Department of Housing and Community Development

ANNUAL HOUSING ELEMENT PROGRESS REPORT

City or County Name: CITY OF YORBA LINDA

Mailing Address: P.O. BOX 87014, YORBA LINDA, CA 92885-8714

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Reporting Period by Calendar Year: from JAN 1, 2010 to DECEMBER 31, 2010

These forms and tables, (see sample – next page) must be submitted to HCD and the Governor's Office of Planning and Research (OPR) on or before April 1, of each year for the prior calendar year; submit separate reports directly to both HCD and OPR (Government Code Section 65400) at the addresses listed below:

Department of Housing and Community Development
Division of Housing Policy Development
P.O. Box 952053
Sacramento, CA 94252-2053

HOUSING POLICY DEVELOPMENT, HCD

JUL 11 2011

-and-

Governor's Office of Planning and Research
P.O. Box 3044
Sacramento, CA 95812-3044

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
(CCR Title 25 §6202)

Jurisdiction City of Yorba Linda

Reporting Period Date 1/1/10 - Date 12/31/10

Table A

Annual Building Activity Report Summary - New Construction
Very Low-, Low-, and Mixed-Income Multifamily Projects

Housing Development Information									Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions
1	2	3	4				5	5a	6	7	8
Project Identifier (may be APN No., project name or address)	Unit Category	Tenure R=Renter O=Owner	Affordability by Household Incomes				Total Units per Project	Est. # Infill Units*	Assistance Programs for Each Development	Deed Restricted Units	Note below the number of units determined to be affordable without financial or deed restrictions and attach an explanation how the jurisdiction determined the units were affordable. Refer to instructions.
			Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income			See Instructions	See Instructions	
Habitat for Humanity	SF	Owner		1	2		3	3	RDA	none	n/a
(9) Total of Moderate and Above Moderate from Table A3 ▶ ▶					2		183				
(10) Total by income Table A/A3 ▶ ▶				1	2		3	3			
(11) Total Extremely Low-Income Units*											

* Note: These fields are voluntary

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
(CCR Title 25 §6202)

Jurisdiction City of Yorba Linda

Reporting Period Date 1/1/10 - Date 12/31/10

Table A2
Annual Building Activity Report Summary - Units Rehabilitated, Preserved and Acquired pursuant to GC Section 65583.1(c)(1)

Please note: Units may only be credited to the table below when a jurisdiction has included a program it its housing element to rehabilitate, preserve or acquire units to accommodate a portion of its RHNA whichmeet the specific criteria as outlined in GC Section 65583.1(c)(1)

Activity Type	Affordability by Household Incomes				(4) The Description should adequately document how each unit complies with subsection (c)(7) of Government Code Section 65583.1
	Extremely Low-Income*	Very Low-Income	Low-Income	TOTAL UNITS	
(1) Rehabilitation Activity				0	
(2) Preservation of Units At-Risk				0	
(3) Acquisition of Units	2			2	Committed Assistance Program at Evergreen Villas
(5) Total Units by Income	2	0	0	2	

* Note: This field is voluntary

Table A3
Annual building Activity Report Summary for Above Moderate-Income Units (not including those units reported on Table A)

	1. Single Family	2. 2 - 4 Units	3. 5+ Units	4. Second Unit	5. Mobile Homes	6. Total	7. Number of infill units*
No. of Units Permitted for **Moderate**	0	0	0	0	0	0	
No. of Units Permitted for **Above Moderate**	156	21	0	6	0	183	

* Note: This field is voluntary

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
(CCR Title 25 §6202)

Jurisdiction City of Yorba Linda

Reporting Period Date 1/1/10 - Date 12/31/10

Table B

Regional Housing Needs Allocation Progress

Permitted Units Issued by Affordability

Enter Calendar Year starting with the first year of the RHNA allocation period. See Example.			2006	2007	2008	2009	2010	2011				Total Units to Date (all years)	Total Remaining RHNA by Income Level
Income Level		RHNA Allocation by Income Level	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6		Year 7	Year 8		
Very Low	Deed Restricted	460			62			42	planned			104	356
	Non-deed restricted												
Low	Deed Restricted	371			13		1	90	planned			104	267
	Non-deed restricted												
Moderate	Deed Restricted	412					2					2	340
	Non-deed restricted			70								70	
Above Moderate		796		404				1079	entilled			1,483	-687
Total RHNA by COG. Enter allocation number:		2,039	474		75		3	1,211				1,763	276
Total Units ► ► ►													
Remaining Need for RHNA Period ► ► ► ► ►													

Note: units serving extremly low-income households are included in the very low-income permitted units totals.

