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September 22, 2021

State Department of Housing and Community Development
C/O Land Use and Planning Unit
2020 W. El Camino Ave, Suite 500
Sacramento, CA 95833

VIA: HousingElements@hcd.ca.gov

SUBJECT: Submittal of City of San Juan Capistrano Draft 6th Cycle Housing Element

To Whom it May Concern,

Attached you will find the City of San Juan Capistrano's Draft 6th Cycle Housing Element for review by the California Department of Housing and Community Development. The Draft 6th Cycle Housing Element has also been made available on the City's website for public review and comments at www.sanjuancapistrano.org.

Please do hesitate to contact the me or the City's Housing Consultant, Michael Baker International with any questions or comments.

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Thank you,

Laura Stokes
Housing Supervisor / Associate Planner

Attachment: Draft 6th Cycle Housing Element

6th CYCLE HOUSING PLAN

City of San Juan Capistrano
2021-2029 Housing Element

September 2021

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Introduction

Purpose and Content

The City of San Juan Capistrano 2021-2029 Housing Element has been prepared in compliance with the State of California Government Code Section 65302 and in conformance with the Housing Element Guidelines as established by the California Department of Housing and Community Development (HCD). This Housing Element sets forth the City's overall housing objectives in the form of goals, policies, and programs. This format will facilitate the periodic update of the Housing Element, as required by State law.

Relationship to Other Elements and Plans

This Housing Plan identifies goals, policies, and programs that guide housing policy for the City for 2021-2029. The goals, policies, and programs are consistent with the direction of the other General Plan elements, specifically the Land Use Element. Each goal is followed by one or more policies that are designed to provide direction to the policy makers that will enable progress toward the goals. Listed after a discussion of the goals and policies are the programs designed to implement the specific goals and policies.

The Housing Element goals, policies, and programs aim to:

- Encourage the development of a variety of housing opportunities and provide adequate sites to meet the 2021-2029 RHNA.
- Assist in the development of housing to meet the needs of lower- and moderate-income households.
- Address and, where appropriate and legally possible, remove governmental constraints to housing development.
- Conserve, preserve, and improve the condition of the existing affordable housing stock.
- Promote equal housing opportunity for all residents to reside in the housing of their choice. These objectives are required by and delineated in State law (California Code Section 65583 [c][1]).

Citizen Participation

As required by State law (Government Code Section 65588[c]), all economic segments of the community must be provided an opportunity to review and comment on the Housing Element. In compliance with this requirement, community members were engaged in the following ways:

- Stakeholder interviews
- Online survey in English and Spanish
- Two virtual community workshops on May 12, 2021, and May 26, 2021, from 6pm to 8pm

  - Focus on bilingual accessibility, including:
    - Live Spanish interpretation
    - All presentation slides in Spanish and English
  - Recorded and posted to the City's website

- In-person workshop in Spanish on June 8, 2021, from 5pm to 7pm. Childcare was provided during and attendees were provided meals after the workshop
- City Information Booth at the July 4th Carnival with available resources for the public to learn about the process, participate in the community survey, and ask questions
- City Council in-person and virtual public hearing on July 20, 2021
- City Council in-person and virtual public meeting on September 21, 2021

Mailers and emails sent out by the City for community engagement were as follows

The City provided the following mailers and emails for the various community engagement activities:

Virtual Workshop 1:

- Direct Mailer and email (when available) to interested parties and community stakeholders.
- Email blast to 1,188 City residents and persons interested in general City information through the City's City Manager Weekly Update.
- City Website home page link to all Housing Element Activities and link to workshop.
- 152 notices mailed

Virtual Workshop 2:

- Direct Mailer and email (when available) to interested parties and community stakeholders.
- Two email blasts to 1,188 City residents and persons interested in general City information through the City's City Manager Weekly Update. Second one included link to workshop.
- City Website home page link to all Housing Element Activities and link to workshop.
- 162 notices mailed

Joint Workshop with UNIDOS South OC:

- Direct Mailer and email (when available) to interested parties, community stakeholders, and property owners within the Community of Focus.
- City Website home page link to all Housing Element Activities and workshop location and time details.

- 1662 notices mailed
- Door to door outreach by UNIDOS conducted the week before the workshop

July 20, 2021 CC Meeting for Site Rezone Initiation:

- Direct Mailer to interested parties, community stakeholders, property owners within the Community of Focus, and property owners within 1,000' of the proposed rezoned locations (31894 & 31896 Plaza Drive, APN 121-070-57, all addresses off Avenida Los Amigos, and properties between Camino Capistrano and the Creek zoned Industrial Park and Commercial Manufacturing) totaling 2,469 recipients.
- Direct email (when available) to interested parties and community stakeholders.
- Email blast to 1,188 City residents and persons interested in general City information through the City's City Manager Weekly Update.

July 21, 2021 CC Meeting for Site Rezone Initiation:

- Direct Mailer to interested parties, community stakeholders, and property owners within 1,000' of the proposed rezoned locations (33953, 33955, 33959, and 33963 Doheny Park Road) totaling 211 recipients.
- Direct email (when available) to interested parties and community stakeholders.
- Email blast to 1,188 City residents and persons interested in general City information through the City's City Manager Weekly Update.

More information on engagement and a summary of the feedback received can be found in the Affirmatively Furthering Fair Housing section, as well as in Appendix B:Outreach.

Review of Past Accomplishments

State law (California Government Code Section 65588[a]) requires each jurisdiction to "review its housing element as frequently as appropriate to evaluate all of the following:

(1) The appropriateness of the housing goals, objectives, and policies in contributing to the attainment of the state housing goal.

(2) The effectiveness of the housing element in attainment of the community's housing goals and objectives.

(3) The progress of the city, county, or city and county in implementation of the housing element.

(4) The effectiveness of the housing element goals, policies, and related actions to meet the community's needs, pursuant to paragraph (7) of subdivision (a) of Section 65583."[1]

According to HCD, the three areas of requisite analysis are:

- Review the results of the previous housing element's goals, objectives, and programs. The results should be quantified where possible but may be qualitative where necessary.
- Compare what was projected or planned in the previous housing element to what was achieved. Determine where the previous housing element met, exceeded, or fell short of what was anticipated.
- Based on the above analysis, describe how the goals, objectives, policies, and programs in the updated housing element are being changed or adjusted to incorporate what has been learned from the results of the previous housing element.

Housing Production

In the 5th Cycle Housing Element update, the RHNA was 147 very low-income units, 104 low-income units, 120 moderate-income units, and 267 above moderate-income units. As of the 2020 Annual Element Progress Report, 22 very low-income units, 54 low-income units, 35 moderate-income units, and 578 above moderate-income units have been constructed.

Overall, the City made excellent progress on housing production, particularly in the above-moderate income category. The City permitted more than double its above-moderate RHNA requirement, illustrating that the City has promoted housing production. On an aggregate basis, the City has permitted more housing than its overall RHNA: 638 units allocated with 689 permitted.

[1] http://leginfo.legislature.ca.gov/faces/codes_displaySection.xhtml?lawCode=GOV&sectionNum=65588.#:~:text=65588.,of%20the%20state%20housing%20goal.

The City also has taken a proactive role at facilitating development for lower-income households. The City provided land and funding for a 75-unit affordable senior housing project ("The Groves"), which accounted for most of lower-income housing development during the 5th Cycle. The City contributed $4.8 million toward The Groves.

The City's inclusionary housing ordinance has also facilitated the creation of units for lower- and moderate-income households. Projects that opted to include lower-income or moderate-income units instead of paying the inclusionary fee accounted for the other below-market-rate units built over the 5th Cycle. The inclusionary housing ordinance has created affordable housing both directly and through the use of in-lieu fees. It has not acted as a constraint on above-moderate income housing production.

Table 1: 5th Cycle Housing Production

	Very Low	Low	Moderate	Above Moderate	Total
5th Cycle RHNA Allocation	147	104	120	267	638
Constructed	22	54	35	578	689
Remaining Requirement	125	50	85	0	260

No Net Loss and Adequate Sites

Pursuant to Senate Bill (SB) 166, the City must always maintain adequate sites to accommodate the remaining RHNA requirement. During the 5th Cycle, the City experienced a net loss for lower-income units after an above-moderate project was entitled for a site counted in the lower-income inventory. In response, the City identified a parcel with existing high-density zoning in its 2020 Annual Progress Report. This site was projected to accommodate 240 lower-income units. Other sites from the 5th Cycle with realistic capacity for a total of 58 units lower and moderate-income units remain undeveloped. Therefore, the City has maintained adequate capacity throughout the Housing Element for all incomes and is not subject to any carry-forward requirement.

Effectiveness at Assisting Special Needs Populations

Accessibility Improvements

Finally, the City has continued to operate the "Owner Occupied Rehabilitation Program" and has provided 30 home repair loans over the 5th Cycle. Of the 30 loans issued, 11 included accessibility improvements for the households, such as ramps, grab bars, and shower enclosure modifications. These repair loans may assist those with lower incomes or other special needs in maintaining safe and sanitary living conditions.

The City has also conducted multiple accessibility improvements along public streets, by upgrading curb ramps at the following six intersections:

- Camino Capistrano and La Zanja Street
- Camino Capistrano and Acjachema Street
- Camino Capistrano and Yorba Street
- Camino Capistrano and Del Obispo Street
- Camino Capistrano and Avenida Padre
- Camino Capistrano and San Juan Creek Road

Audible pedestrian signals (APS) systems have been added to the traffic signals at the following intersections:

- Camino Capistrano and Del Obispo Street
- Camino Capistrano and Verdugo Street
- Camino Capistrano and Ortega Highway

Additionally, the City adopted reasonable accommodation procedures during the 5th Cycle. These procedures will make it easier for any individuals with special needs to obtain accommodations.

Senior Services

The City has implemented multiple programs to assist special needs populations over the 5th Cycle. As discussed above, the City has facilitated construction of a 75-unit affordable senior housing project by contributing $4.8 million and land to developing an apartment complex for lower-income seniors aged 62+. Additionally, ten of these units will be for permanent supportive housing.

San Juan Capistrano provides assistance to seniors through estate planning and legal assistance, healthcare insurance counseling, senior shuttle services, tax preparation services, and more.

Homeless Outreach

Mercy House Living Centers: The City contracts with Mercy House Living Centers, a nonprofit homeless services organization that administers the City's homeless outreach program, provides diversion and prevention services, and provides rental assistance to homeless individuals in the City. Mercy House provides full-time personnel (40 hours per week) for outreach support in the community. Outreach services are primarily targeted towards completion of housing assessments and placement strategies; rapid rehousing placement; connecting individuals to systems of care including physical and mental health resources, drug and alcohol rehabilitation, and emergency vouchers for bridge housing; reconnecting individuals to support systems in other areas; other social services such as General Relief, CalFresh, and Medi-Cal; and providing

basic needs such as water, sunscreen, bus passes, etc. It is estimated that the outreach services assist 40–70 households annually.

South County Outreach Partnership: As part of the San Juan CARES program, funded through the CARES Act, the City offered rental assistance to individuals impacted by COVID-19. South County Outreach administered the program and assisted two San Juan Capistrano families with rental assistance totaling $6,900 for the period of October and November 2020.

Additionally, the City has moved forward with constructing 50 units for very low-income households on the City Hall site. While construction has not started, the progress and contract with Jamboree Housing should be considered a success. Construction could begin as early as February 2022.

In general, these programs have been successful at providing new opportunities, resources, and procedures to assist special needs populations. The City is committed to furthering fair housing and supporting special needs populations and has included a number of programs in its 6th Cycle Element to further address the housing needs of special income populations.

Evaluation of Previous Housing Element Programs

This section evaluates the programs identified in the 2014-2021 Housing Element and their progress using the 2019 and 2020 APR. Evaluation notes and recommendations are in the accomplishments column. Programs from the 5th Cycle are evaluated for their continued appropriateness. Programs that are completed have been removed and programs that are still appropriate are either retained or modified for the 6th Cycle. The summary of the results and accomplishments from the 5th Cycle Housing Element are displayed in Table 2.

Table 2: Review of Past Accomplishments

Name of Program	Objective	Time Frame	Accomplishments	Continued Appropriateness
Program 1: Adequate Sites	1) Rezone sites to 30 dwelling units per acre to provide adequate sites to address the City's RHNA shortfall. 2) Replace City zoning designation" Affordable Family/Senior Housing" at 25 du/acre with "Very High Density" at 30 du/acre. 3) Maintain an inventory of available sites for residential development and provide to prospective residential developers upon request. 4) Adopt Density Bonus ordinance consistent with Government Code 65915 and SB1818. 5) Encourage Development of sites to accommodate units affordable to lower income households.	At the same time as Housing Element Adoption	Items 1-4 have been implemented. Three sites were rezoned to adequately meet the required 5th Cycle RHNA, and the City has maintained adequate sites/zoning throughout the cycle. The City has also encouraged the development of below-market-rate housing, both directly and through its inclusionary ordinance.	Retain – Modify: The City will rezone additional sites for 30 du/ac to meet its 6th Cycle RHNA. Additionally, the City will conduct additional density bonus updates to comply with recent changes to state laws. The City will continue to promote the production of below-market-rate units through its inclusionary ordinance and by partnering with low-income homebuilders to construct affordable housing on City-controlled property.
Program 1A: Sites Inventory Monitoring	Implement an annual monitoring procedure to ensure sufficient residential capacity for units affordable to lower income households is maintained on sites identified to accommodate the RHNA.	Throughout the Planning Period; Annual site evaluation	Actively implemented in the City. The City monitors all development and maintains development capacity pursuant to SB 166 for all income levels.	Retain – No Change: This program is included in the 6th Cycle Housing Element.

Name of Program	Objective	Time Frame	Accomplishments	Continued Appropriateness
Program 2: Mixed-Use Zoning	Identify additional sites to implement mixed-use zoning and add zoning text designating specific sites to allow residential uses as secondary uses.	Throughout the Planning Period	The City adopted a mixed-use zone that was overturned by a lawsuit. The City will continue to examine the feasibility of mixed-use zoning as appropriate.	Remove: This program is removed as the City pursues alternative avenues of increased density and mixed use. The City is including a program to implement an Industrial housing overlay zone where existing industrial uses are maintained or enhanced, and redevelopment opportunities are encouraged for full residential developments.
Program 3: Inclusionary Housing and In-Lieu Fees	Continue evaluation of this program's impacts on development and encourage developers to combine this program with other affordable housing programs. Assist the development of housing that meets the needs of special needs households including large families, extremely low-income households, seniors, and persons with disabilities, including developmental.	Throughout the Planning Period	The City continues to evaluate the In-Lieu Fee Program and its impacts on development, and in 2012 reduced the fee by 10% when the fee appeared to be prohibitive to development (Ordinance 997). Developers have not expressed further concern and have not requested to negotiate a lower fee. The City has received funds through the In-Lieu Fee Program, which were used to develop The Groves, a 75-unit	Retain – Modify: This program is included in the 6th Cycle Housing Element. The City will consider expanding its inclusionary housing requirement from 10% to 15% and consider requiring that some units be reserved for very low- or low-income households.

Name of Program	Objective	Time Frame	Accomplishments	Continued Appropriateness
			development for low- and very low-income senior households. Furthermore, the Tirador development, located on the former opportunity site identified as Ventanas, chose to include 10% of the development as affordable housing in accordance with the City's Inclusionary Housing policy.	
Program 4: Housing Choice Voucher Program	Continue participation with the County of Orange Housing Choice Voucher Program.	Throughout the Planning Period	The City continues to direct households to the County for information regarding the Housing Choice Voucher Program. Additionally, the City has encouraged landlords to investigate the benefits of their involvement with the program, with the intent of expanding the units and households involved in the program within San Juan Capistrano. There are currently 60 vouchers being used in San Juan Capistrano.	Retain – No Change: This program is included in the 6th Cycle Housing Element.

Name of Program	Objective	Time Frame	Accomplishments	Continued Appropriateness
Program 5: Affordable Housing Funding	Facilitate the applications of housing developers and homeless service providers for financing to develop affordable housing. Meet with potential affordable housing developers, provide site information, assist in the entitlement processes, and consider on a case-by case other incentives, including, but not limited to, fee deferrals and modification of standards. Use these funds to assist special needs households, including but not limited to extremely low income households, large families, seniors, and persons with disabilities, including developmental.	Annually	The City receives regular notification regarding state and federal funding and grant opportunities. The City applied for and was awarded $160,000 from SB 2 funding for planning and technical assistance to conduct a site analysis for affordable housing as well as necessary updates to the City's General Plan. Additionally, the City pursues grants on a programmatic and project basis for active programs and projects in the City of San Juan Capistrano.	Retain – Modify: This program is included in the 6th Cycle Housing Element. The City will evaluate the viability of funding sources listed and update as appropriate.
Program 6: Affordability Covenant for Accessory Units	Maintain zoning code provisions that allow accessory units (also known as second units) by right in all single-family residential zones, in accordance with state law. The City has also developed an approach to allow for affordability covenants for new secondary dwelling units and will encourage interested property owners to use this mechanism to	Throughout the Planning Period	The City continues to maintain zoning code provisions that allow accessory dwelling units (ADU) and allows affordability covenants for them.	Retain – Modify: This program is included in the 6th Cycle Housing Element. The City will adopt additional programs regarding ADUs to increase ADU development, including income tracking of ADUs and an educational outreach program.

Name of Program	Objective	Time Frame	Accomplishments	Continued Appropriateness
	expand affordable housing opportunities in the City.			
Program 7: Mobile Home Park Rent Control Ordinance	Continue to implement the Mobile Home Park Rent Control Ordinance to ensure that the City's 1,266 mobile homes continue to be the most affordable homeownership option within the City.	Annually	The City continues to investigate resident concerns with irregular rent increases and work with park owners and residents to understand and implement the rent control ordinance. Staff provides parks, management companies, and homeowners associations with the annual CPI-U update as well as the City's code on how rent control is regulated, so that all mobile home park residents and owners remain informed of the requirements and allowances.	Retain – No Change: This program will be included in the 6th Cycle Housing Element.
Program 8: Mortgage Credit Certificate Program (MCC)	Increase awareness of the MCC program by providing information on the MCC program on the City's website with links to the County of Orange information website and the County's MCC Program Administrator's website.	Annually	The City has made the County's information regarding the MCC available on the City's website and continues to direct prospective first-time home buyers to the program. The City has directed five individuals in the City's lower-income housing program to the MCC, resulting in two households exiting the	Retain – No Change: This program is included in the 6th Cycle Housing Element.

Name of Program	Objective	Time Frame	Accomplishments	Continued Appropriateness
			City's lower-income program as first-time homebuyers, and additional households continue to review their opportunities.	
Program 9: Reasonable Accommodations Procedure	Create a process for making requests for reasonable accommodation to land use and zoning decisions and procedures regulating the siting, funding, development and use of housing for people with disabilities. Information will be provided to residents on reasonable accommodation procedures via public counters and the City website.	18 Months	The City implements a reasonable accommodation procedure which is reviewed and considered by the Development Services Director, who may approve of an accommodation without discretionary review. Furthermore, the City adopted an ordinance on November 3, 2015, implementing a procedure for reasonable accommodation for land use and zoning decisions and procedures that ensures that housing for people with disabilities is attainable without discretionary review.	Remove – Completed
Program 10: Emergency, Transitional and Supportive Housing	1) Consistent with state law, transitional and supportive housing that is provided in zones the permit residential uses will be permitted, conditionally permitted or prohibited in the same manner as	18 months, then ongoing	The City permits transitional and supportive housing through the Community Care Facilities use, which is permitted by right in all single-family residential zones in the	Retain – Modify: This program is included in the 6th Cycle Housing Element. The City will update ordinances to be consistent with recent changes to state

Name of Program	Objective	Time Frame	Accomplishments	Continued Appropriateness
	the other zones that permit residential uses. 2) Monitor provisions of the Supportive Housing Code to ensure that specific conditions and restrictions do not unduly constrain development of emergency, transitional and supportive housing.		same manner that these zones permit single-family residential. Supportive housing facilities are also permitted in all Public and Institutional zones without discretionary review. The City continues to monitor the provisions of the Supportive Housing Facilities code to ensure that specific conditions do not unduly constrain development of emergency, transitional, and supportive housing. The City's Residential districts, Public & Institutional districts, and Supportive Housing Facilities code section are reviewed with interested parties at their request.	law regarding transitional and supportive housing.
Program 11: Residential Rehabilitation	Apply for grant funding (CDBG and HOME) to assist in the rehabilitation of housing.	Throughout the Planning Period	The City continues to operate the Owner-Occupied Housing Rehabilitation Program. Since October 2014, the City has issued 30 new loans averaging $30,000 each.	Retain – No Change: This program is included in the 6th Cycle Housing Element.

Name of Program	Objective	Time Frame	Accomplishments	Continued Appropriateness
Program 12: Equal Housing Opportunity	Abide by and enforce fair housing laws. Distribute information on fair housing and refer fair housing questions and housing discrimination claims to the Fair Housing Council of Orange County to assist in education and understanding of fair housing rights and protections.	Throughout the Planning Period	The City continues to abide by and enforce fair housing laws and refers fair housing questions to the Fair Housing Council of Orange County.	Retain – Modify: This program is included in the 6th Cycle Housing Element. The City will expand this program to contract directly with a fair housing provider to provide fair housing education, enforcement, testing, and training services to City residents, property owners and landlords, particularly for the identified Community of Focus.

Housing Needs Assessment

This section of the Housing Element discusses the major components of housing need in San Juan Capistrano. Major components that dictate housing need are the City's population characteristics, households, demographics of special needs groups, land use, and housing stock characteristics. Each of these components are presented in the context of San Juan Capistrano, Orange County, and, when appropriate, the entire Southern California Association of Governments (SCAG) region. This needs assessment guides the identification of the appropriate goals, policies, and programs for the City to implement during the 2021-2029 Housing Element Cycle.

Housing Demand Characteristics

Population Characteristics

Understanding population characteristics and the trends within them is an important part of planning for needs of a community. Population characteristics include projected growth, age, race and ethnicity, and employment trends. They affect the type and amount of housing needed in a community.

Projected Population

Orange County's population is growing. From 1970 and 2020, Orange County's population grew from 1,420,386 to 3,175,692. This growth has resulted in a substantial amount of agricultural landbeing converted to housing, commercial, and industrial development.

During that same period, the City of San Juan Capistrano itself experienced tremendous growth. The City was incorporated in 1961 and the 1970 US Census listed its population as 3,779 people. The population grew to approximately 36,318 people by 2020. This growth was part of the transition from an agrarian to a residential community.

Orange County's population grew by over 5 percent between 2010 and 2020. Table 3 shows the population growth between 2000 and 2020 for San Juan Capistrano, Orange County, and the entire SCAG region. The City grew by just over 7 percent between 2000 (33,826) and 2020 (36,318) with growth slowing to 2.7 percent from 2010 to 2015 and 1 percent for the period of 2015 to 2020. Overall, the City has been growing at a slower pace than the rest of the County and SCAG region, as shown in Table 3.

Table 3: Change in Population, San Juan Capistrano and Orange County

	San Juan Capistrano	Orange County	SCAG Region
2000	33,826	2,846,289	16,516,703
2010	34,593	3,010,232	18,051,534
2020	36,318	3,175,692	19,021,787
Total Growth	7.4%	11.6%	15.2%

Source: SCAG Pre-Certified Housing Data, 2020, with 2000 and 2010 Census Counts.

Both Orange County and the City of San Juan Capistrano are expected to experience continued growth over the next 25 years. Table 4 compares projected population growth in the City of San Juan Capistrano to Orange County and the SCAG region. By 2045, Orange County is expected to grow by 11.3 percent, a gain of 360,000 new residents. According to the forecasts made by SCAG for the Southern California region, San Juan Capistrano is projected to grow an estimated 15.4 percent by 2045, a gain of almost 5,600 new residents. This forecast has the City growing by a larger percentage (15.4 percent) than the City saw over the last 20 years (7.4 percent).

Table 4: Projected Change in Population, San Juan Capistrano

	San Juan Capistrano	Orange County	SCAG Region
2045	41,900	3,535,000	22,504,000
Future Growth (from 2016)	15.4%	11.3%	18.3%

Source: SCAG, Connect SoCal, Demographic and Growth Forecast Appendix, 2045 RTP Growth Forecast, 2016.

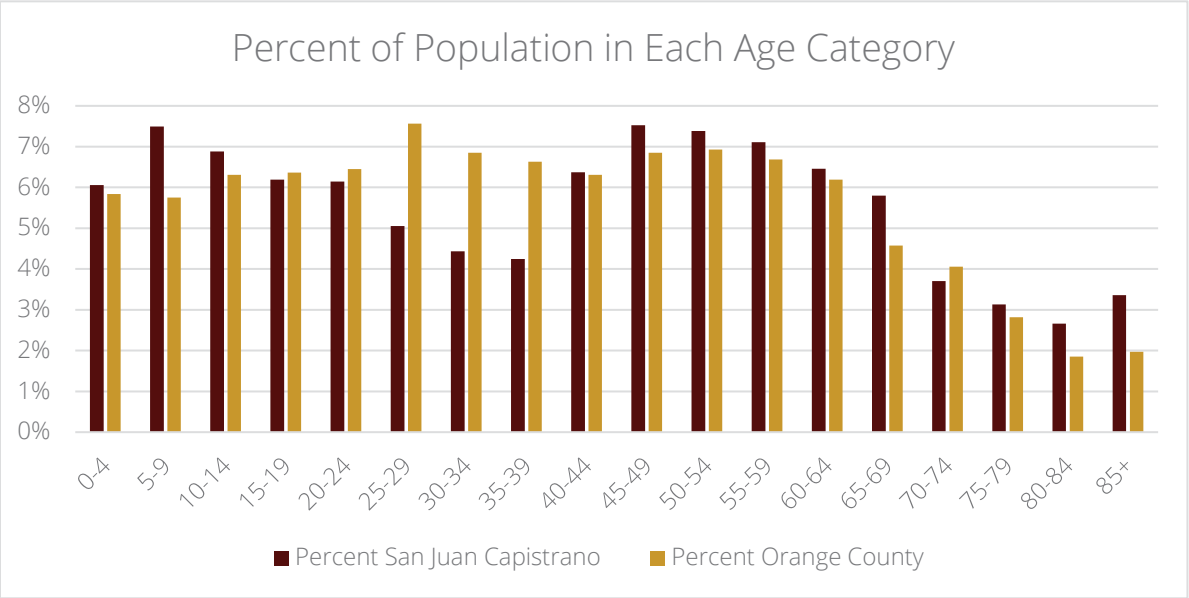
Age Characteristics

A community's age distribution often shapes its housing demand. Different age groups may require different types of housing based on changing needs during different stages of life. Generally, both the young adult population (20 to 34 years old) and the elderly (65 years and older) favor apartments, low- to moderate-cost condominiums, and smaller single-family units. Persons between the ages of 35 to 65 often prefer moderate- to high-cost apartments, condominiums, and larger single-family homes because they tend to have higher incomes and larger households during this stage of life.

San Juan Capistrano's older population is increasing, mirroring overall demographic shifts experienced nationwide. The median age has been steadily increasing in the City over time. In 2020, the median age was 42.9, compared with 39.8 in 2010, 36.4 in 2000, and 34.9 in 1990. This increase of median age is consistent with County, State, and national trends and can be attributed to the aging of the "baby boom" generation. The City's population is slightly older than the County's, as more members of these age cohorts are "aging in place" rather than relocating to other communities. San Juan Capistrano's median age in 2020 was higher than the County's. Figure 1 compares age distribution in San Juan Capistrano to that of Orange County.

Compared to the rest of Orange County, San Juan Capistrano has a lower percentage of population in the age range of 20-39. It has slightly higher levels of residents from ages 45 to 69.

Figure 1: Age Distribution, San Juan Capistrano and Orange County, 2020



Source: San Juan Capistrano; SCAG Pre-Certified Housing Data 2020; US Census Bureau Race and Ethnicity Characteristics.

Race and Ethnicity Characteristics

Information on race and ethnicity is important to an analysis of housing demand as race and ethnicity tend to correlate with characteristics like family size, location choices, and mobility. They also can be associated with income levels. In Orange County, non-White populations tend to have a higher incidence of poverty.

Table 5 compares the race and ethnicity makeup of San Juan Capistrano to that of Orange County. Between 2000 and 2018, the share of Hispanic population in the City increased from 33.1 percent to 36.4 percent. Between 2000 and 2018, the share of Non-Hispanic White population in the City decreased from 62.3 percent to 57.2 percent. Between 2000 and 2018, the share of Non-Hispanic Asian population in the City increased from 1.9 percent to 3.1 percent. Between 2000 and 2018, the share of Non-Hispanic Black population in the City decreased from 0.5 percent to 0.1 percent. Between 2000 and 2018, the share of Non-Hispanic American Indian or Alaska Native population in the City decreased from 0.5 percent to 0.4 percent. Between 2000 and 2018, the share of All Other Non-Hispanic population group in the City increased from 1.7 percent to 2.8 percent.

San Juan Capistrano has a slightly different makeup than Orange County as a whole. The largest difference is that the City has a significantly lower percentage of Non-Hispanic Asians (3.1 percent) than that of the Orange County as a whole (19.5 percent). It also has a higher

percentage of Non-Hispanic Whites (57.2 percent) as compared to the County (41.4 percent), and a lower percentage of Non-Hispanic Blacks (.1 percent) as compared to the County (1.6 percent).

Table 5: Race and Ethnicity, San Juan Capistrano and Orange County, 2000, 2010, and 2018

Category	San Juan Capistrano 2000		San Juan Capistrano 2010		San Juan Capistrano 2018		Orange County 2018	
Total Population	33,826		34,593		36,759		3,221,103	
Hispanic	11,196	33.1%	13,387	38.7%	13,380	36.4%	1,101,617	34.2%
Non-Hispanic White	21,074	62.3%	19,303	55.8%	21,026	57.2%	1,333,537	41.4%
Non-Hispanic Asian	643	1.9%	969	2.8%	1,140	3.1%	628,115	19.5%
Non-Hispanic Black	152	0.5%	138	0.4%	37	0.1%	51,538	1.6%
Non-Hispanic American Indian or Alaska Native	169	0.5%	173	0.5%	147	0.4%	6,442	0.2%
All Other Non-Hispanic	575	1.7%	623	1.8%	1,029	2.8%	99,854	3.1%

Source: SCAG Local Profile Report; US Census 2000 and 2010; 2017 Nielsen Co.

The May 2020 Orange County Analysis to Impediments to Fair Housing Choice (AI) provides further detail on the racial and ethnic makeup of San Juan Capistrano. It identifies roughly 8,100 foreign-born residents in the City, with almost 70 percent of those residents originating from Mexico. Additionally, it identifies over 6,400 residents as having limited English proficiency, with the majority of these residents speaking Spanish.[2]

Employment Characteristics

Employment characteristics have an impact on housing needs in a community. Understanding employment patterns in the City helps determine how to adequately satisfy housing needs. Employment characteristics include the unemployment rate, expected change, and employment by industry.

In both the County and the City, employment growth has kept up with population growth. As shown in Table 6, employment in San Juan Capistrano has increased by 14.8 percent from 2000 to 2019. This is a smaller increase than the County over the same time period, which increased by 24.8 percent. In 2019, San Juan Capistrano had a low unemployment rate of 3.1 percent. It is

[2] Orange County Analysis to Impediments to Fair Housing Choice (May 2020).

important to note that these numbers predate and do not reflect the impact of the COVID-19 crisis, which saw unemployment rates rise across the country.

Table 6: Employment Over Time and Unemployment Rate, San Juan Capistrano and Orange County

	Total Employment			2000-2019 Percent Change	2019 Unemployment Rate
	2000	2010	2019		
San Juan Capistrano	14,815	15,126	17,009	14.8%	3.1%
Orange County	1,338,838	1,427,461	1,671,054	24.8%	4.6%

Source: 2000 Census and Census 2010; 2019 American Community Survey, 5-year estimates.

Table 7 shows the projected change in total employment in the City and the County. Between 2016 and 2045, San Juan Capistrano is projected to gain approximately 2,000 new employment opportunities, an increase of 10.4 percent. This increase is slightly over 3 percent less than the County as a whole (13.6 percent).

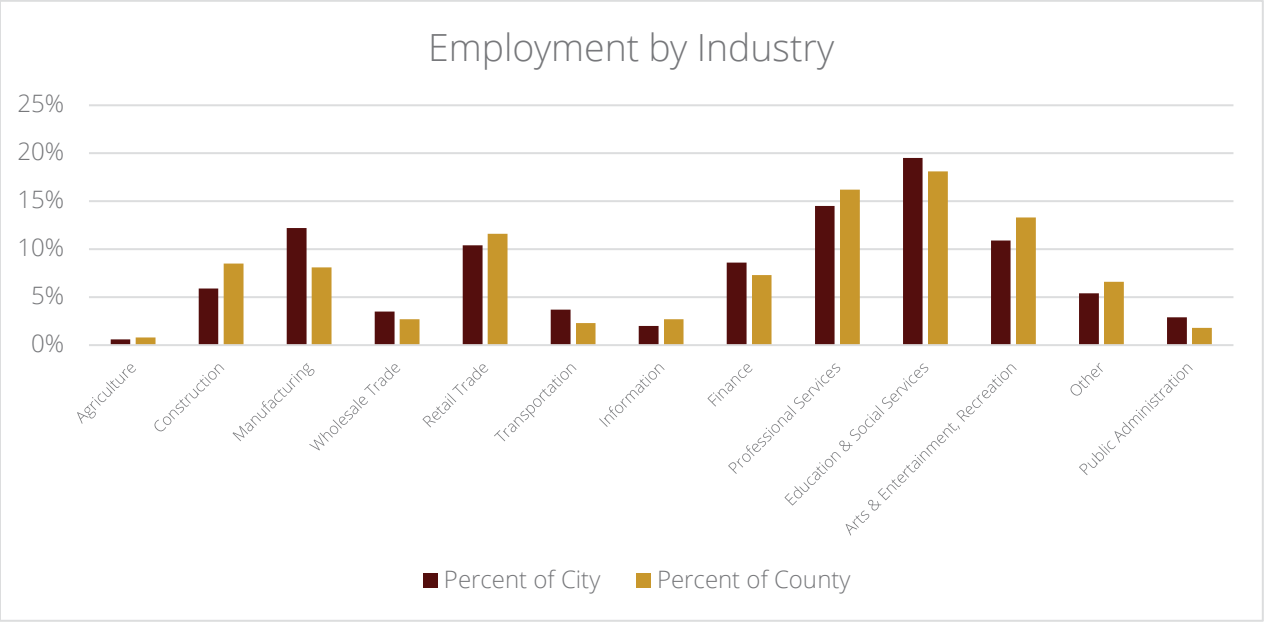
Table 7: Projected Change in Total Employment, San Juan Capistrano and Orange County, 2016–2045

Jurisdiction	Total Employment		Number Change 2016-2045	Percent Change 2016-2045
	2016	2045		
San Juan Capistrano	17,200	19,200	2,000	10.4%
Orange County	1,710,000	1,980,000	270,000	13.6%

Source: SCAG, 2020 RTP Growth Forecast: City Projections.

Figure 2 displays employment by industry for both the City and County. In 2019, San Juan Capistrano had 16,461 workers living within its borders working across 13 major industrial sectors. The most prevalent industry is Education & Social Services with 2,981 employees (19.5 percent of total) and the second most prevalent industry is Professional Services, with 2,672 employees (14.5 percent of total). While the City mirrors the larger employment makeup of the County in many sectors, there are a few where it noticeably differs. The City has a higher percentage of employment in the Manufacturing sector (12.2 percent) than the County (8.1 percent) and a lower percentage working in Construction (5.9 percent) than the County (8.5 percent).

Figure 2: Employment by Industry, San Juan Capistrano and Orange County, 2019



Source: American Community Survey 2014-2019 5-Year Estimates using groupings of 2-digit NAICS codes.

Households

A household is defined as all persons who occupy a housing unit. Many household characteristics may contribute to the need for housing. Household characteristics discussed in this section include projected households, household size, and household income. As of 2020, there were 12,396 households in San Juan Capistrano. This is an increase of 915 households (8 percent) from the 11,481 households recorded in 2010.

The SCAG Demographics and Growth Forecast Technical report provides data on expected household growth from 2016-2045. The projected change in households from 2016 to 2045 for San Juan Capistrano, Orange County, and the entire SCAG region are shown in Table 8. SCAG predicts that San Juan Capistrano will have about 1,000 new households by the year 2045, for a total of 13,400 households. The County's total number of households is expected to grow by roughly 90,000 during that same time. Orange County and San Juan Capistrano are projected to see a smaller change as compared to the entire SCAG region.

The Regional Housing Needs Assessment (RHNA) projects a need for 1,054 housing units for the Housing Element time frame. This assessment includes 270 very low-income, 173 low-income, 183 moderate-income, and 428 above moderate-income housing units.

Table 8: Projected Change in Number of Households, San Juan Capistrano and Orange County, 2016–2045

	San Juan Capistrano	Orange County	SCAG Region
2016	11,600	1,025,000	6,012,000
2045	13,400	1,154,000	7,633,000
Future Growth	15.5%	12.5%	26.9%

Source: Southern California Association of Governments, Demographics and Growth Forecast, 2020.

Household Size

Household size is a significant factor in housing demand. The average household size can be an indicator of an area's population. For example, a large average household size may indicate a population with a lot of family households, while a small average household size may indicate either "empty nest" households or young adult households. Thus, analyzing average household size in conjunction with other demographics is useful for estimating housing needs. The average household size in Orange County averages 2.98 persons. San Juan Capistrano has a slightly higher average household size of 3.05, as shown in Table 9.

Table 9: Average Persons per Household, San Juan Capistrano and Orange County, 2020

Jurisdiction	Persons per Household
San Juan Capistrano City	3.05
Orange County	2.98

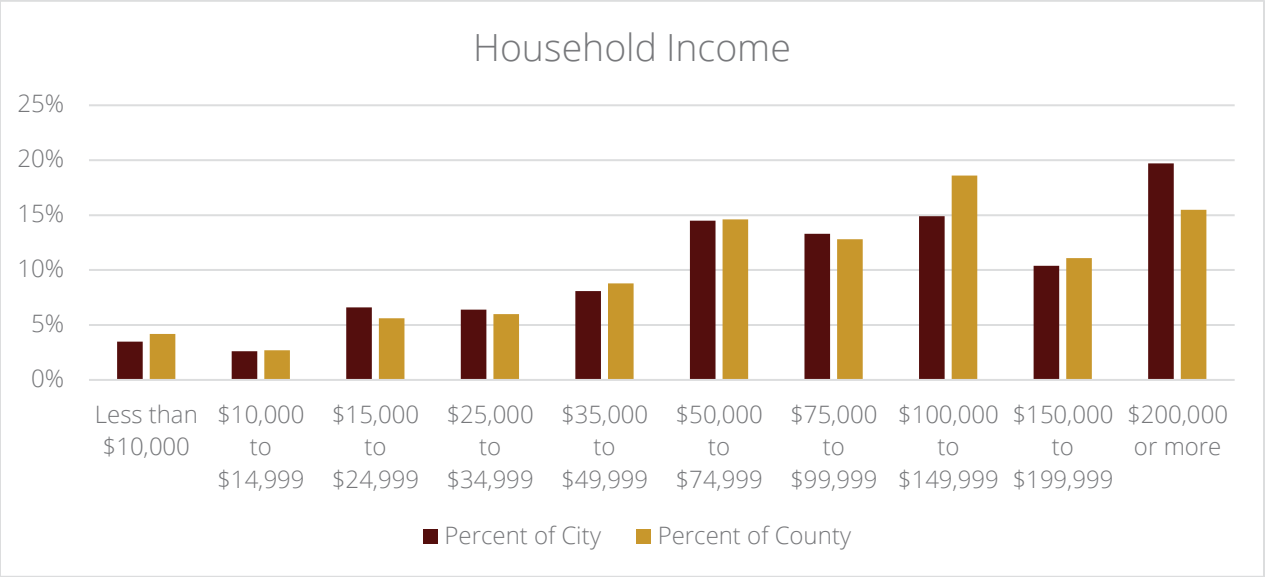
Source: California Department of Finance, 2020 E-5 Population Estimates.

Household Income

Income levels influence the range of housing prices within a community and its residents' abilities to afford housing. High-income households are more likely to be homeowners than low-income households. Low-income households may be more burdened by housing costs and may pay a disproportionate amount of their income toward housing. This can lead to an increase in overcrowding and inadequate living conditions.

Figure 3 compares San Juan Capistrano's income distribution to the County, showing the percentage of households that fall into each income category. While the majority of the distribution is similar between the City and County, San Juan Capistrano has a higher percentage of residents making over $200,000. San Juan Capistrano's median household income is slightly higher than the County's. In 2019, the City's median income was $91,600 compared with $90,234 for the County, for a difference of $1,366. Table 10 identifies that the median household income is 1.5 percent above that of Orange County as a whole.

Figure 3: Income Distribution, San Juan Capistrano and Orange County, 2019



Source: American Community Survey, 2019 5-year estimates.

