# HOUSING PLAN

## INTRODUCTION

Located in southwestern Orange County, Aliso Viejo is approximately bisected by Highway 73 with Laguna Beach bordering to the southwest, Laguna Woods to the north, Laguna Hills to the east, and Laguna Niguel and unincorporated County lands to the south. A primarily residential community, Aliso Viejo offers a wide variety of housing opportunities and has adequate schools, employment, shopping, parks, and open space for the recreation and leisure needs of its residents.

The Aliso Viejo Planned Community, which comprises the majority of the City, began development in the early 1980s. Following rapid growth in the 1980s and 1990s, residential portions of the planning area reached build-out soon after the City's incorporation on July 1, 2001, becoming the 34th city in Orange County.

At the time of incorporation in 2001, the City's vacant or underutilized sites were entitled with non-residential uses as specified in the Aliso Viejo Master Development Agreement approved by the County in 1988. However, with the City's adoption of its first General Plan in 2004, the opportunity for additional housing within the community became part of the General Plan process. The Community Benefit Overlay (CBO) concept, outlined in the Land Use Element, allowed modification to existing entitlements: 1) if the proposed development could be shown to provide added benefit to the community, and 2) if property owners were willing to forego or amend the 1988 entitlements under the Master Development Agreement. One such community benefit was the provision of housing affordable to very-low- and low-income households. Through the CBO mechanism, the potential for new construction of housing affordable to lower-income households was greatly increased, and the concept furthered local, regional, and state housing goals.

# PURPOSE OF THE HOUSING ELEMENT

The Housing Element serves as a guide for future residential growth in Aliso Viejo and establishes a strategy for meeting the community's housing needs. The Housing Element is designed to achieve the following objectives set forth in state law:

1) Identify adequate sites for a range of housing opportunities;
2) Assist in the development of adequate and affordable housing;
3) Address constraints to meeting the City's housing needs;
4) Conserve and improve the condition of housing; and
5) Promote equal housing opportunities for all persons.

# SCOPE AND CONTENT OF THE HOUSING ELEMENT

The Housing Element is a mandated component of the General Plan and satisfies the requirements of State planning law. The Housing Element contains two parts – the Housing Plan and the Community Profile. The Housing Plan has three sections: 1) Introduction; 2) Issues, Goals and Policies; and 3) Housing Programs. In the Issues, Goals and Policies section, potential housing issues are identified and discussed, and goals and policies are established to address these issues. The Housing Plan describes how the goals and policies will be achieved and implemented.

The Community Profile, contained in the General Plan as Appendix C, and part of the Housing Element, analyzes community demographics and housing stock characteristics, potential constraints to housing development, and identifies resources to meet the community's housing needs.

# RELATIONSHIP TO OTHER GENERAL PLAN ELEMENTS

California planning law requires the Housing Element to be consistent with other General Plan elements. Development policies contained in the Land Use Element, which establish the location, type, density, and distribution of land uses, including housing, support the goals of the Housing Element by identifying suitable locations for a variety of housing types.

All policies and programs within this Housing Element have been analyzed and found to be consistent with the other elements of the General Plan.

# PUBLIC PARTICIPATION

Public participation is an important component of the Housing Element update process. Government Code §65583(c)(8) states that "The local government shall make diligent effort to achieve public participation of all the economic segments of the community in

the development of the housing element, and the program shall describe this effort." Public participation played an important role in the formulation and refinement of the City's housing goals and policies.

City residents and many other interested parties were encouraged to participate in the Housing Element update process and to identify housing issues of concern, recommend strategies, review the draft element, and provide recommendations to decision-makers.

A Housing Element web page was established to provide interested persons with information including Frequently Asked Questions, meeting announcements, reference materials, and also included an online survey regarding housing needs in the community.

Persons and organizations representing the interests of lower-income households and persons with special needs, as well as affordable housing developers, were specifically targeted in the City's notification list (Table H-1).

The following public meetings were conducted regarding the 2021 Housing Element update:

May 19, 2021 City Council study session

August 18, 2021 City Council public meeting

_____ City Council public hearing

Notices of all public meetings were posted on the City's website, and also mailed to all persons and organizations on the Housing Element interest list in advance of each meeting. The draft Housing Element was also was posted on the Housing Element website and made available for review at City Hall, and notices were also mailed to the interest list when the draft Housing Element was published.

## Table H-1
## Housing Element Notification List

Kennedy Commission
17701 Cowan Ave., Suite 200
Irvine, CA 92614

League of Women Voters
PO Box 1065
Huntington Beach, CA 92647

OC Association of Realtors
25552 La Paz Road
Laguna Hills, CA 92653

Public Law Center
601 Civic Center Drive West
Santa Ana, 92701

Habitat for Humanity of Orange County
2200 S. Ritchey St.
Santa Ana, CA 92705

Jamboree Housing Corp.
17701 Cowan Avenue
Suite 200
Irvine, CA 92614

The Related Companies of California
18201 Von Karman Ave Ste 900
Irvine, CA 92612

Community Housing Resources, Inc.
17701 Cowan Avenue, Suite 200
Irvine, CA 92614

South County Outreach
26776 Vista Terrace
Lake Forest, CA 92630

Dayle McIntosh Center
South County Branch
24012 Calle De La Plata # 110
Laguna Hills, CA 92653

OC Housing Providers
25241 Paseo de Alicia, Suite 120
Laguna Hills, CA 92653

Brittany Irvin
Province Group
26 Corporate Plaza #260
Newport Beach, CA 92660

OC Business Council
2 Park Plaza, Suite 100
Irvine, CA 92614

OC Housing Trust
198 W. Lincoln Ave., 2nd Floor
Anaheim, CA 92805

Neighborhood Housing Services of Orange County
198 W. Lincoln Ave., 2nd Floor
Anaheim, CA 92805

BIA/OC
17744 Sky Park Circle #170
Irvine, CA 92614

City of Laguna Woods
Attn: Community Development Director
24264 El Toro Road
Laguna Woods, CA 92637

City of Laguna Hills
Attn: Community Development Director
24035 El Toro Rd
Laguna Hills, CA 92653

City of Mission Viejo
Attn: Community Development Director
200, Civic Center
Mission Viejo, CA 92691

Community Outreach Coordinator
Regional Center of Orange County
P.O. Box 22010
Santa Ana, CA 92702-2010

City of Laguna Niguel
Attn: Community Development Director
30111 Crown Valley Pkwy
Laguna Niguel, CA 92677

City of Laguna Beach
Attn: Community Development Director
505 Forest Ave.
Laguna Beach, CA 92651-2394

Dan Schmid
Welcoming Neighbors Home
23676 Birtcher Dr.
Lake Forest, CA 92630

Moulton Niguel Water District
P.O. Box 30203
Laguna Niguel, CA 92607

South Orange County Wastewater Authority
34156 Del Obispo Street
Dana Point, CA 92629

El Toro Water District
24521 Los Alisos Boulvard
Lake Forest, CA 92630

Brandon Young
Mitchell M. Tsai, Attorney At Law
155 South El Molino Ave, Ste. 104
Pasadena, CA 91101

# ISSUES, GOALS, AND POLICIES

The goals, policies, and implementation programs of the Housing Element address three Citywide issues:

1) Providing opportunities for a variety of housing;
2) Maintaining quality neighborhoods and housing units that meet the needs of all income groups; and
3) Assisting special needs households and ensuring fair housing practices.

## VARIETY OF HOUSING OPPORTUNITIES

Housing needs vary depending on many factors, such as age, income, family type, household size, and mobility. A well-balanced community includes a variety of housing options. Providing a range of housing opportunities helps ensure that households of all types and sizes can find a home in Aliso Viejo that suits their needs.

| | |
|---|---|
| **Goal H-1** | **Encourage a diversity of housing types and provide affordability levels within Aliso Viejo to meet the needs of community residents.** |
| Policy H-1.1 | Identify sites appropriate for the development of a variety of housing types and price ranges to meet the needs of all socioeconomic segments of the community through the disbursement of affordable units in projects. |
| Policy H-1.2 | Encourage through the use of density bonuses and rezoning to allow for residential development, development of affordable housing opportunities throughout the community, as well as development of housing for elderly and low- and moderate-income households near public transportation services. |
| Policy H-1.3 | Identify physical, legal, economic, and other constraints to the development of housing and collaborate with other public and private agencies to overcome such factors. |
| Policy H-1.4 | Ensure that a portion of future residential development is affordable to low- and very-low-income households by designating certain sites as having the potential to be used for residential uses. |

Policy H-1.5 Encourage development of mixed-use neighborhoods that incorporate all levels of housing with commercial and business park development in existing and future developments.

Policy H-1.6 Encourage the use of grant funds to purchase available residential units in order to increase the supply of rental and ownership units that are affordable to low- and moderate-income households.

## HOUSING AND NEIGHBORHOOD PRESERVATION

Housing and neighborhood preservation addresses two important issues: 1) improving the condition of Aliso Viejo's residential stock and neighborhoods; and 2) maintaining the supply of affordable housing. The first aspect of housing and neighborhood preservation is to provide a safe and aesthetically pleasing living environment. Improving the character of Aliso Viejo's neighborhoods also influences property values and overall quality of life. The other aspect of housing and neighborhood preservation is ensuring that access to affordable housing opportunities for lower-income households is provided throughout the community.

**Goal H-2 Create safe and aesthetically pleasing neighborhoods, and provide adequate housing to meet the needs of all household types and income groups.**

Policy H-2.1 As the City matures, maintain the quality of the housing stock through code enforcement as well as appropriate coordination with homeowner associations with regards to on-street parking, landscape maintenance, and water quality.

Policy H-2.2 Promote increased awareness of the importance of property maintenance to long-term housing quality and property values, and encourage community and neighborhood involvement in neighborhood preservation through public information and awareness, the Aliso Viejo Community Association (AVCA), City newsletters, e-news, cable television, and informational brochures at the public counter at City Hall.

Policy H-2.3 Work to preserve the affordability of publicly assisted and privately-financed housing units and to discourage their conversion to market-rate housing by requiring condominium conversions to provide very-low- and low-income units, with a focus on units that currently are or were previously affordable units that may have expired or are at risk of expiring.

# EQUAL ACCESS TO HOUSING

Special circumstances may impede some persons and households from finding decent, affordable housing. The City has a responsibility to ensure that all persons have access to housing, regardless of race, religion, gender, familial status, marital status, national origin, color, age, disability, or source of income. To ensure that all groups have equal access to housing, the City should ensure the continuation of unimpeded access to a full range of housing opportunities.

| | |
|---|---|
| **Goal H-3** | **Ensure that all persons and household types have equal access to housing.** |
| Policy H-3.1 | Identify and participate in programs and provide incentives through density bonuses and rezoning to encourage residential projects that include housing for seniors, low- and moderate-income groups, or special needs groups. |
| Policy H-3.2 | Encourage the provision of housing and services for special needs groups, such as the homeless, the disabled, and victims of domestic violence by providing City grants to agencies providing services to persons in these groups. |
| Policy H-3.3 | Collaborate with developers, landlords, home-seekers, tenants, real estate and lender groups, and other private for-profit and non-profit agencies to ensure that individuals and families seeking housing in Aliso Viejo are not discriminated against. |
| Policy H-3.4 | Maintain a variety of housing types that complement the employment opportunities within the community and encourage a jobs/housing balance, provided that the City's long-range fiscal land use objectives are met. |

# HOUSING PROGRAMS

This Housing Plan identifies specific action programs the City will implement to further its housing goals and policies during the 2021-2029 planning period. The programs, arranged under four headings and presented in numerical order, are designed to accomplish the following:

- Identify adequate sites to maintain a variety of housing opportunities;
- Conserve and improve the existing housing stock;
- Facilitate the development and maintenance of affordable housing;
- Address and remove unnecessary governmental constraints; and
- Ensure equal housing opportunity.

## HOUSING POLICY MAP

The Housing Policy Map (Figure H-1) depicts the locations having potential for future housing development during this planning period (see also Appendix C and Housing Program 1, *Adequate Sites for Affordable Housing*.

## VARIETY OF HOUSING OPPORTUNITIES

### 1. Adequate Sites for New Housing

Aliso Viejo's share of the region's new housing need for the 2021-2029 planning period as established by the Southern California Association of Governments (SCAG) in the Regional Housing Needs Assessment (RHNA) is 1,195 units. Of these, 390 units are designated for very-low-income households, 214 are for low-income households, 205 are for moderate-income households, and 386 are for above-moderate-income households.

State law requires cities to identify adequate sites with appropriate zoning to accommodate the additional housing need for the planning period. In compliance with the requirements of state law, the City will carry out the actions described below in order to identify and rezone adequate sites commensurate with its housing need during the planning period.

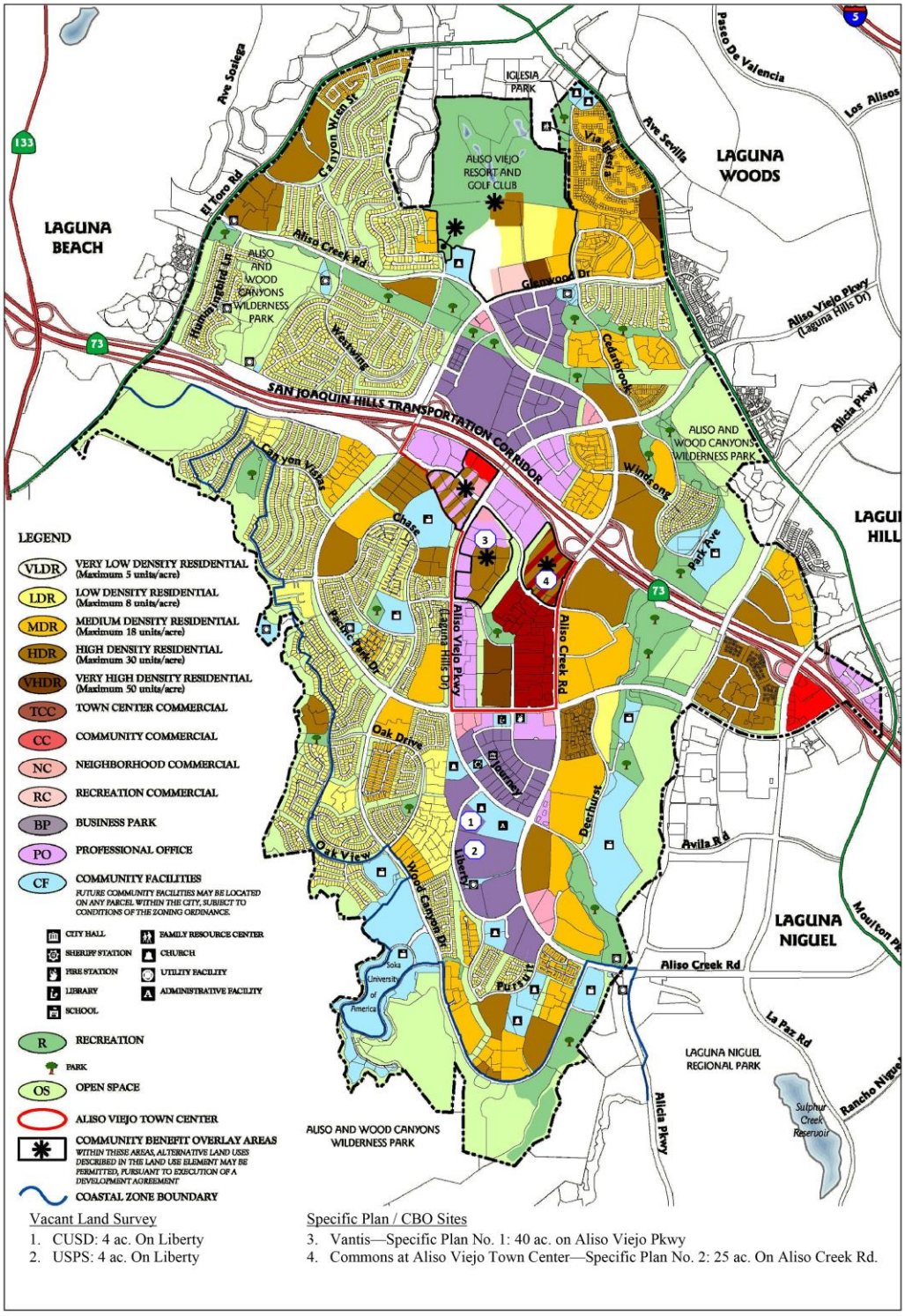



**Figure H-1**
**Housing Policy Map**

- Within the first three years of the planning period, the City will process amendments to the General Plan and zoning regulations to accommodate 100% of the shortfall of potential lower-income housing units to accommodate the RHNA allocation as identified in Table CP-25. Sites to be rezoned shall be selected from the candidate sites listed in Table CP-26 and shall comply with the provisions of *Government Code* §65583.2.h and §65583.2.i.
- City staff will provide assistance to applicants for housing developments on sites to be rezoned during the review process.
- The City will facilitate affordable multi-family development on these sites by supporting funding applications, allocating funds from the Affordable Housing Trust Fund, and/or approving modifications to development standards.
- The City will report annually to the California Department of Housing and Community Development on its progress in implementing this program.
- The City will monitor project approvals and comply with the *no net loss* requirements of Government Code Sec. 65863.

Responsible Agency: Planning Department
Funding Source: General Fund

### 2. Facilitate the Provision of Affordable Housing

State Density Bonus law (Government Code Sec. 65915 et seq.) establishes incentives to encourage the provision of affordable housing, and Chapter 15.58 of the Zoning Code provides local regulations and procedures to implement State requirements. AB 2345 (2019) amended State law to revise density bonus incentives that are available for affordable housing developments. The City will process a Code amendment concurrent with adoption of the Housing Element to update the City's density bonus regulations in conformance with current State law.

The City has also established an affordable housing fund to assist in the provision of affordable housing. To date, the City has collected approximately $2.5 million in affordable housing in-lieu funds. The majority of the existing funds are from the Canyon Point condo conversion. The remaining balance is from a 12-unit CBO project, Ventana Ridge, as well as a small percentage from the Glenwood and Vantis CBO projects. In 2016, the City provided a loan of $2.25 million for the construction of 198 affordable units at 100 Freedom Lane, 50 of which are at or below 50% AMI and 148 units are at or below 60% AMI.

The priority for the use of in-lieu funds will be to assist the provision of extremely-low- and very-low-income rental housing, which may include purchasing affordability covenants on existing rental units and/or providing incentives to non-profit developers of rental housing. These funds may also be utilized to retain affordable status on units that may require City intervention and the associated administrative costs.

In 2021, the City allocated $154,650 of affordable housing in-lieu funds to purchase a condominium unit, which is leased to a non-profit organization for use as transitional housing.

Responsible Agency: Planning Department
Funding Source: In-Lieu Housing Fund

### 3. Homeownership Assistance Programs

The City recognizes the importance of providing homeownership opportunities for lower- and moderate-income households. The City will continue to monitor the availability of homeownership programs that are supported by other agencies and make this information available to prospective homeowners in Aliso Viejo. Such programs may include the Mortgage Credit Certificates, California Housing Finance Agency, mortgage revenue bonds, CDBG, and HOME.

The City will investigate the feasibility of developing its own homeownership assistance program with the use of CDBG funds (see Program 2).

Timeframe: Annual updates to information posted on the City website
Responsible Agency: Planning Department
Funding Source: General Fund; homebuyer assistance programs
Program Objective: Provide home buyer assistance information to potential homeowners in Aliso Viejo.

### 4. Section 8 Housing Choice Vouchers

The Section 8 Housing Choice Vouchers program extends rental subsidies to very-low-income households and seniors who spend more than 30 percent of their income on rent. The amount of subsidy is equal to the difference between the excess of 30 percent of monthly income and actual rent. The program is administered by the Orange County Housing Authority (OCHA). The City will provide information regarding the Section 8 program on the City website and other locations in the City.

| | |
|---|---|
| Timeframe: | Throughout the planning period |
| Responsible Agency: | Orange County Housing Authority |
| Funding Source: | HUD Section 8 funds |
| Program Objective: | The City will continue to promote the use of Section 8 Housing Choice Vouchers in Aliso Viejo with the objective of expanding assistance to very-low-income households. Specifically, the City will make referrals to OCHA, advertise the program on the City website and in newsletters, and distribute information at the public counter at City Hall. |

### 5. OCHA Special Needs Groups Rental Assistance Program

In addition to the Section 8 Housing Choice Vouchers program, the Orange County Housing Authority (OCHA) administers rental assistance programs targeting special needs groups, including families whose children are at risk of being placed in out-of-home care, persons with disabilities, the homeless, and seniors. These programs include:

- *Family Unification*: This program provides Section 8 assistance to families whose children are at risk of being placed in out-of-home care or delayed in returning from care because of the families' inadequate housing.
- *Aftercare for Disabled*: This program provides Section 8 assistance specifically for disabled applicants.
- *Shelter Plus Care*: This program provides Section 8 assistance to homeless persons with disabilities.
- *HOPE IV - Elderly Independence*: This program provides Section 8 assistance to frail seniors.

The City will continue to promote these assistance programs on the City website and other locations.

| | |
|---|---|
| Responsible Agency: | Planning Department |
| Timeframe: | Throughout the planning period |
| Funding Source: | General Fund |
| Program Objective: | Continue to assist OCHA in promoting its Special Needs Groups Rental Assistance Programs in Aliso Viejo with the objective of expanding assistance to additional households with special needs. Specifically, the City will make referrals to OCHA, advertise the program on City website and newsletters, and distribute information at the public counter at City Hall. |

### 6. City Grants for Special Needs Groups

The City currently provides local community assistance grants for human and social service groups, including domestic violence shelters and homelessness prevention. Since 2005, the City has provided approximately $34,000 in grants to Laura's House, a State-approved comprehensive domestic violence agency serving residents in southern Orange County. Their target population is battered women and children who are coping with the effects of domestic violence, needing emergency shelter, support, education and counseling. The City has also provided over $83,000 in community assistance grants to South County Outreach (SCO). SCO provides services that include food and rental and utility bill financial assistance to Aliso Viejo individuals and families consisting of seniors, youth, children, the disabled, unemployed and those in crisis.

In addition, the City provides non-competitive grants to after-school and senior programs. Since 2003, the City has provided Age Well Senior Services (formerly South County Senior Services), which provides adult day care for older adults with multiple chronic illnesses, with approximately $188,000 in grant funding.

On an annual basis, the City solicits community assistance grant applications from a variety of local non-profit service based organizations and the allocation of funding fluctuates depending on City budgetary constraints.

| | |
|---|---|
| Timeframe: | Throughout the planning period |
| Responsible Agency: | Community Services Department |
| Funding Source: | General Fund |
| Program Objective: | The City will allocate 50% of its Human and Social Services community assistance grant budget to incorporate homelessness prevention programs, programs for the disabled, and domestic violence support programs into the annual cycle of grant funding. |

## HOUSING AND NEIGHBORHOOD PRESERVATION

### 7. Code Enforcement

The Code Enforcement Program is operated through the City's Building Department. Code Enforcement staff responds to complaints related to substandard housing, property maintenance, overgrown vegetation, trash and debris, improper occupancy, and other nuisance and zoning complaints. In addition, the City will continue to implement and enforce the most recent provisions of the California Building Code.

| | |
|---|---|
| Timeframe: | Throughout the planning period |
| Responsible Agency: | Building Department, Code Enforcement Division |
| Funding Source: | General Fund |
| Program Objective: | The City's Code Enforcement Staff will continue to enforce property maintenance standards and adopted City Building and Zoning codes. The City will promote the importance of property maintenance to long-term housing quality and property values, and encourage community and neighborhood involvement in neighborhood preservation through the Aliso Viejo Community Association (AVCA), City newsletters, e-news, cable television, and informational brochures at the public counter at City Hall. As opportunities become available, the City will consider directing resources to assist home rehabilitation. |

### 8. Conservation of Existing and Future Affordable Units

Aliso Viejo has several multi-family housing projects with units affordable to households earning lower incomes. None of these is at risk of converting to market-rate housing during this Housing Element period. Should there be a change in the status of these housing projects, the City will monitor the deed restrictions or affordability covenants of affordable housing and pursue options to preserve the affordable housing units.

| | |
|---|---|
| Timeframe: | Throughout the planning period |
| Responsible Agency: | Planning Department |
| Funding Source: | General Fund |
| Program Objective: | Annually, the City will monitor the status, notify residents of potential conversion to market rate housing, and pursue options to preserve the units. |

## REDUCE GOVERNMENTAL CONSTRAINTS TO HOUSING

### 9. Streamlined Residential Permit Processing

In order to facilitate affordable housing development, the City will offer streamlined priority processing for applications that include affordable units. Assistance will include pre-filing meetings to clarify application requirements,

expedited review of application materials, and administrative assistance with grant funding applications.

| | |
|---|---|
| Timeframe: | Throughout the planning period |
| Responsible Agency: | Planning Department |
| Funding Source: | General Fund |
| Program Objective: | Minimize permit processing time to reduce development costs for affordable housing. |

### 10. Transitional/Supportive Housing, Emergency Shelters and Low Barrier Navigation Centers

Transitional housing, supportive housing, emergency shelters and low barrier navigation centers help to address the needs of persons who are homeless or at risk of becoming homeless.

Emergency shelters provide short-term aid to persons who are homeless and involve limited supplemental services. Transitional and supportive housing, in contrast, is directed at removing the basis for homelessness. Transitional and supportive housing is provided for an extended period of time and may be combined with other supportive services to assist in the transition from homelessness to self-sufficiency.

AB 2162 (2018) amended State law to require that supportive housing be a use by-right in zones where multi-family and mixed uses are permitted, including non-residential zones permitting multi-family uses if the proposed housing development meets specified criteria. AB 101 (2019) added the requirement that low barrier navigation centers meeting specified standards be allowed by-right in areas zoned for mixed use and in non-residential zones permitting multi-family uses pursuant to Government Code Sec. 65660 et seq. The City is currently processing a Code amendment to allow supportive housing and low barrier navigation centers consistent with State law.

| | |
|---|---|
| Timeframe: | Code amendments in 2021 |
| Responsible Agency: | Planning Department |
| Funding Source: | General Fund |
| Program Objective: | Encourage the provision of transitional/supportive housing, emergency shelters and low barrier navigation centers consistent with state law. |

# EQUAL ACCESS TO HOUSING

## 11. Affirmatively Furthering Fair Housing

The City contracts with the Fair Housing Foundation (FHF) to provide fair housing services. FHF services are directed to promote housing opportunities for all persons regardless of race, religion, sex, family size, marital status, ancestry, national origin, color, or disability.

Municipal Code Chapter 15.66 establishes procedures to ensure reasonable accommodation in housing for persons with disabilities. The City will continue to offer reasonable accommodation in conformance with fair housing law.

Aliso Viejo was also a participating jurisdiction in the preparation of the Orange County Analysis of Impediments to Fair Housing Choice (AI). Regional goals and strategies to address fair housing are described in the AI Executive Summary (pages 6-7). In addition to the region-wide goals and strategies, the following specific goals have been established for Aliso Viejo:

1. In collaboration with the Orange County Housing Authority (OCHA):

    a. Attend quarterly OCHA Housing Advisory Committee to enhance the exchange of information regarding the availability, procedures, and policies related to the Housing Assistance Voucher program and regional housing issues.

    b. Support OCHA's affirmative fair marketing plan and de-concentration policies by providing five-year and annual PHA plan certifications.

    c. In coordination with OCHA and fair housing services provider, conduct landlord education campaign to educate property owners about State law prohibiting discrimination based on household income.

2. Through the City's fair housing contractor:

    a. Provide fair housing education and information to apartment managers and homeowner associations on why denial of reasonable modifications/accommodations is unlawful.

    b. Conduct multi-faceted fair housing outreach to tenants, landlords, property owners, realtors, and property management companies. Methods of outreach may include workshops, informational booths, presentations to community groups, and distribution of multi-lingual fair housing literature.

| | |
|---|---|
| Timeframe: | Throughout the planning period |
| Responsible Agency: | Planning Department |
| Funding Source: | County Housing Funds |
| Program Objectives: | Continue to support fair housing services in Aliso Viejo by advertising fair housing services on the City website and at the public counter at City Hall, library, post office, and other community locations. |
| | Continue to implement administrative procedures set forth in Municipal Code Chapter 15.66 to ensure reasonable accommodation in housing for persons with disabilities. |
| | Continue to implement actions to affirmatively further fair housing as described in the 2020-2024 Orange County Analysis of Impediments to Fair Housing Choice. |

# ENERGY CONSERVATION

### 12. Encourage Energy Conservation

The Zoning Code includes a Green Building Program that offers incentives such as expedited processing and/or fee waivers when project proponents agree to incorporate environmentally sensitive sustainable and energy efficient construction techniques into their projects. Expedited permit processing is provided for all building permits for solar voltaic, solar thermal systems, tankless water heaters, windows and/or doors containing glass, high-efficiency heating, ventilation, and air conditioning (HVAC) systems. Furthermore, the Solar Energy Education Program complements the Green Building Program by encouraging use of passive solar systems in new and rehabilitated residential construction to improve energy efficiency of housing units. Daytime interior lighting costs can be significantly reduced or eliminated with the use of properly designed and located skylights, which can be easily installed at reasonable expense in existing houses, thereby substantially reducing electricity costs and energy consumption. Solar energy is a practical, cost effective, and environmentally sound way to heat and cool a home. Other opportunities for energy conservation in Aliso Viejo include continued implementation of State Title 24 building construction standards, complying with Energy Star conservation standards, and considering appropriate building orientation and landscaping during the development/design review process through implementation of the Zoning Ordinance.

Timeframe: Throughout the planning period
Responsible Agency: Planning Department
Funding Source: General Fund
Program Objective: Encourage energy conservation.

# QUANTIFIED HOUSING OBJECTIVES

The City's objectives for new housing construction, rehabilitation, and conservation for the 2021-2029 planning period are summarized in Table H-1.

**Table H-1**
**Quantified Objectives – 2021-2029**

| Program Category | Income Category | | | | | |
|---|---|---|---|---|---|---|
| | Extremely Low | Very Low | Low | Mod | Upper | Totals |
| New Construction | 195 | 195 | 214 | 205 | 386 | 1,195 |
| Rehabilitation | | | | | | |
| Conservation | 528 | | | | | 528 |

This page intentionally left blank

# APPENDIX C: COMMUNITY PROFILE

## Contents


**Introduction ..... 1**
- Demographic and Housing Analysis ..... 1
- Population Characteristics ..... 1
- Age Characteristics ..... 2
- Occupation and Labor Participation ..... 2
- Household Characteristics ..... 3
- Overcrowding ..... 4
- Household Income and Overpayment ..... 5
- Special Needs Populations ..... 7
- Housing Stock ..... 15
- Housing Age and Condition ..... 16
- Housing Tenure and Vacancy ..... 16
- Housing Costs and Affordability ..... 18
- At Risk Rental Housing ..... 20
- Affirmatively Furthering Fair Housing ..... 21

**Resources and Opportunities ..... 28**
- New Housing Needs ..... 28
- Residential Sites Inventory ..... 28
- Financial Resources ..... 29
- Opportunities for Energy Conservation ..... 31

**Constraints Analysis ..... 32**
- Market Constraints ..... 32
- Governmental Constraints ..... 33
- Environmental, Infrastructure, and Public Service Constraints ..... 43

**Evaluation of the Prior Housing Element ..... 47**

## List of Tables

Table CP-1 Population Trends: Aliso Viejo and SCAG Region ..... 1
Table CP-2 Age Characteristics ..... 2
Table CP-3 Employment by Industry ..... 3
Table CP-4 Employment by Occupation – Aliso Viejo and SCAG Region ..... 3
Table CP-5 Household Size by Tenure ..... 4
Table CP-6 Overcrowding by Tenure: Aliso Viejo and SCAG Region ..... 5
Table CP-7 Overpayment by Income Category ..... 6
Table CP-8 Extremely-Low-Income Households ..... 7
Table CP-9 Elderly Households by Income and Tenure ..... 8
Table CP-10 Disabilities by Type – Aliso Viejo ..... 9
Table CP-11 Disabilities by Type for Seniors - Aliso Viejo and SCAG Region ..... 10
Table CP-12 Developmental Disabilities – Aliso Viejo ..... 11
Table CP-13 Female-Headed Households ..... 13
Table CP-14 Nearby Homeless Shelters ..... 15
Table CP-15 Housing Stock – Aliso Viejo and SCAG Region ..... 15
Table CP-16 Housing Units by Year Built – Aliso Viejo and SCAG Region ..... 16
Table CP-17 Housing Tenure: Aliso Viejo and SCAG Region ..... 17
Table CP-18 Housing Tenure by Age Group ..... 17
Table CP-19 Vacant Units by Type ..... 18
Table CP-20 Affordable Housing Costs – Orange County ..... 19
Table CP-21 Median Sales Price for Existing Homes: Aliso Viejo and SCAG Region ..... 19
Table CP-22 Spending on Rent ..... 20
Table CP-23 Inventory of Assisted Rental Housing ..... 21
Table CP-24 Regional Housing Needs 2021-2029 – Aliso Viejo ..... 28
Table CP-25 Residential Land Inventory ..... 30
Table CP-26 Candidate Parcels for Rezoning ..... 30
Table CP-27 Residential Development Standards ..... 35
Table CP-28 Parking Requirements by Use ..... 36
Table CP-29 Permitted Residential Land Uses by District ..... 38
Table CP-30 Planning and Development Fees ..... 40
Table CP-31 Road Improvement Standards ..... 41
Table CP-32 Progress in Achieving Quantified Objectives 2013-2021 ..... 47
Table CP-33 2013-2021 Housing Element Program Evaluation ..... 48

# INTRODUCTION

The City strives to achieve a balanced housing stock that meets the varied needs of all income segments of the community. To accomplish this goal, a comprehensive assessment of community housing needs, obstacles to future housing opportunity, and an assessment of available resources must be undertaken.

## DEMOGRAPHIC AND HOUSING ANALYSIS

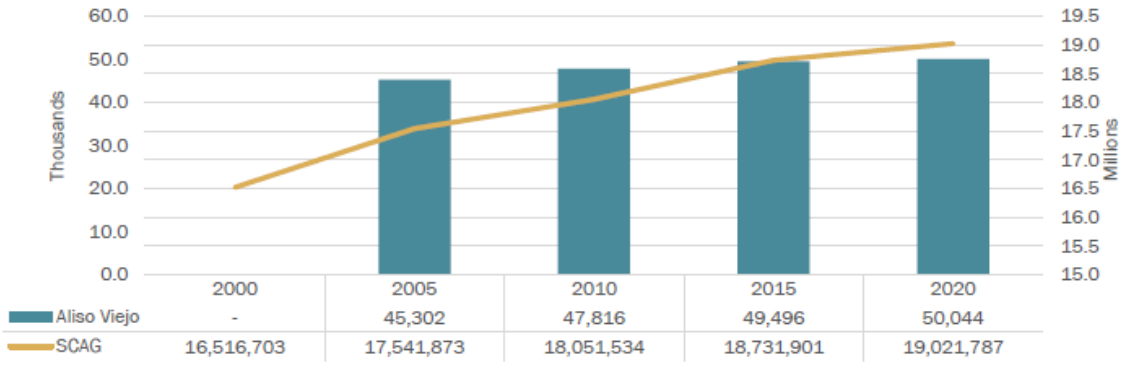
Factors such as age, cultural preferences, household size, occupation, and income combine to influence the types of housing needed and the ability to afford housing. These demographic characteristics, balanced with an analysis of existing housing stock conditions, help determine a community's housing needs.

The statistics included here are from recent data from the U.S. Census, the California Department of Finance (DOF), the California Employment Development Department (EDD), the Southern California Association of Governments (SCAG), and other relevant sources.

## POPULATION CHARACTERISTICS

Aliso Viejo's population in 2020 was approximately 50,044. As the City has approached full development population growth has slowed, with an increase of only about 550 persons during the 5-year period from 2015 to 2020 (Table CP-1).

**Table CP-1**
**Population Trends: Aliso Viejo and SCAG Region**




| | 2000 | 2005 | 2010 | 2015 | 2020 |
|---|---|---|---|---|---|
| Aliso Viejo | - | 45,302 | 47,816 | 49,496 | 50,044 |
| SCAG | 16,516,703 | 17,541,873 | 18,051,534 | 18,731,901 | 19,021,787 |

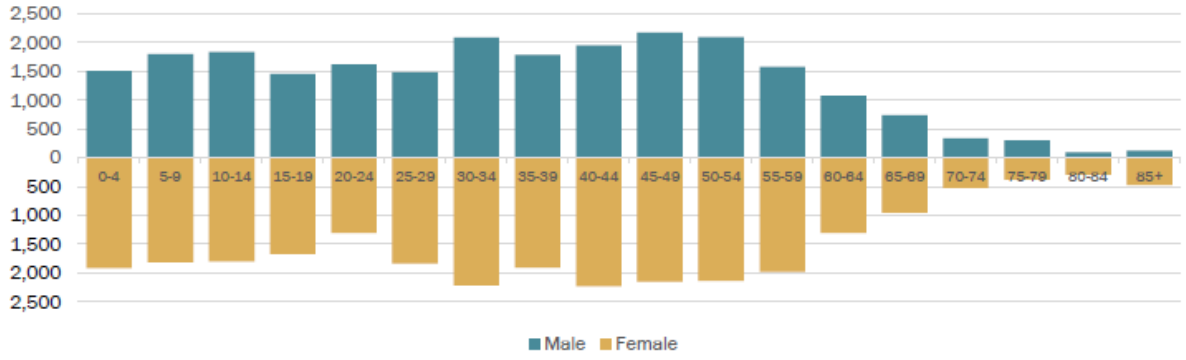
*CA DOF E-5 Population and Housing Unit Estimates*

# AGE CHARACTERISTICS

A community's housing needs are affected by the age characteristics of residents. Typically, each age group has distinct lifestyles, family type and size, incomes, and housing preferences. As people move through each stage of life, housing needs and preferences change.

The share of Aliso Viejo's population under 18 years of age is 24.6%, which is slightly higher than the regional share of 23.4%. Aliso Viejo's seniors (65 and above) make up about 8.3% of the population, which is substantially lower than the regional share of 13% (Table CP-2).