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
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Jurisdiction City of Yorba Linda

Reporting Period Date 1/1/10 - Date 12/31/10

Table C

Program Implementation Status

Program Description (By Housing Element Program Names)	Housing Programs Progress Report - Government Code Section 65583. Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.		
Name of Program	**Objective**	**Timeframe in H.E.**	**Status of Program Implementation**
Residential Rehabilitation Program	Assist a minimum of 12 households annually	2008-2014	Continuous program funded through CDBG; level of accomplishment satisfied each year
Community Preservation Program	Bring substandard housing into compliance	2008-2014	Continuous program; level of accomplishment satisfied each year
Section 8 Rental Assistance	Provide rental assistance through Section 8 vouchers	2008-2014	Continuous program; level of accomplishment satisfied each year
Affordable Housing Development	Pursue development opportunities for new construciton on sites identified in Housing Element	2008-2014	Approved DDA for new construction of rental units at 100% affordable to very-low and low-income on 3.2 acre site; entitlement process to initiate in Fall 2011
Mortgage Assistance Program	Assist mod-income households with downpayment assistance to 10 homebuyers	2008-2014	Continuous program; Assisted 5 homebuyers to date; Consideration in place for enhancement to the City's financial participation in the program to encourage particpation
Mortgage Credit Certificate Program	Expand home ownership opportunities for first time buyers	2008-2014	Continuous program when funds made available through CDLAC
Committed Assistance	Agreement with Villa Pacifica for rehabilitation of 84 units with 100% affordability at extremely low, very low , and low income levels.	2011	Negotiations still in progress. Property owner experienced some delays with investors; anticipate an executed agreement by December 2011.
Purchase of Existing Multi-family Ownership Units	Purchase of up to 48 market rate units and convert to affordable in complexes with volumes of foreclosures or short sales	Early 2011	Time frame met and project in progress. Acquired 8 units and another 2 currently in escrow and negotiating offers on additional 11 units
Second Units	Implement City's ordinance to accommodate second units. Seek to achieve 10 units	2008-2014 Educational info 2011	On target to obtain minimum of 10 second units during Housing Element planning period; educational materials in progress and available on web-site by September 2011
Sites to be Re-zoned to Higher Density	Provide adequate sites to accommodate development of affordable housing consistent with RHNA	Originally June 2012 - Amended to Nov 2012	Sites approved by City Council as part of Housing Element adoption in June 2011; Measure B vote for local voter approval of site rezoning anticipated for November 2012
Town Center Specific Plan	Provide sites in Town Center as part of Specific Plan	Early 2011	Town Center Specific Plan approved in April 2011; two sites identified in plan designated for residential at 20 du/ac

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
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Reporting Period Date 1/1/10 - Date 12/31/10

Sustainability and Green Building	Adopt local green building program, including incentives, as part of the General Plan update	General Plan Update - 2010	General Plan process delayed due to budget constraints; process being initiated in 2011
Annexation of Areas in Sphere of Influence	Annexation of areas within Sphere of Influence for future residential development	2012	Under consideration
Multi-family Development Standards	Establishment of multi-development standards and design guidelines	Mid-2011	Multi-family design guidelines approved as part of Housing Element approval in June 2011
Measure B Constraints	Establish new multi-family zone categories; rezone sites to higher densities; initiate Measure B process	2010/2011	New zoning categories approved as part of Housing Element approval in June 2011; Measure B vote for site rezoning ancitipated for Nov 2012; Community education process to begin 2011 through 2012;
Density Bonus	Amend City's density bonus ordinance	Mid-2011	Density bonus ordinance amended as part of Housing Element approval in June 2011
Administrative Adjustment Process	Continue process for adjustments to residential uses	2008-2014	Continuous program
Zoning Ordinance Revisions	Amend Zoning Code to revise defn of family, create provisions for transitional housing, and emergency shelters by right	Mid-2011	Zoning Code revisions approved as part of Housing Element approval in June 2011
Fair Housing	Continue to provide information on fair housing	2008-2014	Continuous program
Accessible Housing	Implement reasonable accommodation procedures	Disseminate Info - 2010	Information gathering in process; expect implementation by December 2011.

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General Comments: