a single site in an integrated development project with significant functional interrelationships and a coherent physical design. A "single site" may include contiguous properties.

Moderate-income Household. A household with an annual income usually no greater than 81%-120% of the area median family income adjusted by household size, as determined by a survey of incomes conducted by a city or a county, or in the absence of such a survey, based on the latest available eligibility limits established by the U.S. Department of Housing and Urban Development (HUD) for the Section 8 housing program.



Monthly Housing Expense. Total principal, interest, taxes, and insurance paid by the borrower on a monthly basis. Used with gross income to determine affordability.

Multiple Family Building. A detached building designed and used exclusively as a dwelling by three or more families occupying separate suites.

Ordinance. A law or regulation set forth and adopted by a governmental authority, usually a city or county.

Overcrowding Housing Unit. A housing unit in which the members of the household, or group. Are prevented from the enjoyment of privacy because of small room size and housing size. The U.S. Bureau of Census defines an overcrowded housing unit as one which is occupied by more than one person per room.

Parcel. A lot or tract of land.

Planning Area. The area directly addressed by the general plan. A city's planning area typically encompasses the city limits and potentially annexable land within its sphere of influence.

Policy. A specific statement of principle or of guiding actions that implies clear commitment but is not mandatory. A general direction that a governmental agency sets to follow, in order to meet its objectives before undertaking an action program. (See "Program.")

Poverty Level. As used by the U.S. Census, families and unrelated individuals are classified as being above or below the poverty level based on a poverty index that provides a range of income cutoffs or "poverty thresholds" varying by size of family, number of children, and age of householder. The income cutoffs are updated each year to reflect the change in the Consumer Price Index.

Program. An action, activity, or strategy carried out in response to adopted policy to achieve a specific goal or objective. Policies and programs establish the "who," "how" and "when" for carrying out the "what" and "where" of goals and objectives.

Redevelop. To demolish existing buildings; or to increase the overall floor area existing on a property; or both; irrespective of whether a change occurs in land use.

Regional. Pertaining to activities or economies at a scale greater than that of a single jurisdiction, and affecting a broad geographic area.

Regional Housing Needs Assessment. A quantification by SANDAG of existing and projected housing need, by household income group, for all localities within a region.

Rehabilitation. The repair, preservation, and/or improvement of substandard housing.

Residential. Land designated in the General Plan and zoning ordinance for building consisting of dwelling units. May be improved, vacant, or unimproved. (See "Dwelling Unit.")

Residential Care Facility. A facility that provides 24-hour care and supervision to its residents.



Residential, Multiple Family. Usually three or more dwelling units on a single site, which may be in the same or separate buildings.

Residential, Single-Family. A single dwelling unit on a building site.

Retrofit. To add materials and/or devices to an existing building or system to improve its operation, safety, or efficiency. Buildings have been retrofitted to use solar energy and to strengthen their ability to withstand earthquakes, for example.

Rezoning. An amendment to the map to effect a change in the nature, density, or intensity of uses allowed in a zoning district and/or on a designated parcel or land area.

Second Unit. A Self-contained living unit, either attached to or detached form, and in addition to, the primary residential unit on a single lot. "Granny Flat" is one type of second unit.

Section 8 Rental Assistance Program. A federal (HUD) rent-subsidy program that is one of the main sources of federal housing assistance for low-income households. The program operates by providing "housing assistance payments" to owners, developers, and public housing agencies to make up the difference between the "Fair Market Rent" of a unit (set by HUD) and the household's contribution toward the rent, which is calculated at 30% of the household's adjusted gross monthly income (GMI). "Section 8" includes programs for new construction, existing housing, and substantial or moderate housing rehabilitation.

Shared Living. The occupancy of a dwelling unit by persons of more than one family in order to reduce housing expenses and provide social contact, mutual support, and assistance. Shared living facilities serving six or fewer persons are permitted in all residential districts by §1566.3 of the California Health and Safety Code.

Single-family Dwelling, Attached. A dwelling unit occupied or intended for occupancy by only one household that is structurally connected with at least one other such dwelling unit. (See "Townhouse.")

Single-family Dwelling, Detached. A dwelling unit occupied or intended for occupancy by only one household that is structurally independent from any other such dwelling unit or structure intended for residential or other use. (See "Family.")

Single Room Occupancy (SRO). A single room, typically 80-250 square feet, with a sink and closet, but which requires the occupant to share a communal bathroom, shower, and kitchen.

Subsidize. To assist by payment of a sum of money or by the granting to terms or favors that reduces the need for monetary expenditures. Housing subsidies may take the forms of mortgage interest deductions or tax credits from federal and/or state income taxes, sale or lease at less than market value of land to be used for the construction of housing, payments to supplement a minimum affordable rent, and the like.

Substandard Housing. Residential dwellings that, because of their physical condition, do not provide safe and sanitary housing.



Supportive Housing. Housing with no limit on length of stay, that is occupied by the target population as defined in California Health and Safety Code Section 53260(d), 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" means 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 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. [California Health and Safety Code Sections 50675.14(b) and 53260(d)]

Target Areas. Specifically designated sections of the community where loans and grants are made to bring about a specific outcome, such as the rehabilitation of housing affordable by Very-Low and Low-income households.

Tax Increment. Additional tax revenues that result from increases in property values within a redevelopment area. State law permits the tax increment to be earmarked for redevelopment purposes but requires at least 20% to be used to increase and improve the community's supply of very low and low income housing.

Tenure. A housing unit is "owned" if the owner or co-owner lives in the unit, even if it is "owned only if it is mortgaged or not fully paid for. A cooperative or condominium unit is "owned only if the owner or co-owner lives in it. All other occupied units are classified as "rented," including units rented for cash rent and those occupied without payment of cash rent.

Townhouse. A townhouse is a dwelling unit located in a group of three (3) or more attached dwelling units with no dwelling unit located above or below another and with each dwelling unit having its own exterior entrance.

Transitional Housing. Shelter provide to the homeless for an extend period, often as long as 18 months, and generally integrated with other social services and counseling programs to assist in the transition to self-sufficiency through the acquisition of a stable income and permanent housing. (See "homeless" and "Emergency Shelter.")

Undevelopable. Specific areas where topographic, geologic, and/or superficial soil conditions indicate a significant danger to future occupants and a liability to the City are designated as "undevelopable" by the City.



Acronyms Used

ACS:	American Community Survey
BMPs:	Best Management Practices
CALTRANS:	California Department of Transportation
CEQA:	California Environmental Quality Act
CIP:	Capital Improvement Program
DIF:	Development Impact Fee
DU/ac:	Dwelling units per acre
EDD:	California Employment Development Department
FAR:	Floor Area Ratio
FEMA:	Federal Emergency Management Agency
HCD:	Department of Housing and Community Development
HOA:	Homeowners Association
HUD:	Department of Housing and Urban Development
LAFCO:	Local Agency Formation Commission
MFI:	Median Family Income
NPDES:	National Pollutant Discharge Elimination System
RTP:	Regional Transportation Plan
SCAG:	Southern California Association of Governments
SPA:	Sectional Planning Area
STF:	Summary Tape File (U.S. Census)
TOD:	Transit-Oriented Development
TDM:	Transportation Demand Management
TSM:	Transportation Systems Management
WCP:	Water Conservation Plan