**Table CP-2**
**Age Characteristics**




*American Community Survey 2014-2018 5-year estimates*

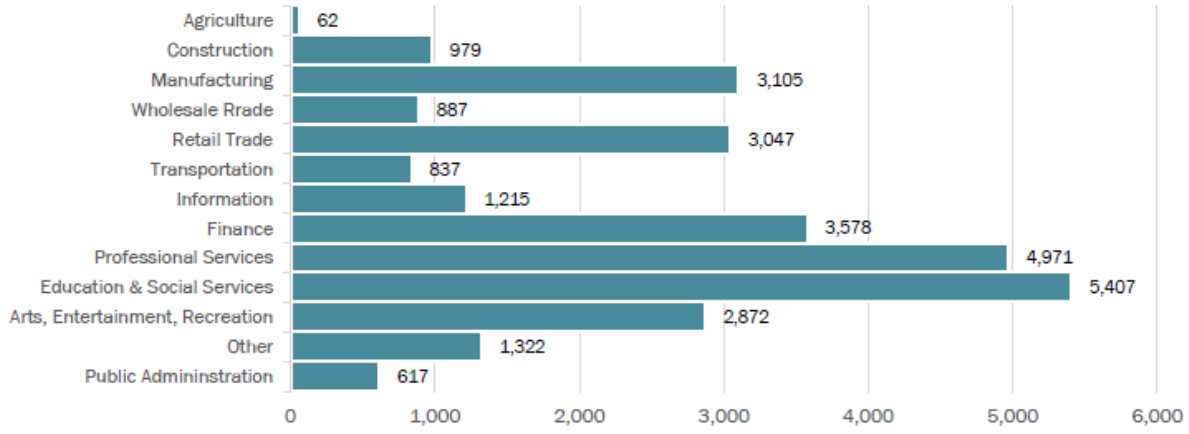
# OCCUPATION AND LABOR PARTICIPATION

Employment has an important impact on housing needs. Different jobs and income levels affect the type and size of housing a household can afford. In addition, employment growth within a region typically results in an increase in housing demand.

According to recent Census data, Aliso Viejo has 28,899 workers living within its borders who work across 13 major industrial sectors (Table CP-3). The most prevalent industry is Education & Social Services with 5,407 employees (18.7% of total) and the second most prevalent industry is Professional Services with 4,971 employees (17.2% of total).

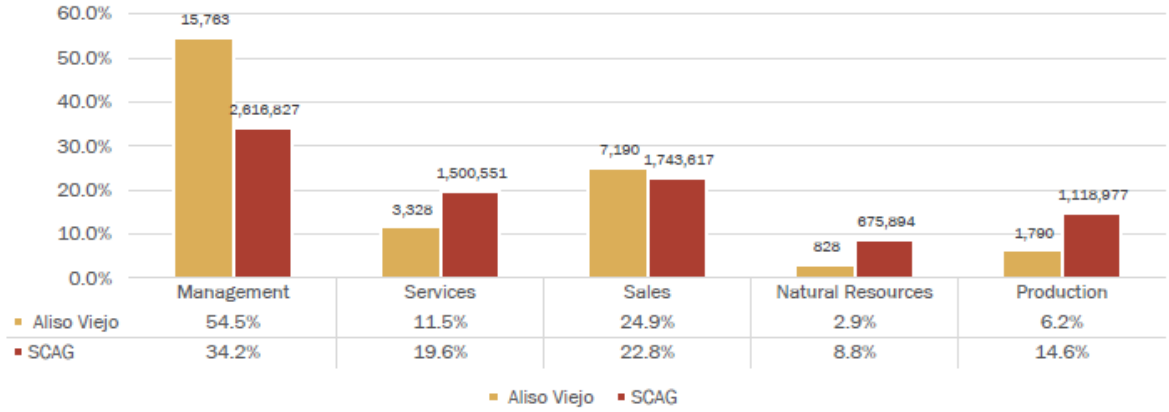
The most prevalent occupational category in Aliso Viejo is Management, in which 15,763 (54.5% of total) employees work. The second-most prevalent type of work is in Sales, which employs 7,190 (24.9% of total) in Aliso Viejo (Table CP-4).

**Table CP-3**
**Employment by Industry**




*American Community Survey 2014-2018 5-year estimates using groupings of 2-digit NAICS codes.*

**Table CP-4**
**Employment by Occupation – Aliso Viejo and SCAG Region**




*American Community Survey 2014-2018 5-year estimates using groupings of SOC codes.*

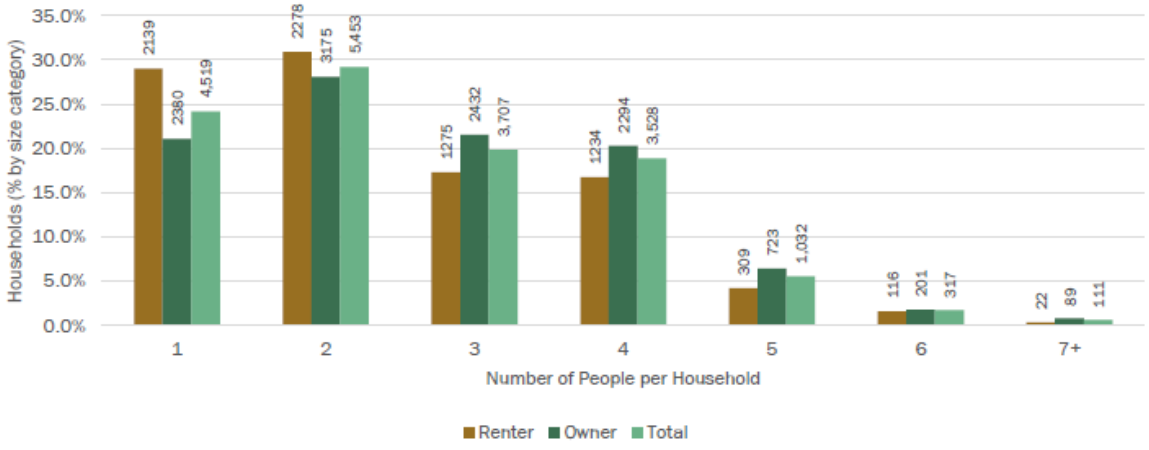
# HOUSEHOLD CHARACTERISTICS

A household is defined by the Census as all persons who occupy a housing unit, which may consist of a family, a single person, or unrelated persons sharing a housing unit. Persons residing in group quarters such as dormitories or retirement homes are not considered households. A community's household characteristics serve as an important indicator of the type and size of housing needed.

Household size is an important indicator of housing need. The presence of families with children, students, and elderly persons, among other groups, can have different effects on the household size in a community.

Recent Census data reported that the most commonly occurring household size is two persons (29.2%) while the second-most commonly occurring household size is one person (24.2%). Aliso Viejo has a slightly higher share of single-person households than the SCAG region overall (24.2% vs. 23.4%) and a much lower share of large households with 7+ persons than the SCAG region overall (0.6% vs. 3.1%). This suggests that the need for smaller units is significantly greater than for large units, especially among renters (Table CP-5).

**Table CP-5**
**Household Size by Tenure**

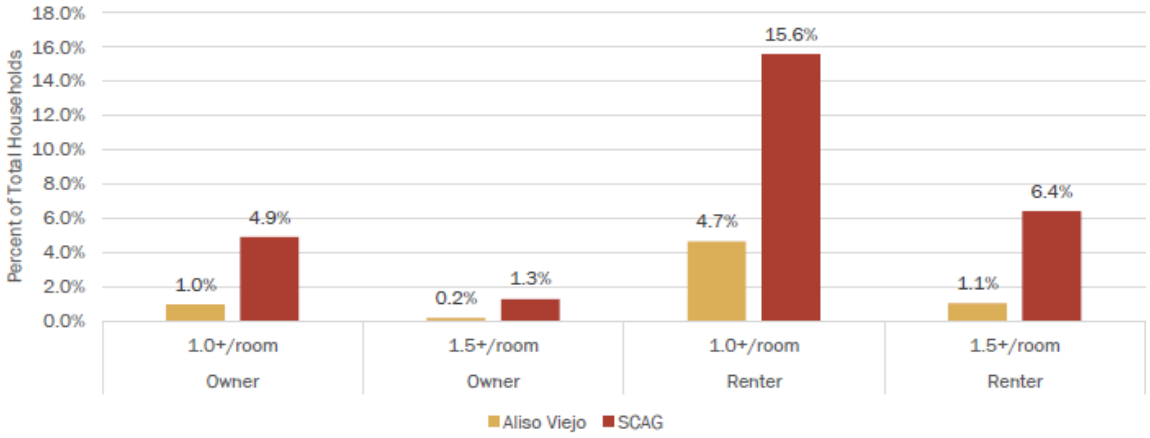



*American Community Survey 2014-2018 5-year estimates.*

# OVERCROWDING

The Census defines overcrowding as households with more than one person per room, excluding kitchens, bathrooms, and porches. Overcrowding can result when a shortage of larger units exists within a community or in cases where high housing costs force families to take on additional roommates or choose smaller units. Overcrowding also tends to accelerate deterioration of housing. Therefore, maintaining a reasonable level of occupancy and alleviating overcrowding are important objectives.

**Table CP-6**
**Overcrowding by Tenure: Aliso Viejo and SCAG Region**




*American Community Survey 2014-2018 5-year estimates.*

According to recent Census data, overcrowding in Aliso Viejo is much less prevalent than for the County as a whole. Only about 1 percent of owner households and 6 percent of renter households in Aliso Viejo were reported to be overcrowded compared to 6 percent of owners and 22 percent of renters throughout the SCAG region (Table CP-6). Housing Program 1, *Adequate Sites for New Housing*, will help to alleviate problems associated with overcrowding by expanding housing opportunities in the City. Housing Program 2, *Facilitate the Provision of Affordable Housing*, and Housing Program 3, *Homeownership Assistance Programs*, can reduce the problem of overcrowding for large-renter households by making it more feasible for these households to rent or purchase suitable homes. In addition, Housing Program 4, *Section 8 Housing Choice Vouchers*, and Program 5, *OCHA Special Needs Groups Rental Assistance Program (Family Unification)*, can assist renter-households experiencing overcrowding by making rental assistance available to facilitate moving into larger units.

## HOUSEHOLD INCOME AND OVERPAYMENT

Income is one of the most important factors affecting housing opportunities available to a household, determining the ability to balance housing costs with other basic necessities. While housing choices, such as tenure (owning versus renting) and location are mostly income-dependent, household size and type also affect the proportion of income that can be spent on housing.

"Overpayment" is defined as paying more than 30 percent of gross income for housing expenses, including utilities. Overpayment is much more prevalent among lower-income households, as shown in Table CP-7.

Table CP-7
Overpayment by Income Category

| | Households by Share of Income Spent on Housing Cost: | | |
|---|---|---|---|
| **Income** | < 30% | 30-50% | > 50% |
| < 30% HAMFI | 105 | 124 | 1,025 |
| 30-50% HAMFI | 240 | 185 | 695 |
| 50-80% HAMFI | 640 | 1,535 | 670 |
| 80-100% HAMFI | 730 | 935 | 135 |
| > 100% HAMFI | 9,830 | 1,460 | 134 |
| *Total Households* | *11,545* | *4,239* | *2,659* |

*HUD CHAS, 2012-2016. HAMFI refers to Housing Urban Development Area Median Family Income.*

Extremely-Low-Income Households

Housing the extremely-low-income population (below 30% of area median income) can be especially challenging. Table CP-8 provides a breakdown of extremely-low-income households by race, ethnicity and tenure. The race/ethnicity with the highest share of extremely-low-income households in Aliso Viejo is Black, non-Hispanic (22.4% compared to 7.7% of total population). About 12 percent of renter households had extremely-low incomes as compared to approximately 5 percent of owners.

Table CP-8
Extremely-Low-Income Households

| | Total Households | Households below 30% HAMFI | Share below 30% HAMFI |
|---|---|---|---|
| White, non-Hispanic | 12,570 | 960 | 7.6% |
| Black, non-Hispanic | 380 | 85 | 22.4% |
| Asian and other, non-Hispanic | 3,545 | 295 | 8.3% |
| Hispanic | 2,120 | 100 | 4.7% |
| **TOTAL** | **18,615** | **1,440** | **7.7%** |
| Renter-occupied | 7,450 | 875 | 11.7% |
| Owner-occupied | 11,150 | 550 | 4.9% |
| **TOTAL** | **18,600** | **1,425** | **7.7%** |

*HUD CHAS, 2012-2016. HAMFI refers to Housing Urban Development Area Median Family Income.*

# SPECIAL NEEDS POPULATIONS

Certain groups have greater difficulty finding decent, affordable housing due to special needs and/or circumstances. Special circumstances may be related to one's employment and income, family characteristics, disability, and household size, among others. Consequently, certain segments of residents in Aliso Viejo may experience a higher prevalence of housing cost burden, overcrowding, or other housing problems.

Under state law, "special needs" groups include senior households, persons with disabilities, large households, single-parent households, homeless persons, and agricultural workers. This section provides a discussion of the housing needs facing each of these groups, as well as programs and services available to address housing or related needs.

## Senior Households

Many senior households have special needs due to relatively low, fixed incomes, physical disabilities or limitations, or dependency needs. Specifically, people aged 65 years and older often have four main concerns:

- *Housing*: Many seniors live alone and/or are renters.
- *Income*: People aged 65 and over are usually retired and living on a fixed income.
- *Health care*: Seniors are more likely to have health issues or disabilities.

- *Transportation*: Some of the elderly rely on public transportation. A significant number of seniors with disabilities may require alternative transportation.

According to recent HUD data, about 20.5% of elderly households have incomes less than 30% of the surrounding area income (compared to 24.2% in the SCAG region) and 30.4% have incomes below 50% of median income (compared to 30.9% in the SCAG region) (Table CP-9).

**Table CP-9**
**Elderly Households by Income and Tenure**

| | | Owner | Renter | Total | Percent of Total Elderly Households: |
|---|---|---|---|---|---|
| Income category, relative to surrounding area: | < 30% HAMFI | 205 | 445 | 650 | 20.5% |
| | 30-50% HAMFI | 80 | 235 | 315 | 9.9% |
| | 50-80% HAMFI | 385 | 155 | 540 | 17.0% |
| | 80-100% HAMFI | 185 | 170 | 355 | 11.2% |
| | > 100% HAMFI | 985 | 330 | 1,315 | 41.4% |
| | TOTAL | 1,840 | 1,335 | 3,175 | |

*HUD CHAS, 2012-2016. HAMFI refers to Housing Urban Development Area Median Family Income.*

There are four senior-living complexes in Aliso Viejo; The Covington located at 3 Pursuit, Renaissance at the Wellington located at 24903 Moulton Parkway, Vintage Aliso (2C Liberty), and Liberty at Aliso (100 Freedom). The Covington includes 180 units; 155 of which are for independent living. The Wellington provides 233 units for senior residents; approximately half of the units are designated for independent living and the other half are for assisted living. The rental costs for both the independent and assisted living units at the two facilities are above-moderate. Vintage Aliso provides 202 senior apartments while Liberty at Aliso includes 200 senior apartments (two units at each complex are for managers).

Various programs can address the special needs of seniors, including but not limited to congregate care, supportive services, rental subsidies, shared housing, and housing rehabilitation assistance. For the frail elderly, or those with disabilities, housing with architectural design features that accommodate disabilities can help ensure continued independent living. Seniors with mobility or self-care limitations also benefit from transportation alternatives. Senior housing with supportive services can be provided for those who require assistance with daily living.

Numerous programs and services assist Aliso Viejo seniors. Age Well Services is located in neighboring Laguna Woods, and Advocates for Senior Choices is located in nearby Mission Viejo. Age Well Services offers assistance to seniors with referrals for in-home help, personal

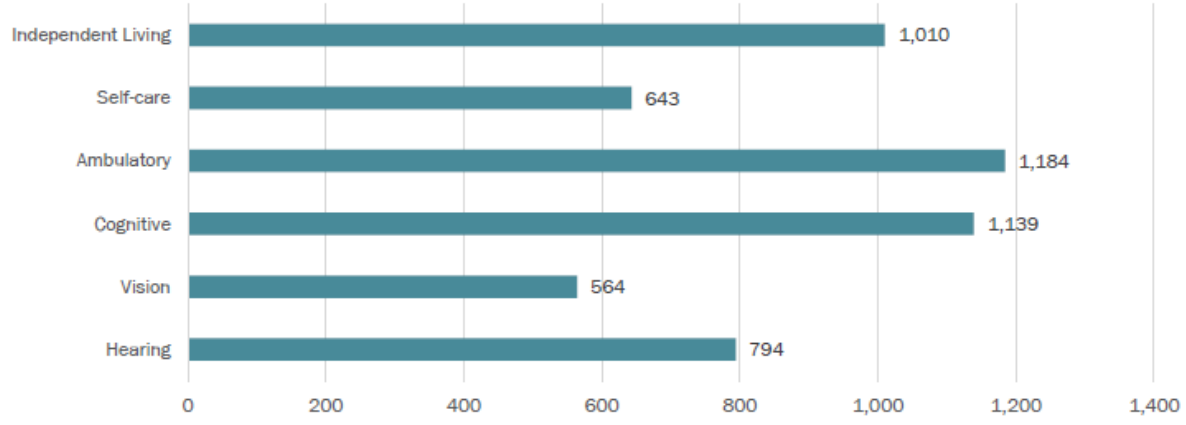
care or housekeeping, Medicare, medical information, assisted living care, physicians, attorneys, and also a range of adult day services that include social and educational activities, exercise, and special outing and events. For seniors that have mobility restrictions, the Age Well Services Transportation program provides door-to-door driver-assisted services Monday through Friday. Case managers also facilitate the Meals-on-Wheels program that operates in south Orange County. The Meals-on-Wheels program provides meals to individuals 60 years of age and older, who are living at home and unable to prepare their own meals or go out to eat, and have little or no assistance to obtain adequate meals. Age Well Services is licensed by the State of California Department of Health Services.

The programs available in Aliso Viejo to assist seniors with special housing needs include Housing Program 6, *City Grants for Special Needs Groups*, Housing Program 4, *Section 8 Housing Vouchers*, and Program 5, *OCHA Special Needs Groups Rental Assistance Program (Hope IV – Elderly Independence)*, which provide rental assistance to seniors. Housing Program 11, *Affirmatively Furthering Fair Housing*, assures the City's commitment to support fair housing services for all residents.

## Persons with Disabilities

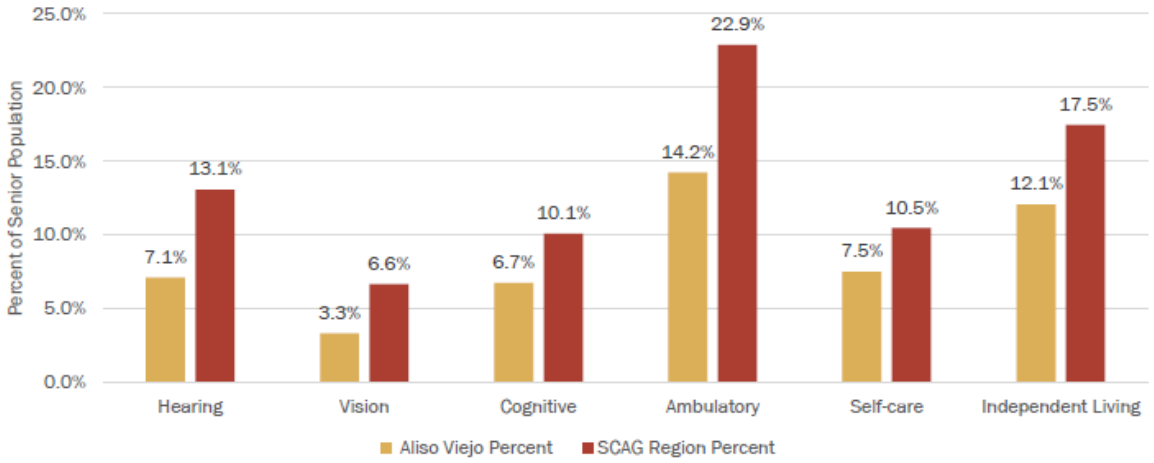
Physical, mental, and/or development disabilities may prevent a person from working, restrict mobility, or make it difficult to care for oneself. Disabilities often result in special housing needs related to limited earning capacity, the lack of accessible and affordable housing, and higher health costs. Some residents suffer from disabilities that require living in a supportive or institutional setting. Recent disability statistics for Aliso Viejo residents as reported by the Census Bureau are presented in Table CP-10 while disability data for seniors are shown in Table CP-11.

**Table CP-10**
**Disabilities by Type – Aliso Viejo**




*American Community Survey 2014-2018 5-year estimates.*

Table CP-11
Disabilities by Type for Seniors - Aliso Viejo and SCAG Region




*American Community Survey 2014-2018 5-year estimates.*

Ambulatory and cognitive disabilities are the most prevalent types of disabilities for the general population in Aliso Viejo. Among seniors, the most prevalent disability types are ambulatory (14 percent) and independent living (12 percent).

Living arrangements for persons with disabilities depend on the severity of the disability. Many live at home independently or with other family members. Strategies that can assist those with disabilities include special housing design features, income support for those who are unable to work, and in-home supportive services for persons with medical conditions. Such services may be provided by either public or private agencies.

The City enforces the accessibility requirements contained in the California Building Code,

Other regulations that affect housing for persons with special needs are discussed in the Governmental Constraints section of this report.

## Developmental Disabilities

As defined by federal law, "developmental disability" means a severe, chronic disability of an individual that:

- Is attributable to a mental or physical impairment or combination of mental and physical impairments;
- Is manifested before the individual attains age 22;
- Is likely to continue indefinitely;
- Results in substantial functional limitations in three or more of the following areas of major life activity: a) self-care; b) receptive and expressive language; c)

learning; d) mobility; e) self-direction; f) capacity for independent living; or g) economic self-sufficiency;

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

The Census Bureau does not report developmental disabilities. According to the U.S. Administration on Developmental Disabilities, an accepted estimate of the percentage of the population that can be defined as developmentally disabled is 1.5 percent. Many persons with developmental disabilities can live and work independently within a conventional housing environment. Those with more severely disabilities may require a group living environment where support is provided. The most severely affected individuals may require an institutional environment where medical attention and physical therapy are provided. Because developmental disabilities exist before adulthood, an important issue in supportive housing for those with developmental disabilities is the transition from the person's living situation as a child to an appropriate level of independence as an adult.

The California Department of Developmental Services (DDS) reported that approximately 726 persons in Aliso Viejo experienced some type of developmental disability (Table CP-12).

**Table CP-12**
**Developmental Disabilities – Aliso Viejo**

| | | Aliso Viejo |
|---|---|---|
| By Residence: | Home of Parent/Family/Guardian | 260 |
| | Independent/Supported Living | 14 |
| | Community Care Facility | 0 |
| | Intermediate Care Facility | 0 |
| | Foster/Family Home | 5 |
| | Other | 0 |
| By Age: | 0 - 17 Years | 279 |
| | 18+ Years | 168 |
| TOTAL | | 726 |

*CA DDS consumer count by CA ZIP, age group and residence type for the end of June 2019. Data available in 161/197 SCAG jurisdictions.*

The State Department of Developmental Services (DDS) provides community-based services to persons with developmental disabilities and their families through a statewide

system of 21 regional centers, four developmental centers, and two community-based facilities. The Regional Center of Orange County[1] (RCOC) is one of 21 regional centers in California that provides point of entry to services for people with developmental disabilities. The RCOC is a private, non-profit community agency that contracts with local businesses to offer a wide range of services to individuals with developmental disabilities and their families.

Any resident of Orange County who has a developmental disability that originated before age 18 is eligible for services. Services are offered to people with developmental disabilities based on Individual Program Plans and may include: Adult day programs; advocacy; assessment/consultation; behavior management programs; diagnosis and evaluation; independent living services; infant development programs; information and referrals; mobility training; prenatal diagnosis; residential care; respite care; physical and occupational therapy; transportation; consumer, family vendor training; and vocational training. RCOC also coordinates the State-mandated Early Start program, which provides services for children under age three who have or are at substantial risk of having a developmental disability.

The mission of the Dayle McIntosh Center is to advance the empowerment, equality, integration, and full participation of people with disabilities in the community. The Center is not a residential program, but instead promotes the full integration of disabled persons into the community. Dayle McIntosh Center is a consumer-driven organization serving all disabilities. Its staff and board are composed of over 50 percent of people with disabilities. Its two offices service over 500,000 people in Orange County and surrounding areas with disabilities. The Center's South County branch is located in Laguna Hills, immediately adjacent to Aliso Viejo.

Housing Program 4, *Section 8 Housing Choice Vouchers*, and Program 5, *OCHA Special Needs Groups Rental Assistance Program (Aftercare for Disabled and Shelter Care Plus),* can provide rental assistance to the disabled. In addition, Housing Program 11, *Affirmatively Furthering Fair Housing*, ensures that services are available to promote equal housing opportunities for all persons, including those with disabilities.

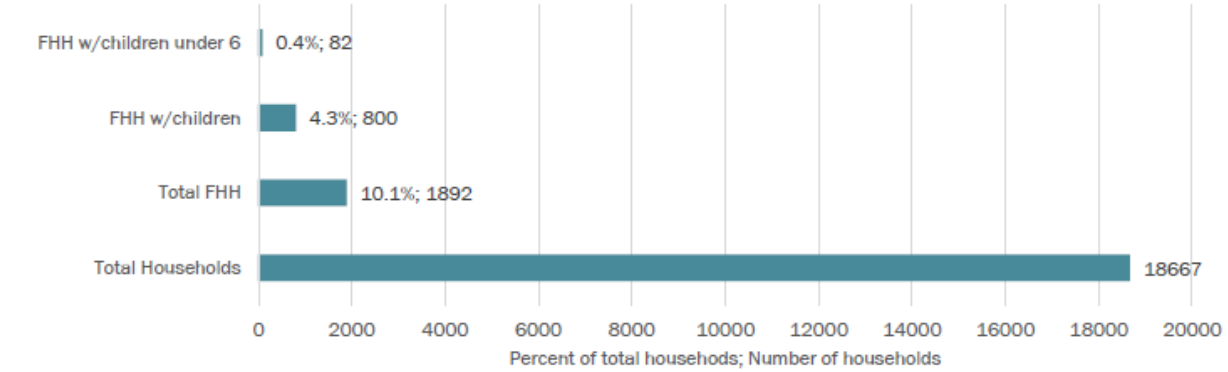
## Female-Headed Households

Because of their relatively lower incomes and higher living expenses, female-headed households are more likely to have difficulty finding affordable, decent, and safe housing. These households often require special consideration and assistance as a result of their greater need for affordable housing, accessible day care/childcare, health care, and other supportive services. Female-headed families with children are a particularly vulnerable group because they must balance the needs of their children with work responsibilities, and often while earning limited incomes. According to recent Census data, about 10.1% are

[1] https://www.rcocdd.com/

female-headed (compared to 14.3% in the SCAG region), 4.3% are female-headed and with children (compared to 6.6% in the SCAG region), and 0.4% are female-headed and with children under 6 (compared to 1.0% in the SCAG region) (Table CP-13).

**Table CP-13**
**Female-Headed Households**




*American Community Survey 2014-2018 5-year estimates.*

The City collaborates with the Boys & Girls Club of Capistrano Valley to provide traditional afterschool programs in the areas of education, career development, the arts, technology, health and life skills, sports, fitness and recreation, and character and leadership development. Programs include homework club, teen club, and an online learning pods. For adults there are a number of outreach programs, which includes the following collaborative partners: Champions for Change, Consumer Credit Counseling Services of Orange County, Saddleback's College Foster & Kinship Care Education, Miracles for Families, OCSD, Second Harvest Food Bank, South Orange County Childhood Obesity Task Force, Southern California Veterinary Medical Association, Soka University, Legal Aid Society of Orange County, and Orange County United Way Internal Revenue Service. These programs and services offered through the City and the Boys & Girls Club can benefit female-headed households with children.

This Housing Element outlines a variety of City programs that can assist female-headed households with children who might have special housing needs. Housing Program 2, *Facilitate the Provision of Affordable Housing*, and Housing Program 3, *Homeownership Assistance Programs*, can benefit female-headed households by making it more feasible for these households to rent or purchase suitable homes. Housing Program 11, *Affirmatively Furthering Fair Housing*, helps ensure equal housing opportunities for all persons regardless of sex, family size, or marital status.

## Large Households

Large households are defined as those consisting of five or more members. As shown above (Table CP-5) recent Census data estimated that about 1,460 large households resided in Aliso Viejo, of which 447 (31 percent) were renters and 1,013 (69 percent) were owners.

A variety of City programs can assist large households. Housing Program 1, *Adequate Sites for Affordable Housing*, can alleviate housing problems experienced by many large households by ensuring a wide variety of housing opportunity is available in the City. Housing Program 2, *Facilitate the Provision of Affordable Housing*, Housing Program 3, *Homeownership Assistance Programs*, can reduce the problem of overcrowding and overpayment for large-renter households by adopting programs that make it more feasible for these households to rent and purchase larger homes. Housing Program 4, *Section 8 Housing Choice Vouchers*, and Program 5, *OCHA Special Needs Groups Rental Assistance Program (Family Unification)*, offer rental assistance to large renter-households. Housing Program 11, *Affirmatively Furthering Fair Housing*, helps promote equal housing opportunities for all persons regardless of family size.

## Agricultural Workers

Recent Census estimates reported no residents of Aliso Viejo were employed in farming, fishing and forestry occupations[2].

## Homeless Persons

The Orange County homeless population consists of working families and individuals. Many live in cars, parks, under bridges, motels and in homeless shelters trying to maintain their dignity while they struggle to survive. As a result, most homeless remain hidden. The most recent County of Orange "Point-in-Time" survey of the homeless population for which data is available was conducted in January 2019. That survey estimated that there were approximately 6,860 homeless persons in Orange County, of which 2,899 were sheltered and 3,961 were unsheltered[3]. Of those, one unsheltered person and no sheltered persons were reported in Aliso Viejo.

Regional strategies to combat homelessness are developed through Orange County's Continuum of Care System. The goal of the Continuum of Care Strategic Plan is to work toward a seamless system of care through advocacy, homeless prevention, outreach and assessment, emergency shelter, transitional shelter and permanent affordable housing. The City of Aliso Viejo continues to participate in the Orange County Continuum of Care system and contributes to the regional effort by providing letters of support and

[2] American Community Survey 2014-2018

[3] County of Orange, 2019 Point in Time Final Report, July 30, 2019 (http://ochmis.org/wp-content/uploads/2019/08/2019-PIT-FINAL-REPORT-7.30.2019.pdf)

participating in a survey of funding allocated for homeless services in the County. Table CP-14 identifies emergency shelters that located near Aliso Viejo.

**Table CP-14**
**Nearby Homeless Shelters**

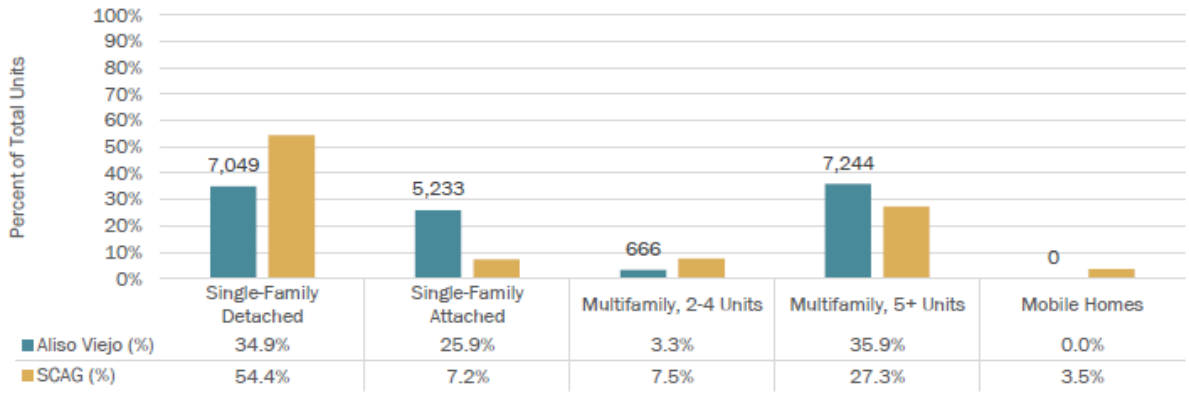
| Homeless Shelter | Location |
|---|---|
| Cold Weather/Laguna Beach | Laguna Beach |
| CSP Youth Shelter | Laguna Beach |
| Friendship Shelter | Laguna Beach |
| Interfaith Interim Housing | Laguna Hills |
| Saddleback Community Outreach | Laguna Hills |

In addition, Aliso Viejo has developed housing programs outlined in this Housing Element to assist those who may experience homelessness. Provisions for accommodating emergency shelters are included in the Zoning Ordinance. Permanent emergency shelters are permitted by-right in the Business Park zoning districts, and transitional/supportive housing is a permitted use in all residential zoning districts. Housing Program 5, *OCHA Special Needs Groups Rental Assistance Program (Shelter Care Plus)*, provides rental assistance to those with disabilities and experiencing homelessness.

# HOUSING STOCK

Aliso Viejo offers a wide variety of housing types to meet the needs of its current and future residents. According to the California Department of Finance, about 35 percent of Aliso Viejo's housing stock consisted of single-family detached homes, 26 percent were single-family attached homes (townhouses), and 39 percent were multi-family apartments (Table CP-15).

**Table CP-15**
**Housing Stock – Aliso Viejo and SCAG Region**



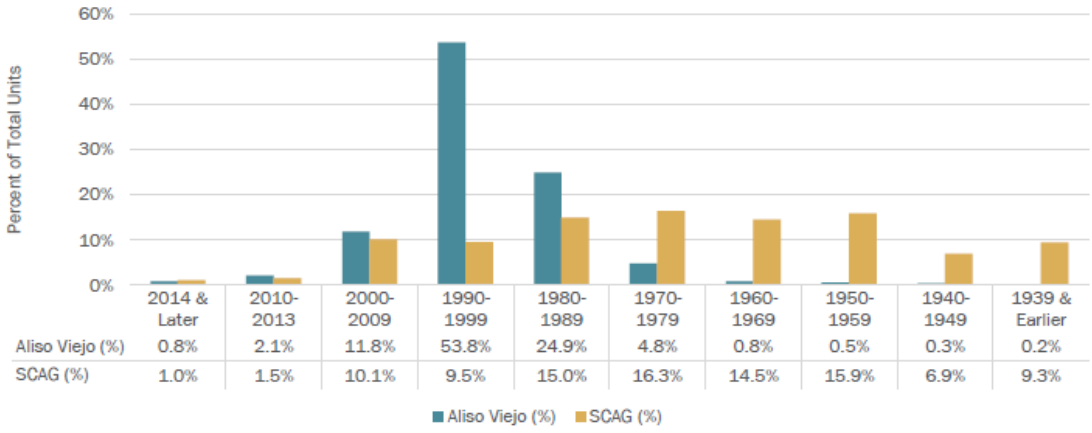

*CA DOF E-5 Population and Housing Unit Estimates*

# HOUSING AGE AND CONDITION

Housing age may be an important indicator of housing condition within a community. Housing is subject to gradual physical or technological deterioration over time. If not properly and regularly maintained, housing can deteriorate and discourage reinvestment, depress neighboring property values, and eventually impact the quality of life in a neighborhood.

Housing units in Aliso Viejo are relatively new when compared to the age of the region's housing stock (Table CP-16). Over two-thirds of Aliso Viejo's housing stock was constructed after 1990. A general rule in the housing industry is that structures older than 30 years begin to show signs of deterioration and require ongoing maintenance and repairs. Therefore, based on age alone, less than 28 percent of the housing stock may require maintenance and rehabilitation to prevent significant deterioration. Although the vast majority of housing units in Aliso Viejo are less than 30 years of age, and problems associated with age and deterioration are likely to be minimal, Housing Program 7, *Code Enforcement*, is designed to identify potential maintenance problems that could arise as the housing stock ages.

**Table CP-16**
**Housing Units by Year Built – Aliso Viejo and SCAG Region**




| | 2014 & Later | 2010-2013 | 2000-2009 | 1990-1999 | 1980-1989 | 1970-1979 | 1960-1969 | 1950-1959 | 1940-1949 | 1939 & Earlier |
|---|---|---|---|---|---|---|---|---|---|---|
| Aliso Viejo (%) | 0.8% | 2.1% | 11.8% | 53.8% | 24.9% | 4.8% | 0.8% | 0.5% | 0.3% | 0.2% |
| SCAG (%) | 1.0% | 1.5% | 10.1% | 9.5% | 15.0% | 16.3% | 14.5% | 15.9% | 6.9% | 9.3% |

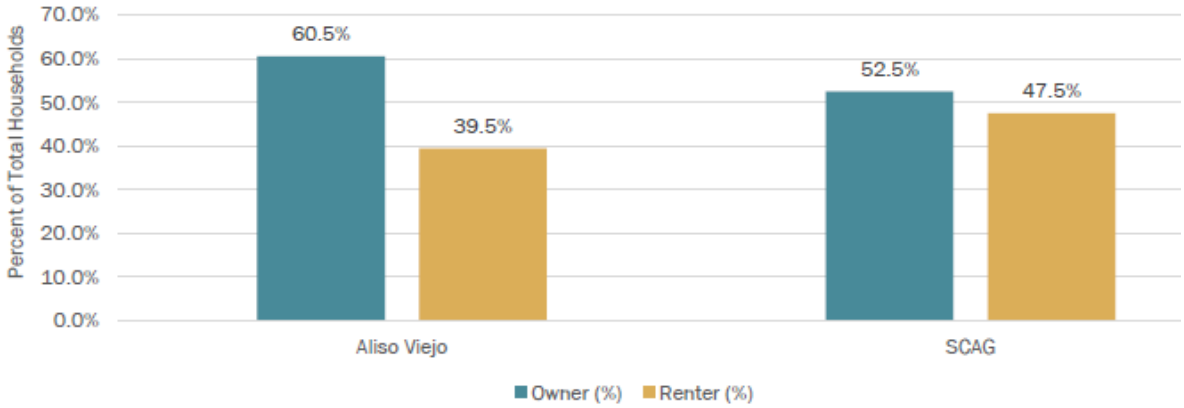
*American Community Survey 2014-2018 5-year estimates.*

# HOUSING TENURE AND VACANCY

Housing tenure and vacancy rates are important indicators of the supply and cost of housing. Housing tenure refers to whether a unit is owned or rented. Vacancies are an important housing market indicator in that the vacancy rate often influences the cost of housing and reflects the match between housing demand and availability.

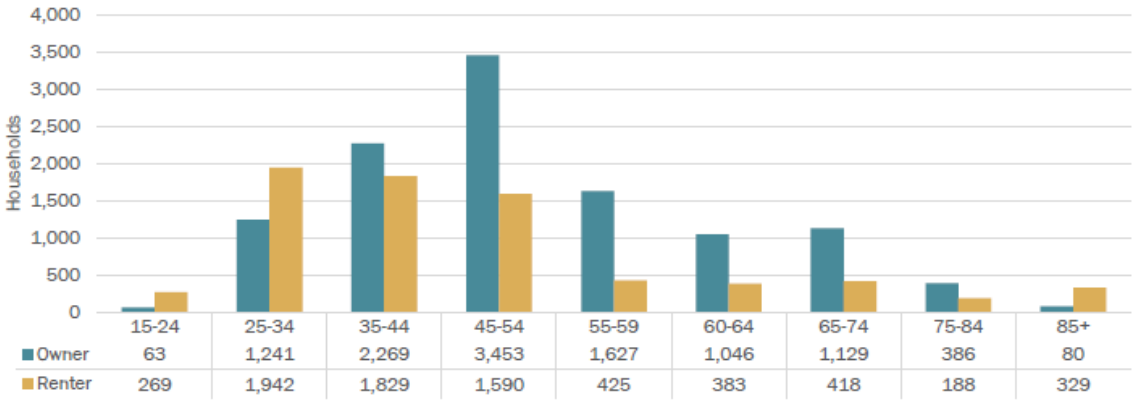
Recent Census estimates reported that about 61 percent of Aliso Viejo residents owned the units they occupied as compared to about 53 percent for the SCAG region as a whole (Table CP-17). Tenure varied by age, with the majority of Aliso Viejo residents between the ages of 35 and 84 owning their home (Table CP-18).

**Table CP-17**
**Housing Tenure: Aliso Viejo and SCAG Region**




*American Community Survey 2014-2018 5-year estimates.*

**Table CP-18**
**Housing Tenure by Age Group**

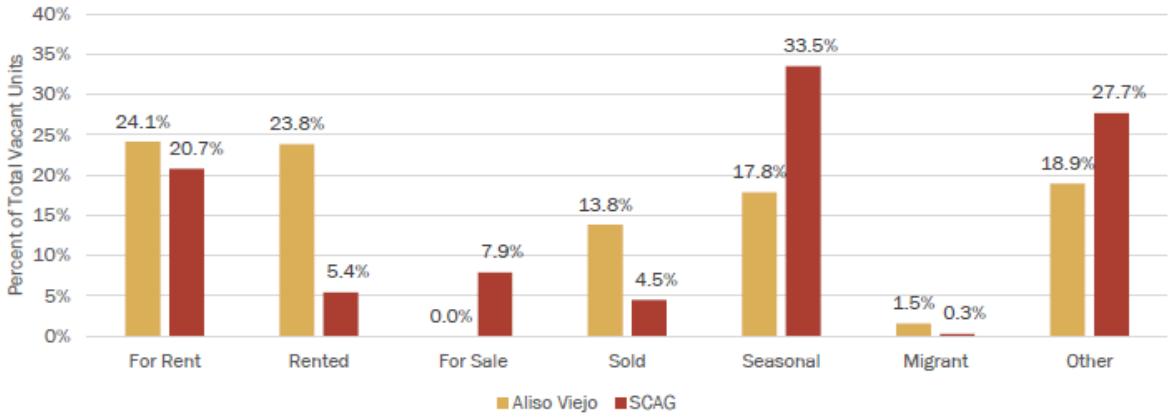



| | 15-24 | 25-34 | 35-44 | 45-54 | 55-59 | 60-64 | 65-74 | 75-84 | 85+ |
|---|---|---|---|---|---|---|---|---|---|
| Owner | 63 | 1,241 | 2,269 | 3,453 | 1,627 | 1,046 | 1,129 | 386 | 80 |
| Renter | 269 | 1,942 | 1,829 | 1,590 | 425 | 383 | 418 | 188 | 329 |

*American Community Survey 2014-2018 5-year estimates.*

A certain number of vacant units are needed to allow sufficient choice and mobilty for residents. Generally, a vacancy rate of 1.5 to 2 percent for ownership housing and 5 percent for rental housing is considered necessary to balance demand and supply for housing. Recent Census vacancy estimates are shown in Table CP-19.

**Table CP-19**
**Vacant Units by Type**




*American Community Survey 2014-2018 5-year estimates.*

# HOUSING COSTS AND AFFORDABILITY

## Housing Affordability Criteria

State law establishes five income categories for purposes of housing programs based on the area (i.e., county) median income ("AMI"): extremely-low (30% or less of AMI), very-low (31%-50% of AMI), low (51%-80% of AMI), moderate (81%-120% of AMI) and above moderate (over 120% of AMI). Housing affordability is based on the relationship between household income and housing expenses. According to HUD and the California Department of Housing and Community Development, housing is considered "affordable" if the monthly payment is no more than 30 percent of a household's gross income. In some areas, such as Orange County, these income limits may be increased to adjust for high housing costs.

Table CP-20 shows affordable rent levels and estimated affordable purchase prices for housing in Orange County (including Aliso Viejo)[4] by income category. Based on state-adopted standards, the maximum affordable monthly rent (including utilities) for 4-person extremely-low-income households is $1,009, while the maximum affordable rent for very-low-income households is $1,681. The maximum affordable rent for low-income households is $2,689, while the maximum for moderate-income households is $3,201.

Maximum purchase prices are more difficult to determine due to variations in mortgage interest rates, qualifying procedures, down payments, special tax assessments, homeowner association fees, property insurance rates, etc. With this caveat, the maximum home

[4] Affordable rent and purchase prices are based on county median income.

purchase prices by income category shown in Table CP-20 have been estimated based on typical conditions.

**Table CP-20**
**Affordable Housing Costs – Orange County**

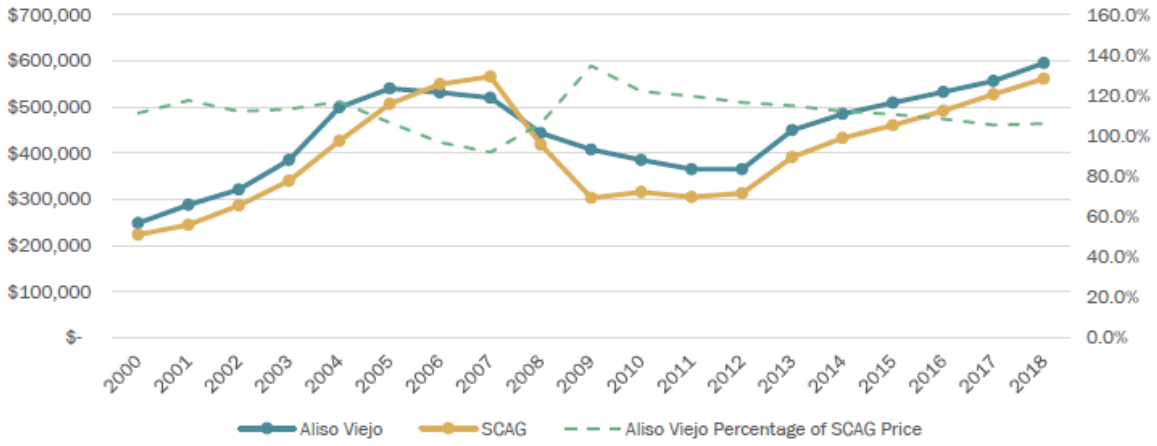
| Income Category | Maximum Income | Affordable Rent | Affordable Price (est.) |
|---|---|---|---|
| Extremely Low | $40,350 | $1,009 | * |
| Very Low | $67,250 | $1,681 | * |
| Low | $107,550 | $2,689 | * |
| Moderate | $128,050 | $3,201 | $500,000 |
| Above moderate | Over $128,050 | Over $3,201 | Over $500,000 |

Assumptions: Based on a family of 4 and 2021 State income limits; 30% of gross income for rent or principal, interest, taxes & insurance; 5% down payment, 4% interest, 1.25% taxes & insurance, $350 HOA dues
Notes:
*For-sale affordable housing is typically at the moderate income level
Source: Cal. HCD; JHD Planning LLC

## For-Sale Housing

Sales price statistics for existing homes during 2000-2018 are shown in Table CP-21. Based on the estimated affordable purchase prices shown in Table CP-20 above, the majority of homes in Aliso Viejo are only affordable for above-moderate income households. These data illustrate that public subsidies are generally required to reduce sales prices to a level that is affordable to lower-income buyers.

**Table CP-21**
**Median Sales Price for Existing Homes: Aliso Viejo and SCAG Region**



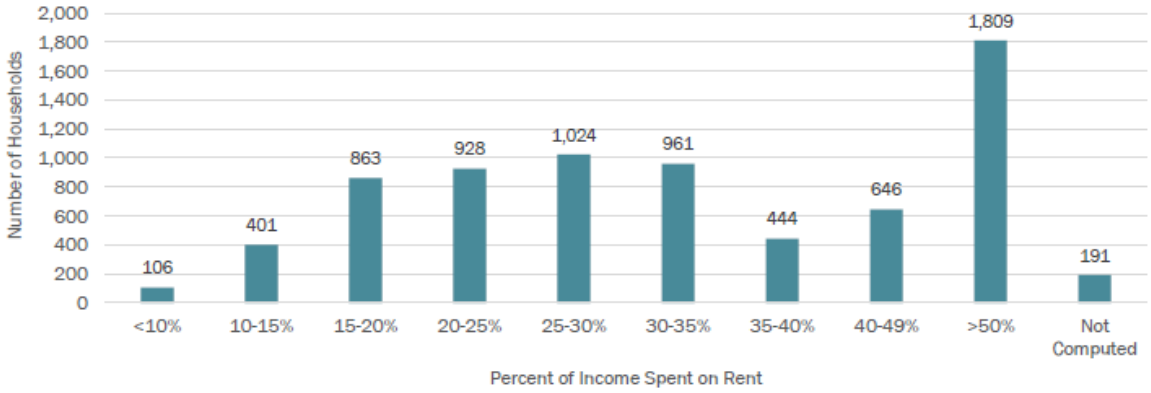

*SCAG Local Profiles, Core Logic/Data Quick. SCAG median home sales price calculated as household-weighted average of county medians.*

## Rental Housing

As described previously in the discussion of income and overpayment, a substantial proportion of renters in Aliso Viejo fall within the lower-income categories. As a result,

trends in rental rates have a major impact on these residents. Among Aliso Viejo's renter households, about 52 percent spend 30 percent or more of gross income on housing cost, compared to 55 percent in the entire SCAG region. Additionally, about 25 percent spend 50 percent or more of gross income on housing cost, compared to 29 percent in the SCAG region (Table CP-22).

**Table CP-22**
**Spending on Rent**




# AT RISK RENTAL HOUSING

Existing housing that receives governmental assistance is often an important source of affordable housing in many communities. This section identifies the publicly assisted rental housing in Aliso Viejo, and evaluates the potential to convert to market rates during the ten-year period 2021 to 2031.

## Assisted Housing Inventory

Aliso Viejo has four assisted multi-family housing developments that provide 548 affordable housing units (Table CP-23). No lower-income rent-restricted units are at risk of converting to market-rate rents during the period of 2021 to 2031. As affordable housing opportunities are expanded in the future, the City will monitor the status, notify residents of potential conversion, and pursue options to preserve the units (Housing Program 8, *Conservation of Existing and Future Affordable Units*).

Table CP-23
Inventory of Assisted Rental Housing

| Project Name | Assisted Units | Funding Source(s) | Earliest Date of Conversion | At Risk? |
|---|---|---|---|---|
| Vantis | 20 | | 2044 | No |
| Woodpark Apartments | 128 | LIHTC | 2050 | No |
| Vintage Aliso | 202 | LIHTC | 2072 | No |
| Liberty at Aliso | 198 | LIHTC | 2074 | No |
| **Total** | **528** | | | |

# AFFIRMATIVELY FURTHERING FAIR HOUSING

The Fair Housing Act of 1968 requires HUD and its program participants to administer housing and urban development programs in a manner that does not discriminate directly or indirectly based on race, color, religion, sex, national origin, age, familial status, or disability. The Fair Housing Act not only prohibited discrimination in housing-related activities and transactions but also requires entities to affirmatively further fair housing.

The Analysis of Impediments (AI) to Fair Housing Choice is the primary policy document utilized by HUD grantees for this purpose. HUD encourages jurisdictions to consult with one another and initiate metropolitan-wide planning to address impediments to fair housing choice.

The Orange County AI was prepared as a collaborative effort between Aliso Viejo, Anaheim, Buena Park, Costa Mesa, Fountain Valley, Fullerton, Garden Grove, Huntington Beach, Irvine, Laguna Niguel, La Habra, Lake Forest, La Palma, Mission Viejo, Orange, Rancho San Margarita, San Clemente, San Juan Capistrano, Santa Ana, Tustin, Westminster, and the County of Orange. Although the AI addressed county-wide issues, there are also goals specific to each jurisdiction.

Orange County's AI is a thorough examination of structural barriers to fair housing choice and access to opportunity for members of historically marginalized groups protected from discrimination by the federal Fair Housing Act (FHA). The AI also outlines fair housing priorities and goals to overcome fair housing issues. In addition, the AI lays out meaningful strategies that can be implemented to achieve progress towards the County's obligation to affirmatively furthering fair housing. The Lawyers' Committee for Civil Rights Under Law (Lawyers' Committee), in consultation with Orange County jurisdictions and with input from a wide range of stakeholders through a community participation process, prepared the AI.

In addition to participation in the AI, the City has completed the following fair housing outreach and analysis.

### Outreach

As discussed in the Housing Plan, the City held a total of two public meetings during the Housing Element update in an effort to include all segments of the community. Each meeting was publicized on the City's website and meeting notices were also sent to persons and organizations with expertise in affordable housing and supportive services. Interested parties had the opportunity to interact with City staff throughout the Housing Element update process and provide direct feedback regarding fair housing issues. In addition, as part of the public outreach efforts, an online survey was conducted regarding housing needs in the community, and the City promoted interest in the Housing Element update with a booth at the local farmers market.

The City also created a dedicated web page for the Housing Element update (https://avcity.org/371/Housing-Element) and provided opportunities for interested persons to participate remotely, which made it possible for those with disabilities limiting their travel to participate and comment on the Housing Element regardless of their ability to attend the meetings.

### Assessment of Fair Housing

The following analysis examines geographic data regarding racial segregation, poverty, persons with disabilities, and areas of opportunity as identified by the TCAC/HCD Opportunity Areas map.

Racial segregation. As seen in Error! Reference source not found., the percentage of non-w hite population in the city is similar to the adjacent areas and does not indicate any patterns of racial/ethnic concentration in the city.

Poverty. Recent Census estimates regarding poverty status of households in Aliso Viejo are shown in **Figure CP-2**. As seen in this map, there are no concentrations of poverty and the poverty rate is less than 10% for all census tracts in the city.

Persons with disabilities. The incidence of disabilities is relatively low in Aliso Viejo compared to some areas of Southern California. As shown in Error! Reference source not f ound., the percentage of residents reporting a disability is less than 10% in the majority of the city, while the disability rate is 10% to 20% in some portions of the city.

Access to opportunity. According to the 2020 California Department of Housing and Community Development (HCD) and the California Tax Credit Allocation Committee (TCAC) Opportunity Area Map (**Figure CP-4**), most areas of Aliso Viejo are within designated "High Resource" or "Highest Resource" areas. High Resource areas are areas with high index scores for a variety of educational, environmental, and economic indicators. Some of the indicators identified by TCAC include high levels of employment and close proximity to jobs, access to effective educational opportunities for children and

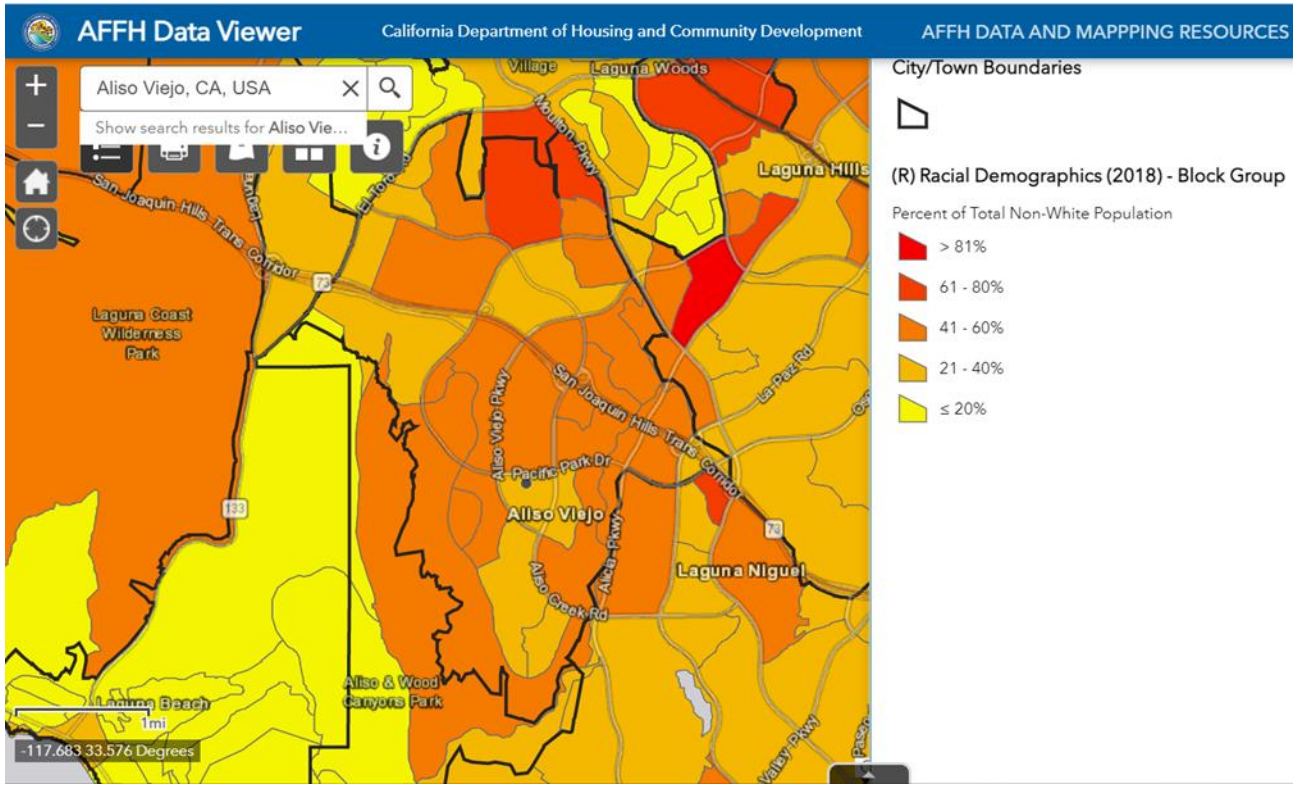
adults, low concentration of poverty, and low levels of environmental pollutants, among others.

### Conclusion

This analysis shows that the primary barrier to fair housing in the city is high housing cost, which has the effect of limiting access by lower-income households to the high opportunities and resources available in Aliso Viejo. There is no evidence to suggest that discrimination against racial groups or persons with disabilities is a major issue.

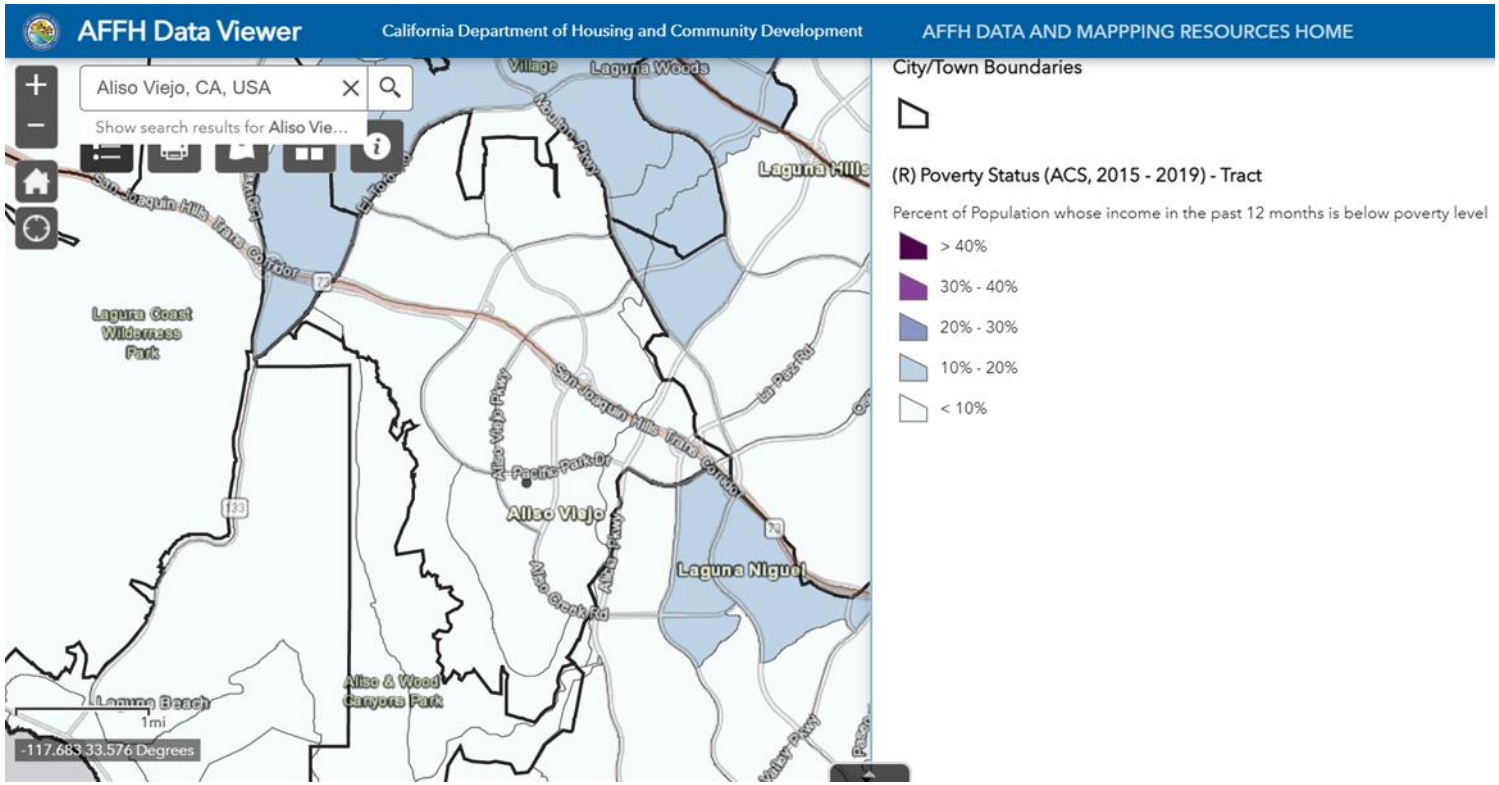
The Housing Plan includes several programs to encourage and facilitate affordable housing development, as well as the provision of accessory dwelling units, which can expand affordable housing opportunities for lower-income persons such as caregivers, household employees, and others working in service occupations. Program 11 describes actions the City will take to affirmatively further fair housing and address any issues of housing discrimination that may arise.

**Figure CP-1**
**Racial Characteristics**



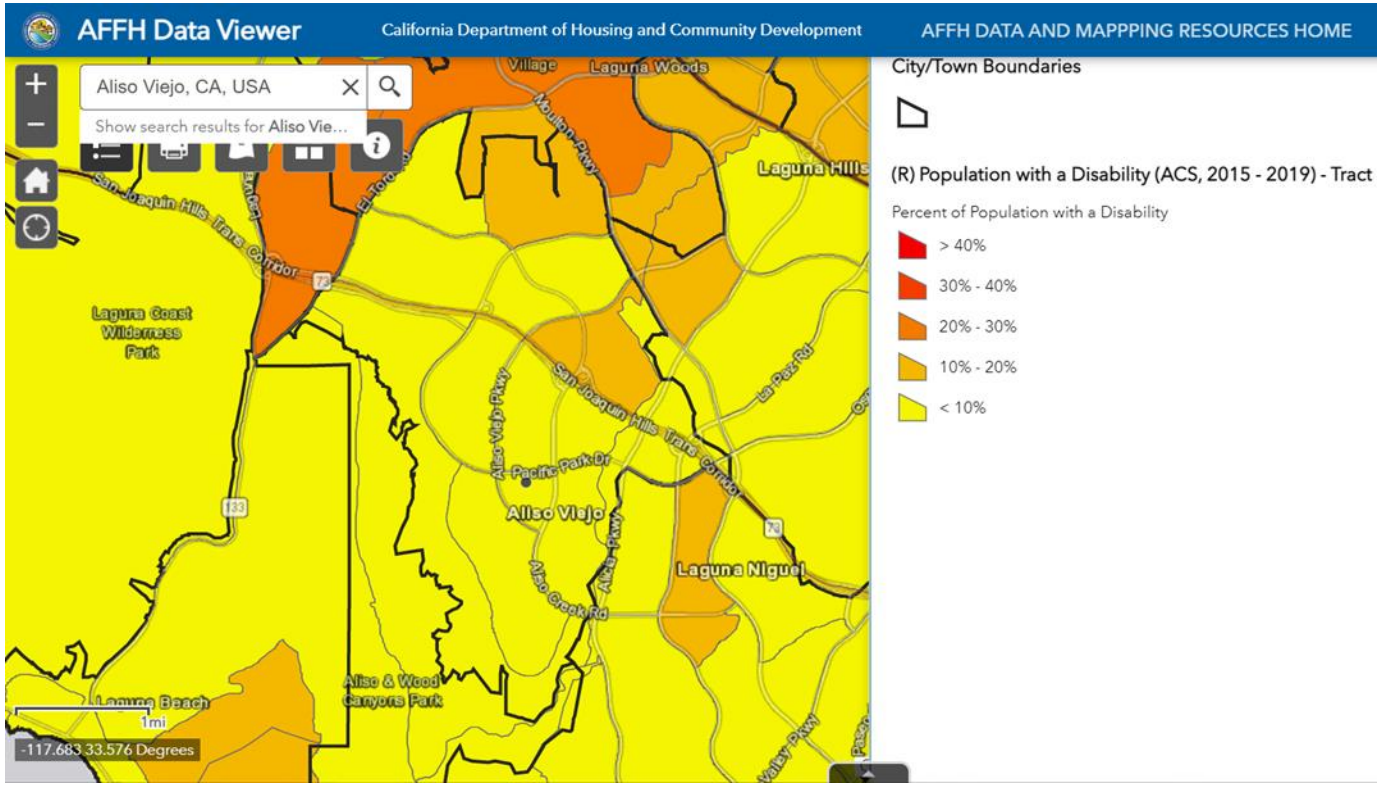

Source: California Department of Housing and Community Development, AFFH Data Viewer, 2021

**Figure CP-2**
**Poverty Status**



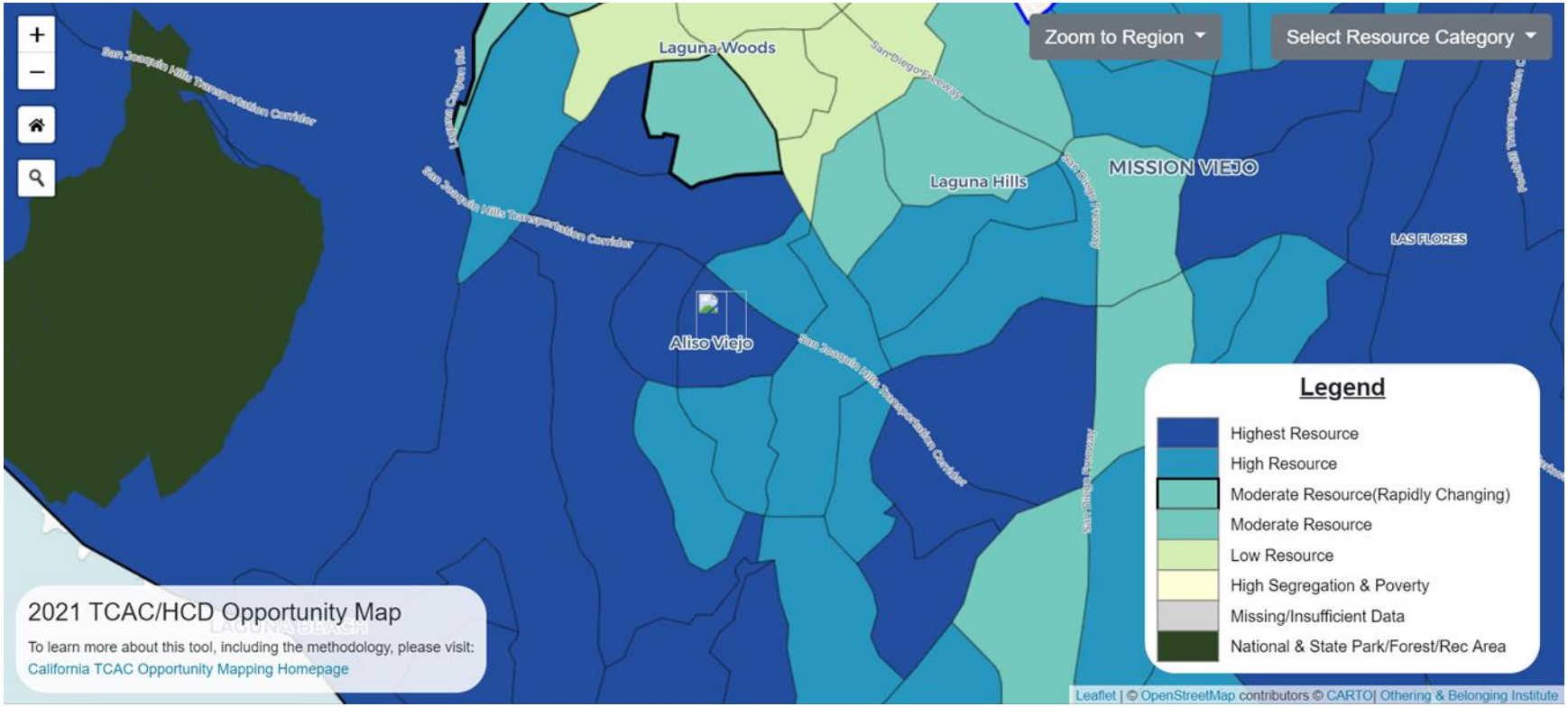

Source: California Department of Housing and Community Development, AFFH Data Viewer, 2021

**Figure CP-3**
**Disabilities**




Source: California Department of Housing and Community Development, AFFH Data Viewer, 2021

**Figure CP-4**
**TCAC/HCD Opportunity Map**



# RESOURCES AND OPPORTUNITIES

This section analyzes the resources and opportunities available for the development, rehabilitation, and preservation of housing in Aliso Viejo. This analysis includes an evaluation of the availability of land resources for future housing development, financial resources available to support housing activities, administrative resources available to assist in implementing the housing programs, and opportunities for energy conservation.

## NEW HOUSING NEEDS

In March 2021 the Southern California Association of Governments (SCAG) adopted the 2021 -2029 Regional Housing Needs Assessment (RHNA) Plan, which assigns a share of the region's future housing need to each jurisdiction in the region. State law requires each community to demonstrate that it has sufficient land with appropriate zoning and development standards to accommodate its assigned housing need. Prior to the City's incorporation in 2001, residential development was subject to the Orange County Inclusionary Zoning requirements. These requirements stipulated that 25 percent of all units developed in the Aliso Viejo Planned Community would be affordable to low- and moderate-income residents for a period of five years. With 5,823 affordable units developed (2,528 low-income and 3,295 moderate-income units - well above the 25 percent requirement), the County certified the community's compliance with its inclusionary requirements on July 6, 2001.

For the 2021 through 2029 RHNA projection period, the City has been allocated a new housing need of 1,195 dwelling units, distributed by income category as shown in Table CP-24. It should be noted that SCAG did not include the extremely-low-income category when the RHNA was prepared. The need in the extremely-low-income need has been estimated to be half of the very-low category as allowed by state law.

**Table CP-24**
**Regional Housing Needs 2021-2029 – Aliso Viejo**

| Very Low* | Low | Moderate | Above Moderate | Total |
|---|---|---|---|---|
| 390 | 214 | 205 | 386 | 1,195 |

Source: SCAG 2021.
*Includes assumption of 195 extremely-low-income units

## RESIDENTIAL SITES INVENTORY

State law requires cities to identify adequate sites with appropriate zoning to accommodate the growth need for the planning period. Table CP-25 lists sites in the city with land use

designations that allow additional residential development based on current zoning designations.

Table CP-25 shows that there are currently insufficient residential sites to accommodate the City's RHNA allocation for all income categories. To accommodate this shortfall, the Housing Element includes Program 1, *Adequate Sites for New Housing* to amend General Plan and zoning designations for sufficient sites to be selected from the sites listed in Table CP-26 to accommodate the RHNA allocation. Maps showing these candidate sites are provided in Attachment C-1.

# FINANCIAL RESOURCES

## Affordable Housing In-Lieu Fees

The City allows developers to pay fees in lieu of providing affordable units with the fees deposited to a housing fund.

## Low Income Housing Tax Credits (LIHTC)

Created by the 1986 Tax Reform Act, the LIHTC program has been used in combination with other resources to encourage the construction and rehabilitation of rental housing for lower-income households. The program allows investors an annual tax credit over a ten-year period, provided that the housing meets minimum low-income occupancy requirements. The tax credit is typically sold to large investors at a syndication value.

## Housing Choice Voucher (Section 8) Program

The Housing Choice Voucher (Section 8) program is a federal program that provides rental assistance to very-low-income persons in need of affordable housing. This program offers a voucher that pays the difference between the fair market rent and 30 percent of their income. The voucher allows a tenant to choose housing that may cost above the payment standard, but the tenant must pay the extra cost. The Orange County Housing Authority (OCHA) administers the Section 8 Voucher Program for Aliso Viejo. As of 2021, approximately 131 households in Aliso Viejo were receiving vouchers.

## Table CP-25
## Residential Land Inventory

| Site | General Plan | Zoning | Acreage | Density | Units by Income Category | | | | Total Units |
|---|---|---|---|---|---|---|---|---|---|
| | | | | | VL | Low | Mod | Above Mod | |
| The Commons at Aliso Viejo Town Center – Towers Planning Area | CBO – The Commons at AV Town Center | SP No. 2 - Commons | 4.1 | 34.1 units/ acre | 7* | 14 | 119 | 0 | 140 |
| Potential ADUs | | | | | 10 | 17 | 12 | 1 | 40 |
| **Totals** | | | **4.1** | | **17** | **31** | **131** | **1** | **180** |
| **Housing Need 2021-2029** | | | | | **360** | **214** | **205** | **386** | **1,195** |
| **Adequate Sites? (Shortfall)** | | | | | **(343)** | **(183)** | **(74)** | **(385)** | **(1,015)** |

Notes:
* Deed-restricted units

## Table CP-26
## Candidate Parcels for Rezoning

| Site | Existing General Plan | Existing Zoning | Existing Uses | Acreage | Potential Units |
|---|---|---|---|---|---|
| 1 Columbia | Business Park | BP-2 | Office | 2 | 60-100 |
| 41 Columbia | Business Park | BP-2 | Office | 2 | 60-100 |
| 35 Journey | Business Park | BP-1 | Office | 2 | 60-100 |
| 26800-26880 AV Pkwy | Business Park | BP-1 | Office | 7 | 210-350 |
| The Commons | High Density Residential/ Community Commercial | SP-2 | Parking lot | 21 | 630-1,050 |
| AVTC Gateway | Community Commercial | CT | Parking lot | 6 | 300 |
| **TOTALS** | | | | **40** | **1,320-2,000** |

# OPPORTUNITIES FOR ENERGY CONSERVATION

Utility-related costs can directly impact affordability of housing in Aliso Viejo. By promoting and expanding opportunities for energy conservation, the City can indirectly alleviate housing cost burden and improve housing affordability in the community. Opportunities for energy conservation in Aliso Viejo include continued implementation of State Title 24 building construction standards, complying with Energy Star conservation standards, and considering appropriate building orientation and landscaping during the development/design review process through implementation of the Zoning Ordinance. The City requires a minimum of 50 percent of the landscaping to be drought tolerant in new development within Aliso Viejo.

In addition to the numerous environmental benefits discussed in the Conservation/Open Space Element, energy conservation measures implemented by the City can significantly reduce the cost of utilities to community households, thereby reducing housing cost burden and improving overall housing affordability in Aliso Viejo. In 2014 the City adopted a Green Building Program that offers incentives such as expedited processing and/or fee waivers when project proponents agree to incorporate environmentally sensitive sustainable and energy efficient construction techniques into their projects. The City currently offers a 25% permit fee waiver for residential solar thermal system installation. Daytime interior lighting costs can be significantly reduced or eliminated with the use of properly designed and located skylights, which can be easily installed at reasonable expense in existing houses, thereby substantially reducing electricity costs and energy consumption. Solar energy is a practical, cost effective, and environmentally sound way to heat and cool a home.

# CONSTRAINTS ANALYSIS

Aliso Viejo strives to provide a variety of housing opportunities for current and future residents. However, a variety of factors can constrain the development, maintenance, and improvement of housing. These include market mechanisms, government codes, and physical and environmental constraints. This section addresses these potential constraints that affect the supply and affordability of housing in Aliso Viejo.

## MARKET CONSTRAINTS

Land costs, construction costs, and market financing contribute to the cost of housing reinvestment, and can potentially hinder the production of new housing. Although many constraints are driven by market conditions, jurisdictions may have some leverage in instituting policies and programs to address such constraints. The section below analyzes these market constraints as well as the activities that the City undertakes to mitigate their effects.

### Development Costs

Construction costs vary widely according to the type of development, with multi-family housing generally less expensive to construct than single-family homes. However, wide variation within each construction type exists depending on the size of the unit and the number and quality of amenities provided, such as fireplaces, swimming pools, and interior features among others. The City has no influence over materials and labor costs, and the building codes and development standards in Aliso Viejo are not substantially different than most other cities in Orange County. Construction costs for materials and labor have increased at a higher pace than the general rate of inflation. In addition, as the supply of buildable vacant land is exhausted, housing development must occur on underutilized land, adding the expense of demolition to the total cost of development.

Cities have little control over materials and labor costs; however, Housing Programs 1, *Adequate Sites for Affordable Housing* can reduce the cost of development for projects by assuming the cost of amending the General Plan and Zoning designations to allow for additional residential development. Furthermore, as described in Housing Program 2, *Facilitate the Provision of Affordable Housing*, assistance to non-profit developers of affordable developments can also offset the cost of development.

### Land Costs

The cost of raw land typically accounts for a large share of total housing production 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., steep slopes, soil stability, seismic hazards, or flooding) can be a factor driving up the cost of developable land.

Prices also vary depending on density, proximity to the coast and neighborhood characteristics. Recent asking prices for developable land in Aliso Viejo have been in excess of $1 million per acre. Higher density reduces per-unit land costs. Aliso Viejo is a relatively high-density community in comparison to other cities in southern Orange County, and as noted previously, approximately 65 percent of the housing stock is attached housing, either condo or apartments. Therefore, although the price of land is expected to comprise a significant portion of the cost of housing, the City's zoning regulations allowing densities up to 50 units per acre serves to ameliorate this factor.

### Cost and Availability of Financing

Aliso Viejo is typical of Southern California communities with regard to the availability of home financing and interest rates. In recent years, mortgage interest rates have been very low by historic standards, resulting in increased affordability for home purchasers with good credit.

## GOVERNMENTAL CONSTRAINTS

Local policies and regulations can impact the price and availability of housing and, in particular, the provision of affordable housing. Land use controls, site improvement requirements, fees and exactions, permit processing procedures, and other factors may constrain the maintenance, development, and improvement of housing.

### Land Use Controls

Nearly all of the land in Aliso Viejo has either been developed or is permanently preserved for open space or recreation. The City was designed as a balanced planned community and the Land Use Element designates approximately 1,500 acres, or 40 percent of the City's land area, for a wide variety of residential uses to ensure adequate housing opportunity for its residents. The distribution of residential uses specified in the Land Use Element is depicted on the Land Use Policy Map and includes:

- Very Low Density Residential (VLDR) – maximum 5 units per acre
- Low Density Residential (LDR) – maximum 8 units per acre
- Medium Density (MDR) – maximum 18 units per acre
- High Density (HDR) – maximum 30 units per acre
- Very High Density Residential (VHDR) – up to 50 units per acre

VLDR and LDR uses account for 45 percent of all residential uses in Aliso Viejo, while MDR constituted 33 percent. HDR uses are 20 percent of the overall residential mix and the remaining 2 percent is comprised of VHDR uses.

## Residential Development Standards

Most of Aliso Viejo is built out and the community has very few opportunities for new development. The City is comprised of portions of two master-planned communities: Aliso Viejo Planned Community and the Rossmoor Leisure World Planned Community. The area in northern Aliso Viejo that was part of the Rossmoor Leisure World Planned Community represents a small percentage of the City's land. There are no opportunities for new development in this area and the potential for redevelopment is low as existing uses are in good condition. There are limited opportunities for new development and redevelopment in the remaining portions of the City that were part of the Aliso Viejo Planned Community.

The portion of the city within the Aliso Viejo Planned Community (PC) was originally regulated by the Aliso Viejo Planned Community Development Plan and Supplemental Text, approved by the County of Orange prior to the City's incorporation in 2001. Upon incorporation, the City adopted the existing County PC regulations. In 2008 the City adopted a new Zoning Code that superseded the original PC regulations and established development standards for residential land uses. Effective February 19, 2010 the residential development standards were amended, as summarized in Table CP-27. The purpose and density of each residential district is as follows:

- RL Residential - Low Density District. To provide for the development and preservation of low-density neighborhoods with single-family detached or attached residences and condominiums. Maximum density is 8 units per gross acre.
- RM Residential - Medium Density District. To provide for the development and preservation of medium-density neighborhoods containing detached and attached single-family homes on smaller lots, duplexes, townhomes, apartments, and condominiums. Each project will have ample common open space and recreation facilities. Maximum density is 18 units per gross acre.
- RH Residential - High Density District. To provide for the development and preservation of high-density neighborhoods consisting primarily of attached and multiple dwelling units such as townhomes, apartments, condominiums, and senior housing. Each project will have ample common open space and recreation facilities. Maximum density is 30 units per gross acre.
- RVH Residential - Very High Density District. To provide for the development and preservation of very-high-density neighborhoods consisting primarily of multiple dwelling units such as apartments, condominiums, and senior housing. Each project will have ample common open space and recreation facilities. Maximum density is 50 units per gross acre.

- PRD Planned Residential Development Overlay District. This is an overlay district which is to be combined with one of the residential base districts described above. The PRD overlay district provides for the development and preservation of planned unit developments with attached homes, detached homes, or a mixture of both. Each project will have ample common open space and recreation facilities. Setbacks and other development standards are to be tailored specifically to each project.

**Table CP-27**
**Residential Development Standards**

| | RL | | RM | RH | RVH | PRD [c] |
|---|---|---|---|---|---|---|
| | Single-Family Detached | Single-Family Attached | | | | |
| **Height and Area Standards** | | | | | | |
| Maximum structure height [a] | 35 feet, maximum 2 stories (lofts do not count as a separate story) | | 35 feet | 45 feet | 65 feet | Same as base district |
| Building site area, min. (sq/ft) | 3,000 | | 5,000 | 5,000 | 5,000 | |
| Building site coverage for entire project at initial development | No maximum | | 60% | 60% | 60% | |
| Min. Common Open Area (in addition to boundary landscaping), subject to sec. 15.14.120 | n/a | | 25% | 25% | 25% | |
| **Minimum Building Setbacks** [b] | | | | | | |
| Front | 10 feet | 10 feet | For single-family detached and attached: same setbacks as RL; otherwise, n/a | n/a | n/a | As approved for each project |
| Side | 10 ft. for one side only; or 10 ft. aggregate for both sides | 0 ft. on attached side; 10 ft. on open side | | | | |
| Rear | 10 feet | 10 feet | | | | |
| Minimum Perimeter Setback | n/a | n/a | 20 feet | 20 feet | 20 feet [d] | 20 feet [d] |
| **Landscaping** | | | | | | |
| Minimum Boundary Landscaping, subject to sec. 15.14.120 | n/a | n/a | For multifamily, 15 feet min., 20 feet min. avg. | | | |
| Minimum Parking Lot Landscaping | n/a | | Min. 4% of parking lots serving 10 or more cars shall be landscaped in addition to boundary landscaping. | | | |
| Drought Tolerance | n/a | | Min. 50% of landscaping must be drought tolerant. | | | |

Source: Aliso Viejo Zoning Code, 2013

a See Chapter 15.30 for additional provisions regarding height limits.

b Setbacks are measured from ultimate street right-of-way line. Also, setbacks are subject to the provisions of sec. 15.14.040 (Encroachments into Setbacks).

c The PRD standards shown are for projects approved after the effective date of this Code. For projects approved prior to the effective date of this Code, setbacks and other development standards shall be as established by the buildings as they exist on the effective date of this Code.

d All min. perimeter setbacks shall be increased 1 foot for every foot in height above 35 feet

## Parking Standards

Overly stringent parking standards may pose a constraint to housing development and reduce the viability of potential affordable housing projects by reducing the number of

units that can be built. The City's parking standards are contained in Chapter 15.50 of the Zoning Code and are shown in Table CP-28 below.

**Table CP-28**
**Parking Requirements by Use**

| Land Use | Minimum Off-Street Parking Requirement | Additional Requirements |
|---|---|---|
| Single family detached and single family attached | 2 spaces per unit in a garage plus 1 space for any second dwelling unit (which may be a tandem driveway space, subject to §15.14.080) | Plus 0.5 off-street guest spaces per unit if there is no on-street parking in front of the units. Each garage space shall have minimum unobstructed interior dimensions of 10 ft. x 20 ft. |
| Multifamily dwellings, townhomes | 2 spaces per unit in a garage | |
| Multifamily dwellings, apartments (either rental or condominium):<br>Studio:<br>1 bedroom:<br>2 bedrooms or more bedrooms: | <br>1 covered space per unit<br>1.2 covered spaces per unit<br>2 covered spaces per unit | Plus 0.5 guest spaces per unit, with parking distributed so that all units are within 150 feet of the resident's assigned or reasonably available parking space and within 150 feet of the nearest designated guest space. |
| Affordable housing (Ch. 15.58):<br>Studio to 1 bedroom:<br>2-3 bedrooms:<br>4 or more bedrooms: | <br>1 space per unit<br>2 spaces per unit<br>2.5 spaces per unit | Spaces may be tandem or uncovered. |
| Live/work and other mixed use developments | 2 spaces per unit in a garage plus the spaces required for the nonresidential uses per this chapter; or as required in applicable specific plan | Each garage space shall have minimum unobstructed interior dimensions of 10 ft. x 20 ft. |
| Mobilehome parks | 2 covered spaces per unit, which may be in tandem, plus 0.5 guest spaces per unit | |
| Single-room occupancy housing | 1 space per dwelling unit | |
| Boarding or rooming houses | 1 space per sleeping room | |
| Managed care: assisted living, congregate care facilities, and other senior group housing (age restricted) | 1 space per dwelling unit; or<br>0.5 spaces per bed in dormitory housing | If the number of beds is uncertain at the time of City review, the requirement shall be 0.5 spaces per each 100 sq/ft of sleeping area |
| Managed care: convalescent homes | 0.5 spaces per bed | |
| Homeless and emergency shelters | 0.3 spaces per bed | If the number of beds is uncertain at the time of City review, the requirement shall be 0.3 spaces per each 100 sq/ft of sleeping area |
| Transitional and supportive housing | 1 space per dwelling unit; or<br>0.3 spaces per bed in dormitory housing | |
| Alcoholism or drug abuse recovery facilities and residential care facilities; all for 6 or fewer persons | As required for the single family or multifamily dwelling unit in which the facility is located | |

## Condominium Conversions

Chapter 15.54 of the Zoning Code addresses the conversion of affordable units to ownership (condominium) units. The chapter includes a variety of provisions that are intended to preserve affordable housing opportunities, create additional affordable housing, and ensure that any housing stock that may be approved for an ownership opportunity be evaluated for compliance with construction and housing codes to ensure that the units are safe, sanitary, and livable. Primary features of the chapter include a requirement of an apartment vacancy rate of more than 5 percent unless mitigating

circumstances are found by the City Council. The chapter also requires that 15 percent of converted units be affordable to very-low- and low-income households, as well as a requirement to provide tenant relocation assistance. All affordable units are required to be sold with an affordability covenant that restricts the sale of the unit to a low-income or very-low-income buyer in accordance with the terms set forth in Subchapter 2 of Chapter 6.5 of Division 1 of Title 25 of the *California Code of Regulations*.

## Affordable Housing Incentives

Chapter 15.58 of the Zoning Code contains regulations and procedures for approval of a density bonus as well as additional incentives for affordable or senior housing. AB 2345 of 2019 amended State law to revise density bonus incentives that are available for affordable housing developments. Program 2 is included in the Housing Plan to update the City's density bonus regulations in conformance with State law.

## Accessory Dwelling Units

Section 15.14.080 of the Zoning Code contains regulations and procedures for approval of accessory residential units (ADUs) and junior accessory dwelling units (JADUs). This section of the Code is consistent with current State law.

## Provision for a Variety of Housing

A balanced community must offer a range of housing options for all economic segments of the population. This includes single-family housing, multi-family housing, factory-built or manufactured housing, mobile homes, reasonable accommodation in housing for persons with disabilities or special needs, emergency shelters, and transitional housing among others. Permitted residential land uses are summarized in Table CP-29.

Table CP-29
Permitted Residential Land Uses by District

| Residential Uses | RL Low Density Residential | RM Med. Density Residential | RH High Density Residential | RVH Very High Density Res. |
|---|---|---|---|---|
| Single-family dwellings, detached | P | P | NP | NP |
| Single-family dwellings, attached | P | P | P | P |
| Multifamily dwellings | NP | P | P | P |
| Single-room occupancy housing | NP | P | P | P |
| Boarding and rooming houses | NP | C | C | C |
| Individual manufactured homes including mobilehomes on single family lots, subject to sec. 15.14.100 | P | P | NP | NP |
| Mobilehome parks and developments, subject to sec. 15.14.100 | C | C | C | C |
| Alcohol or drug abuse recovery or treatment facilities that are licensed by the State for up to six persons | P | P | NP | NP |
| Homeless and emergency shelters[1] | NP | C | C | C |
| Transitional and supportive housing | P | P | P | P |
| Accessory dwelling units subject to AVMC Sec. 15.14.080 | A | A | NP | NP |
| Guest houses, subject to AVMC Sec. 15.14.090 | A | A | NP | NP |

P=permitted C=conditionally permitted A=accessory use NP=not permitted
1. Emergency shelters are permitted in the BP-1 and BP-2 zones by-right

**Multi-Family Units**: Multi-family residential is a permitted use with a Site Development Permit for the site and architectural design in the RM, RH, and RVH zoning districts (Table CP-27), although most of the land within these areas has already been built out. Future multi-family development can be achieved on the few remaining vacant properties with a change of zoning and general plan designation.

**Manufactured Housing**: Manufactured housing offers an affordable homeownership option to many low- and moderate-income households. In accordance with State law, the City of Aliso Viejo allows individual manufactured housing by right in the RL and RM residential zones providing these units are built to meet the California Building Code in accordance with applicable factory-built regulations.

**Residential Care Facilities**: Residential care facilities can be described as any family home, group care facility, or similar facility for 24-hour non-medical care of persons in need of personal services, supervision, or assistance essential for sustaining the activities of daily living. The Zoning Ordinance includes definitions for residential care facilities but does not identify any zones where such facilities are permitted. The Zoning Ordinance defines "Health facilities" as "a facility, place or building that is organized, maintained, and operated for the diagnosis, care, prevention, and treatment of human illness, physical or mental, including convalescence and rehabilitation and including care during and after pregnancy, or for any one or more of these purposes, for one or more persons, to which the persons are admitted for a 24-hour stay or longer" consistent with California Health and Safety Code Section 1250. Health facilities are allowed subject to a CUP in the Professional Office and Business Park-1 districts.

**Housing for Persons with Disabilities:** Both the Fair Housing Act and the California Fair Employment and Housing Act require local governments to make reasonable accommodation (i.e., modifications or exceptions) in their zoning laws and other land use regulations when such accommodations may be necessary to afford persons with disabilities an equal opportunity to use and enjoy a dwelling. For example, it may be a reasonable accommodation to waive a setback requirement so that a paved path of travel can be provided to residents who have mobility impairments. A similar waiver might not be required for a different type of group home where residents are not physically disabled. Whether a particular modification is reasonable depends on the facts, and must be decided on a case-by-case basis. The Zoning Code includes procedures for ensuring reasonable accommodation, including timeframes for decision making, and provision for relief from various land use, zoning, or building regulations that may constrain the housing for persons with disabilities.

**Emergency Shelters and Transitional/Supportive Housing:** Emergency shelters can be defined as charitable or public service facilities that provide temporary 24-hour shelter services to the homeless. The Zoning Ordinance allows emergency shelters by-right in the Business Park 1 and 2 districts. The BP districts encompass approximately 240 acres conveniently located with access to transit and services. The BP-1 district is designed to permit a variety of uses including community facilities and limited service and retail offices. Approximately twelve developed parcels with vacant or underutilized space that could accommodate emergency shelters are located within the BP districts.

In 2019 the State Legislature adopted AB 101 establishing requirements related to local regulation of low barrier navigation centers, which are defined as "Housing first, low-barrier, service-enriched shelters focused on moving people into permanent housing that provides temporary living facilities while case managers connect individuals experiencing homelessness to income, public benefits, health services, shelter, and housing." Low Barrier means best practices to reduce barriers to entry, and may include, but is not limited to:

(1) The presence of partners if it is not a population-specific site, such as for survivors of domestic violence or sexual assault, women, or youth

(2) Accommodation of residents' pets

(3) The storage of possessions

(4) Privacy, such as partitions around beds in a dormitory setting or in larger rooms containing more than two beds, or private rooms

Low barrier navigation centers meeting specified standards must be allowed by-right in areas zoned for mixed use and in nonresidential zones permitting multi-family uses. Program 10 is included in the Housing Plan to update City regulations consistent with State law.

Transitional housing is a type of rental housing used to facilitate the movement of homeless individuals and families to permanent housing. Transitional housing may include case management and support services to return people to independent living as soon as possible, typically between 6-24 months. Supportive housing offers support services to residents who may have longer-term disabilities.

Transitional/supportive housing can take several forms, including group quarters with beds, single-family homes, and multifamily apartments. The Zoning Code specifies that Transitional / Supportive Housing is a residential use that is subject only to the same regulations that apply to other residential uses of the same type in the same zone in compliance with SB 2. In 2018 AB 2162 amended State law to require that supportive housing be a use by-right in zones where multi-family and mixed uses are permitted, including non-residential zones permitting multi-family uses, if the proposed housing development meets specified criteria. Program 10 is included in the Housing Plan to update City regulations consistent with State law.

## Planning and Development Fees

Planning and development fees can increase the cost of housing and pose a constraint to the development of affordable housing projects (see Table CP-30). While fees affect the cost of housing, they are necessary for the City to continue providing essential planning and building services, and do not exceed the actual cost of providing these services. Actual processing costs reflect a 100 percent cost recovery system. The only development impact fees that have been collected in the City are for projects with a development agreement. A multi-family project with a site development permit does not require a development agreement unless the developer requests such agreement. As of 2021, the fees to develop a typical single-family unit within a development (example: 2,150-square-foot house with 504-square-foot garage) and multi-family unit (10,142-square-foot 7-plex with 3,190-square-foot garage) without a subdivision or development agreement are as follows:

**Table CP-30**
**Planning and Development Fees**

| Permit Process | Single Family Development[1] (per unit) | Multifamily Development[2] |
|---|---|---|
| Planning: Site Development Permit | Site Development Permit: Cost Recoverable | Site Development Permit: Cost Recoverable |
| Building: Plan Check Fee | $2,091.84 | $6,474.94/structure |
| Building: Permit Fee | $3,218.20 | $9.961.46/structure |
| Building: Issuance | $82.40 | $82.40/structure |
| Building: Mechanical | $399.11 | $2,793.00/structure |
| Building: Plumbing | $267.00 | $1,869.00/structure |
| Building: Electrical | $389.96 | $2,201.36/structure |
| City General Plan: | $576.80 | $2,415.43/structure |
| State Building Fees: Strong Motion Implementation Program | $53.56 | $224.29/structure |

| Permit Process | Single Family Development[1] (per unit) | Multifamily Development[2] |
|---|---|---|
| Construction/Demolition Fee:<br>Recoverable Deposit:<br><br>Water Quality: | $211.83<br>(4% of valuation not to exceed $50,000)<br>$16,480.00<br>$229.00 | $180.00/structure<br>(4% of valuation not to exceed $50,000)<br>$50,000.00<br>$229.00 |
| Scanning $1.00/page | ($1.00/page)<br>$200.00 est. | ($1.00/page)<br>$300.00 est. |
| State Building Fees: SB 1473 | $17.00 | $70.00/structure |
| State CASp Fee: AB 1379 | $4.00 | $4.00 |
| Road Fees: San Joaquin Hill Transportation Corridor Agency | $5,893.00 | ($3,432.00/unit )<br>$24,024.00 |
| Road Fees: Coastal Area Road Improvements and Traffic Signals | $2,958.00 | ($2,367.00/unit)<br>$16,569.00.00 |
| Road Fees: Moulton Parkway | $609.00 | ($609.00/unit)<br>$4,263.00 |
| School Fees: Capistrano Unified School District (Paid at school) | ($4.08 per square foot, with the exception of properties within a development that includes a Mello-Roos)<br>$8,772.00 | ($4.08 per square foot, with the exception of properties within a development that includes a Mello-Roos.)<br>$41,379.36 |
| Impact Fees: Park, Open Space/Recreation, Water Connection, and Sewer Connection, Storm Drain | $0 | $0 |
| **Est. Total Fees** | **$42,452.70** | **$163,040.24 ($23,291.46 for each unit within the 7-plex)** |
| **Total fees as percentage of building valuation** | **10.3%** | **9.5%** |

Notes:
1. Based on 2,150-square-foot living area with 504-square-foot garage (valuation $412,000.00)
2. Based on 7-plex, 10,142-square-foot living are with 3,190-square-foot garage (valuation $1,725,308.00)
Source: City of Aliso Viejo, 2021

In summary, planning and building fees represent approximately 10 percent of total development cost.

## On- and Off-Site Improvements

City road standards vary by roadway designation as provided in Table CP-31.

**Table CP-31**
**Road Improvement Standards**

| Roadway Designation | Number of Lanes | Right-of-Way Width | Curb-to Curb Width |
|---|---|---|---|
| Major Highway | 6 | 120 | 102 |
| Secondary Highway | 4 | 80 | 64 |
| Collector Street | 2 | 64 | 40 |
| Local Street | 2 | 60 | 36 |
| Cul-De-Sac Street | 2 | 52-56 | 36-40 |

Source: City of Aliso Viejo General Plan - Circulation Element.

A local residential street requires a 60-foot right-of-way, with two 18-foot travel lanes. The City's road standards are typical for cities in Orange County and do not act as a constraint to housing development.

