



**BACKGROUND:**

The City of Fountain Valley, like other local agencies across the state, is working to facilitate housing development as part of a broader effort to increase housing supply and meet local needs. Through the state-mandated Regional Housing Needs Assessment (RHNA) - a process managed in Southern California by the Southern California Association of Governments (SCAG) - Fountain Valley has been assigned a target of 4,839 new housing units, including 2,093 for lower-income households. While the City is responsible for identifying and zoning appropriate sites to accommodate this growth, the actual construction of these units will be carried out by private developers.

**WHY THIS LOCATION:**

The City Council, Planning Commission, and the General Plan Advisory Committee, composed of residents and stakeholders, worked to identify potential housing sites that met state requirements while maintaining community aspirations, economic stability, and the need for open space. To identify sites for future housing development, the City used several criteria: targeting vacant or underutilized land, focusing on areas suitable for higher-density housing, and ensuring access to infrastructure and public services. Additional considerations included proximity to schools, jobs, and transit, as well as property owner interest. As one of the last remaining agricultural properties in Fountain Valley, this site scored favorably on all criteria.

**SITE DESCRIPTION:**

**Lot Size:** 18.09 acres (former agriculture site)

**Number of proposed units: 606**

- 304 market-rate rental apartments
- 83 affordable apartments for seniors
- 183 three-story, for-sale townhomes
- 36 two-story, for-sale triplexes

**Zoning:** This site has been rezoned to the R4 -High Density Multiple Dwelling residential classification.

**CITY HALL:**

**Study Session: May 28th, 2025**

**Planning Commission Hearing: June 25th, 2025**

Community input is welcomed at both meetings. No decision on the site will be made at the Study Session. Additional opportunities for feedback will be shared via the City's website and social channels.

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