After the passage of Proposition 13 and its limitation on local governments' property tax revenues, cities and counties have faced increasing difficulty in providing public services and facilities to serve their residents. One of the main consequences of Proposition 13 has been the shift in funding of new infrastructure from general tax revenues to development impact fees and improvement requirements on land developers. As part of a Development Agreement, the City could require developers to provide on-site and off-site improvements necessary to serve their projects. Such improvements may include water, sewer and other utility extensions, street construction and traffic control device installation that are reasonably related to the project. Dedication of land or in-lieu fees may also be required of a project for rights-of-way, transit facilities, recreational facilities, and school sites, consistent with the Subdivision Map Act.

The City's Capital Improvement Program (CIP) contains a schedule of public improvements including streets, bridges, overpasses and other public works projects to facilitate the continued build-out of the City's General Plan. The CIP helps to ensure that construction of public improvements is coordinated with private development.

Although development fees and improvement requirements increase the cost of housing, cities have little choice in establishing such requirements due to the limitations on property taxes and other revenue sources needed to fund public services and improvements.

## Development Permit Procedures

Development review and permitting procedures ensure that residential construction proceeds in an orderly manner. However, the time and cost of permit processing and review can be a constraint to housing development if they place an undue burden on the developer.

The process to obtain a development permit begins when a project proponent submits a project proposal to the City. For a typical single and multi-family project, a Site Development Permit is required. The purpose of an SDP for a residential project is to confirm that the physical design of the project is consistent with development standards and design guidelines set forth in the zoning regulations. Unlike a conditional use permit, the SDP process does not examine the appropriateness of the use itself. The Director of Planning Services has the discretion to administratively approve a Site Development Permit or forward it to the City Council. The typical length of time for a Site Development Permit approved by the Director is two months. If the Director forwards the application to City Council, the typical process is four months. Once the site development permit is approved, a Building Permit, which is ministerial, is required. The permitting process is as follows:

- Applicant submits three sets of a site plan, floor plans, and elevations to the Building department. Additionally, the Applicant submits a Building Permit application with the required fee based on the valuation of the project.
- The application is taken in for a plan check, which is completed within ten business days. If revisions are necessary, the plans and comments are routed back to the Applicant. Following receipt of the revisions, Staff has five business days to review.
- Once the plan check is complete, the building permit department is able to issue the permit. It is incumbent upon the applicant to call for inspections once construction commences.

Given the built-out character of the City, remaining development potential is fairly limited. The City does not have a backlog of development applications and is able to process applications in a timely manner. The City's development standards and Site Development Permit procedures provide clear, objective guidelines for developers and help to minimize the time required to obtain approval, which helps to reduce overall development cost. While current procedures do not pose unreasonable constraints, the City is currently developing permit tracking software to streamline the development review process.

### Building Codes and Enforcement

The City has adopted the 2019 California Building Codes, which includes the California Building Code, California Residential Code, California Plumbing Code, California Mechanical Code, California Electric Code, California Fire Code, California Green Buildings Standards Code, California Energy Code, California Administrative Code, and the California Referenced Standards Code. While adding to the cost of residential development, enforcement of the California Building Code is necessary to safety of current and future residents of Aliso Viejo.

## ENVIRONMENTAL, INFRASTRUCTURE, AND PUBLIC SERVICE CONSTRAINTS

Environmental factors and a lack of necessary infrastructure or public services can constrain residential development in a community by increasing costs and reducing the amount of land suitable for housing construction.

### Environmental Constraints

Environmental constraints related to seismic activity, geology, or topography, potential for flooding, or other environmental issues can impact the cost associated with the maintenance, improvement, and development of housing. The Safety Element identifies

areas within the City subject to seismic, geologic, wildfire, and flooding hazards which may constrain residential development.

**Seismic and Geologic Constraints**: Earthquake shaking is largely caused by the release of seismic energy during periods of sudden displacement along a fault. Aliso Viejo is located in a relatively active seismic region of the State and may be subject to moderate or severe ground shaking at any time. Although no known fault traverses Aliso Viejo that could subject it to ground-rupture, the Inglewood-Newport fault, located northeast of the City could trigger landslides and liquefaction. Measures identified in the Safety Element are required to mitigate hazards associated with natural seismic and geologic conditions and result in added development costs and constrain residential development. Nevertheless, these measures are necessary to protect public safety.

**Flooding**: The Safety Policy Map (Figure S-1 in the Safety Element) outlines portions of the community that fall within a 100-year flood zone. Most of this area is located in the Aliso and Wood Canyons Wilderness Park and has been designated as Open Space in the Land Use Element. However, no land designated for residential uses is located within the floodplain.

**Ecological and Biological Resources**: Although much of Aliso Viejo is comprised of urbanized or disturbed areas that generally have low habitat value for wildlife, nearly 25 percent of the City's land area is set aside as open space, the majority of which is located within the Aliso and Wood Canyons Wilderness Park, a significant source of ecological and biological resources.

Extensive research and planning efforts conducted by the County of Orange and other jurisdictions prior to the City's incorporation have identified the locations of sensitive habitats and species. Aliso Viejo lies within the Coastal subregion of the Orange County Natural Community Conservation Plan and Habitat Conservation Plan (NCCP/HCP) area.

Several areas within Aliso and Wood Canyons Wilderness Park are designated as Non-Reserve Open Space within the NCCP/HCP, while a substantial area west of the City is designated as NCCP Habitat Reserve. Within the Habitat Reserve area, the NCCP/HCP restricts the kinds of permitted uses to protect long-term habitat values. Residential uses are prohibited, as are new active recreational uses outside already disturbed areas.

## Infrastructure and Public Service Constraints

A lack of adequate infrastructure or public services and facilities to keep pace with the demands of new development can be a substantial constraint to residential development. This section looks at the City's domestic water, sewer and solid waste disposal systems to evaluate capacity to meet residential demands. SB 1087 of 2005 requires cities to provide a copy of their Housing Elements to local water and sewer providers, and also requires that these agencies provide priority hookups for developments with lower-income

housing. The Housing Element will be provided to these agencies immediately upon adoption.

**Domestic Water**: Potable water is imported by Metropolitan Water District of Southern California (MWD) and transferred to the Moulton Niguel and El Toro Water Districts, which serve Aliso Viejo. According to these Districts, existing piping and filtration infrastructure is adequate to serve future development within the City and the water supply is adequate at least until the year 2030. These districts are totally dependent on the MWD to meet water demands. According to the MWD's long-term water supply modeling, reliable supplies can be maintained until 2030 under conditions that have existed in prior dry periods.

The City will continue to work with the Moulton Niguel and El Toro Water Districts to implement the Urban Water Management Plans and ensure that adequate water supplies are available to meet the needs of existing and future growth. The City will review proposed development projects to ensure that approved projects do not degrade water pressure or reduce supplies available to the rest of the community. Those projects found to be subject to California State Water Code 10910-10915 will be required to undergo review by the applicable water purveyor to ensure adequate water supplies will be available.

In addition, the City will encourage water conservation through various methods. The City will comply with AB 1881 regarding water conservation in landscaping irrigation. The City will coordinate with the Aliso Viejo Community Association (AVCA) to ensure that landscaping, park maintenance and other services provided by the Association employ water conservation measures and use recycled water if available from water suppliers. City officials will continue collaboration with Transportation Corridor Agency (TCA) to achieve attractive, well-maintained low-water landscaping within the Transportation Corridor. The City will continue to expand and implement a plant palette consisting of native and xeriscape plant species to serve as a model for private landscaping projects. In addition to conserving water, new landscaping within the City will be required to consist of 50 percent low water native or xeriscape plant species as required by the General Plan. These requirements will be re-evaluated periodically and the percentage of low water plants will be increased over time. These measures will mitigate the potential constraint on residential development resulting from future availability of adequate water supplies and infrastructure.

**Sewer Facilities**: The Moulton Niguel and El Toro Water Districts operate sewer collection and transmission facilities within Aliso Viejo. According to the Districts, these facilities are well-maintained and will be able to service future growth within the City. Collected wastewater is transmitted to the Regional Wastewater Treatment Plant operated by the South Orange County Wastewater Authority (SOCWA). New development will be required to cooperate with the Moulton Niguel Water District or the El Toro Water District to ensure that the existing wastewater infrastructure can adequately serve the project. The

City will continue to cooperate with the South Orange County Wastewater Authority in efforts to provide adequate wastewater treatment services for Aliso Viejo. In addition, the City will continue to coordinate with the local water districts in their planning and maintenance of their wastewater collection facilities in the community to ensure adequate wastewater infrastructure for future residential development in Aliso Viejo.

**Flood Control**: The Orange County Flood Control District (OCFCD) is responsible for regional flood control facilities, while the City maintains local facilities that tie into OCFCD's regional system. Local drainage facilities consist mostly of underground closed conduits and storm drains located primarily in developed areas of the City. These facilities collect and convey storm water to regional facilities including the Laguna Canyon, Woods Canyon, and Aliso Creek Channels. The City will continue to coordinate with the OCFCD, which is responsible for maintenance and monitoring of regional flood control facilities.

**Solid Waste**: Solid waste generated in Aliso Viejo is collected by a private contractor and transmitted to various landfills operated by the Orange County Integrated Waste Management Department (IWMD). Although Aliso Viejo is nearly built out, the Orange County population continues to grow and so does its waste. IWMD is responsible for ensuring that waste is disposed of in a way that protects public health, safety, and the environment. To accomplish this objective, IWMD developed a Regional Landfill Options for Orange County (RELOC) Strategic Plan. The City will continue to cooperate with IWMD in efforts to maintain and expand its regional landfill facilities. The adequacy of regional landfills to handle future flows of solid waste generated in Aliso Viejo will not constrain future residential development in the City.

# EVALUATION OF THE PRIOR HOUSING ELEMENT

Section 65588(a) of the *Government Code* requires that jurisdictions evaluate the effectiveness of the previous Housing Element, the appropriateness of goals, objectives and policies, and the progress in implementing programs for the previous planning period. This appendix contains a review the housing goals, policies, and programs of the previous housing element and evaluates the degree to which these programs have been implemented during the previous planning period, 2013 through 2021. The findings from this evaluation have been instrumental in determining the City's 2021-2029 Housing Implementation Program.

Table CP-32 compares the City's quantified objectives for the 5th planning period to accomplishments.

**Table CP-32**
**Progress in Achieving Quantified Objectives 2013-2021**

| Program Category | Quantified Objective | Progress |
|---|---|---|
| **New Construction** | | |
| Extremely Low | - | - |
| Very Low | 7 | 83 |
| Low | 34 | 335 |
| Moderate | 199 | 386 |
| Above Moderate | - | 35 |
| **Total** | **240** | **839** |
| **Conservation (Sec. 8)** | | |
| Very Low<br>Low<br>Moderate<br>Above Moderate | 56 | 56 |
| **Total** | **56** | **56** |

Table CP-33 summarizes the programs contained in the previous Housing Element along with the program objectives and accomplishments.

## Table CP-33
## 2013-2021 Housing Element Program Evaluation

| Program | Objectives | Timeframe | Progress |
|---|---|---|---|
| 1. Adequate Sites for Affordable Housing | 1) The City will process amendments to the General Plan and zoning designations for sites located at 4 Liberty and 2C Liberty to accommodate at least 249 lower income housing units in compliance with Government Code Sec. 65583.2.h and Sec. 65583.2.i.<br>2) Staff will provide assistance to applicants during the design review process.<br>3) The City will facilitate affordable multi-family development on these sites by supporting funding applications, allocating funds from the Affordable Housing In-Lieu Monies, and / or approving modifications to development standards.<br>4) The City will report annually to the California Department of Housing and Community Development on its progress in implementing this program.<br>5) The City will monitor project approvals and comply with the no net loss requirements of Government Code Sec. 65863. No zoning amendment or project approval shall reduce the residential density than assumed in Table CP-23 of the Housing Element Community Profile | 1) Within first year of the planning period (October 15, 2014)<br>2) Ongoing<br>3) Ongoing<br>4) By April 1 each year<br>5) Ongoing | 1) On January 22 and February 5, 2014, the City processed amendments to the General Plan and zoning designations for sites located at 4 Liberty and 2C Liberty to accommodate at least 249 lower income housing units.<br>2) Staff provided assistance to the 2C Liberty site applicant during the design review process for the applicant's 2014 site development permit. Additionally, staff provided assistance to the 4 Liberty site applicant during the design review process for the applicant's 2015 site development permit.<br>3) On November 5, 2014, the City Council approved a 202-unit senior affordable project located at 2C Liberty. The approval included modifications/waivers to six (6) development standards. On October 7, 2015, the City Council approved a 200-unit senior affordable project located at 4 Liberty. The approval included modifications/waivers to six (6) development standards.<br>4) Following the March 17, 2021 public meeting, staff will submit this annual planning report to the California Department of Housing and Community Development.<br>5) The approval of the projects located at 2C Liberty for 202 units and 4 Liberty for 200 units exceeded the residential density at each site (144 units) assumed in Table CP-23 of the Housing Element Community Profile. |

| Program | Objectives | Timeframe | Progress |
|---|---|---|---|
| | unless the City makes written findings in accordance with Sec. 65863 (b). | | |
| 2. Affordable Housing In-Lieu Funds | 1) The City will hire a qualified housing consultant to develop recommendations for the best use of the in-lieu funds, with the priority of extremely-low and very-low-income housing.<br>2) The City Council will make the funds available to qualified participants and could also be utilized to retain affordable status on units that may require City intervention and the associated administrative costs. | 1) Within first year of the planning period (October 15, 2014)<br>2) Within two years after the adoption of the Housing Element (January 22, 2016) | 1) On October 1, 2014, the City hired a qualified housing consultant, RSG, to develop recommendations for the best use of the in-lieu funds.<br>2) On February 4, 2015 the City Council considered and approved RSG's recommendations, and the funds became available to qualified applicants.<br>3) Per Resolution 2016-08 (approved February 17, 2016) the City provided Aliso Viejo 1776, LP., a $2,250,000 loan in lieu of providing 50 very-low income units at the 4 Liberty site |
| 3. Homeownership Assistance Programs | Provide homebuyer assistance information to potential homeowners in Aliso Viejo. | Ongoing | As homebuyer assistance information becomes available from the County of Orange or non-profit agencies, staff does and will continue to make available the information on the City's website and at the public counter. Additionally, when one of the 58 affordable, owner-occupied units become available, an interest list of potential buyers is provided to the seller. |
| 4. Section 8 Housing Choice Vouchers | The City will continue to promote the use of Section 8 Housing Choice Vouchers in Aliso Viejo with the objective of expanding assistance to very-low income households. Specifically, the City will make referrals to OCHA, advertise the program on the City website and in newsletters, and distribute information at the public counter at City Hall. | Ongoing | The City has and will continue to make referrals to the Orange County Housing Authority regarding Section 8 Housing Choice Vouchers. |
| 5. OCHA Special Needs Groups Rental Assistance Program | The City will continue to assist OCHA in promoting its Special Needs Groups Rental Assistance Programs in Aliso Viejo with the objective of expanding assistance to additional households | Ongoing | The City has and will continue to make referrals to the Orange County Housing Authority regarding Special Needs Group Rental Assistance. |

| Program | Objectives | Timeframe | Progress |
|---|---|---|---|
| | with special needs. Specifically, the City will make referrals to OCHA, advertise the program on the City website and in newsletters, and distribute information at the public counter at City Hall. | | |
| 6. City Grants for Special Needs Groups | The City will allocate 50% of its Human and Social Services community assistance grant budget to incorporate homelessness prevention programs, programs for the disabled, and domestic violence support programs into the annual cycle of grant funding. | Ongoing | 66% or $12,250 of the $18,500 Human and Social Services community assistance grant budget was approved for homeless prevention programs, programs for the disabled, and domestic violence support programs in July 2020. |
| 7. Code Enforcement | The City's Code Enforcement Staff will continue to enforce property maintenance standards and adopted City Building and Zoning Codes. The City will promote the importance of property maintenance to long-term housing quality and property values, and encourage community and neighborhood preservation through the Aliso Viejo Community Association (AVCA), City newsletters-news, cable television, and informational brochures at the public counter at City Hall. As opportunities become available, the City will consider funneling resources into home rehabilitation. | Ongoing | The City's code enforcement staff has and will continue to aggressively enforce property maintenance standards, including the enforcement of health and safety provisions. |
| 8. Conservation of Existing and Future Affordable Units | Annually, the City will monitor the status, notify residents of potential conversion, and pursue options to preserve the units. | Ongoing | Planning staff has and will continue to monitor the affordable units. In 2020, the City did not receive any notices for potential conversions. |

| Program | Objectives | Timeframe | Progress |
|---|---|---|---|
| 9. Streamlined Residential Permit Processing | Minimize permit processing time to reduce development costs for affordable housing. | Ongoing | Planning staff worked diligently with the applicant for 2C Liberty to minimize permit processing time for its affordable housing 202-unit project. The application was submitted in May 2014 and approved in November 2014, a total of six months. Additionally, Planning staff worked diligently with the applicant for 100 Freedom Lane (4 Liberty) to minimize permit processing time for its affordable housing 200-unit project. The application was submitted in May 2015 and approved in October 2015, a total of five months. In 2018, staff continued to assist the 100 Freedom Lane development through the construction process. In 2019, the City was also awarded $160,000 in first year SB 2 grant funds to secure a Enterprise Land Management software system which will reduce processing times. |
| 10. Fair Housing Services | The City will continue to contract to support fair housing services for City residents. The City will advertise fair housing services on its website and at the public counter at City Hall, library, and other community locations. | Ongoing | As of July 1, 2020, the City initiated a contract with the Fair Housing Foundation to provide fair housing services. From January 1, 2020 - June 30, 2020, the City contracted with the Fair Housing Council of Orange County (FHCOC) via the entitlement status administrative partnership with the County of Orange. |
| 11. Encourage Energy Conservation | Amend zoning regulations to encourage energy conservation. | 2014 | As of September 2014 (approved July 16, 2014) a zoning code amendment creating AVMC 15.68 Green Building Program became effective to encourage energy conservation. The amendment included the implementation of a fee reduction for energy conserving permits and a solar education program. |

**Attachment C-1: Candidate Sites for Rezoning**

ALISO VIEJO
Live Life Inspired

## Site Inventory – Potential Sites

**1 Columbia**

**Site Size:** 2 acres

**Info:** Office building at the Corner of Columbia and Aliso Creek Road

**Zoning:** BP-2

**Unit Potential:** 60-100 units

2

ALISO VIEJO
Live Life Inspired

## Site Inventory – Potential Sites

**41 Columbia**

**Site Size:** 2 acres

**Info:** Office building formerly occupied by Benny Hinn Ministries and Love World.

**Zoning:** BP-2

**Unit Potential:** 60-100 units

3

ALISO VIEJO
Live Life Inspired

## Site Inventory – Potential Sites

**35 Journey**

**Site Size:** 2 acres

**Info:** Office building located at corner of Journey and Aliso Creek Rd.

**Zoning:** BP-1

**Unit Potential:** 60-100 units

4

ALISO VIEJO
Live Life Inspired

## Site Inventory – Potential Sites

**26800-26880**

**Aliso Viejo Parkway**

**Site Size:** 7 acres

**Info:** Mid-block office buildings located

Between Glaukos campus and Pacific Park Dr.

**Zoning:** BP-1

**Unit Potential:** 210-350 units

5

ALISO VIEJO
Live Life Inspired

## Site Inventory – Potential Sites

### The Commons

**Site Size:** 21 acres

**Info:** Potential to add mixed-use component to parking lot area adjacent to building previously occupied by Lowe's

**Zoning:** SP-2

**Unit Potential:** 630-1050 units

6

ALISO VIEJO
Live Life Inspired

## Site Inventory – Potential Sites

### AVTC Gateway District

**Site Size:** 6 acres

**Info:** Mixed-use potential. Community Design Process anticipated 300 housing units.

**Zoning:** CT

**Unit Potential:** 300 units

7

This page intentionally left blank