Table 10: Median Household Income, San Juan Capistrano and Orange County, 2019

Jurisdiction	Median Household Income	Percent Above/Below County Median
San Juan Capistrano City	$91,600	1.5%
Orange County	$90,234	0

Source: American Community Survey, 2019 5-Year Estimates.

HCD uses five income categories to evaluate housing need based on the area median income (AMI) for the metropolitan area for planning and funding purposes:

- Extremely low-income households earn between 0% and 30% of AMI
- Very low-income households earn between 31% and 50% of AMI
- Low-income households earn between 51% and 80% of AMI
- Moderate-income households earn between 81% and 120% of AMI
- Above moderate-income households earn over 120% of AMI

The Comprehensive Housing Affordability Strategy (CHAS) are special Census tabulations developed for the U.S. Department of Housing and Urban Development (HUD). They provide a specific breakdown of household income adjusted for family size, which categorizes household income based on the HUD area median family income (HAMFI). As shown in Table 11,as of 2020 above moderate-income households comprise the largest share of all households, and the extremely low-income households comprise the second largest category. According to the 2012-2016 CHAS, 17 percent of the City's total households are classified as extremely low

income (0-30% of AMI), almost 13 percent are classified as very low income (31-50% of AMI), and approximately 16 percent are classified as low income (51-80% AMI). Approximately 54 percent of the City's households had incomes above 80 percent of the median household income in 2016. However, 45 percent of the City's households earn less than 80 percent of the median income, and nearly 30 percent are very low and extremely low incomes.

Table 11: Households by Income Category, San Juan Capistrano, 2020

Income Group	Households	Percent
Very low (<50% of AMI)	3,019	25%
Low (50-80% of AMI)	1,811	15%
Moderate (80-120% of AMI)	2,295	19%
Above moderate (>120% of AMI)	4,952	41%
Total Households	**12,077**	**100%**

Source: SCAG 2020 RHNA Allocation Calculation Tool.

Note: AMI refers to California Housing and Community Development Department area median income.

Educational attainment can have a strong influence on household income. Many higher-paying jobs require a bachelor's degree or higher. Table 12 shows that in 2019, about 84 percent of the City's population over 25 years has a high school diploma or higher and just over 36 percent has a bachelor's degree or higher. San Juan Capistrano has about 4 percent fewer residents with a bachelor's degree compared to Orange County as a whole.

Table 12: Highest Education Level Attained, San Juan Capistrano and Orange County, 2019

Educational Attainment	San Juan Capistrano		Orange County	
Population 25 years and over	24,369	100%	2,168,424	100%
Less than 9th grade	2,234	9.2%	170,972	7.9%
9th to 12th grade, no diploma	1,626	6.7%	144,073	6.6%
High school graduate (includes equivalency)	4,941	20.3%	373,447	17.2%
Some college, no degree	5,088	20.9%	432,294	19.9%
Associate degree	1,639	6.7%	167,552	7.7%
Bachelor's degree	5,431	22.3%	564,720	26%
Graduate or professional degree	3,410	14%	315,366	14.5%
High school graduate or higher	20,509	84.2%	1,853,379	85.5%
Bachelor's degree or higher	8,841	36.3%	880,086	40.6%

Source: American Community Survey, 2019 5-Year Estimates.

Special Needs Groups

Certain special needs groups may have more difficulty in obtaining adequate and affordable housing due to their special circumstances and lack of housing that caters to their needs. Identifying special needs groups is necessary to fully assess San Juan Capistrano's housing needs and to determine appropriate programs and actions. The special needs groups analyzed include the elderly, people with disabilities, homeless individuals, single parents and female-headed households, migrant/farmworkers, large households, and extremely low-income households. Table 13 provides an overview of the special needs groups in the City. People may belong to more than one special needs group. The majority of these groups would be assisted by an increase in affordable housing. Table 14 displays an inventory of services available in San Juan Capistrano for various special needs populations.

Table 13: Overview of Special Needs Groups

Special Needs Group	# of People	% of Population
Persons Age 65+	6,707	18.6%
Persons with a Disability	1,352	3.7%
Persons Experiencing Homelessness	62	0.17%
Migrant and/or Farmworkers	132	0.36%
Special Needs Group	**# of Households**	**% of Households**
Large Households	3,116	25.1%
Female-Headed Households	248	7.5%
Extremely Low-Income Households	2,130	17.9%
Single-Parent Households	330	9.9%

Source: SCAG Pre-Certified Housing Data; ACS 2014-2018 5-Year Estimates; ACS 2019 Estimates.

Table 14: Inventory of Services for Special Needs Populations

Services	Program	Details
Low-income Households	Owner Occupied Rehabilitation Loan Program	The City provides 0% interest loans to lower-income households for health and safety repairs, weatherization, and accessibility improvements.
	Mobile Home Park Rent Control Ordinance	The City limits the annual space rent increases to help preserve mobile home parks as affordable housing.
	Little Hollywood Program	City-owned single-family units are rented to lower-income households for a 3-5 year time frame. The program includes monthly tenant education classes and counseling.
Supportive Housing	City Hall/Paseo Adelanto	The City is working with affordable housing developer Jamboree Housing to develop 50 permanent supportive units and services on the site of City Hall.
Senior Services	Mobile Home Park Senior Overlay	This overlay zone applies to four mobile home parks in the City. The overlay zone requires at least 80% of spaces in the mobile home park to be occupied by at least one person 55 or older.

Source: City of San Juan Capistrano, July 2021.

Elderly

The limited income of many elderly persons often makes it difficult for them to find affordable housing. The elderly often spend a higher percentage of their income on food, housing, medical care, and personal care than non-elderly families. Many single elderly persons need some form of housing assistance. Elderly persons may benefit from additional housing services and living arrangements that can accommodate their changing needs and allow them to age in place. National trends indicate that seniors are deciding to age in place, remaining in their homes for as long as possible rather than downsizing or moving. This may indicate a need for "universal design" features to retrofit and upgrade homes to allow extended use and livability by different ability and age groups for a longer period of time (e.g., handles versus knobs, wider doorways, ramps versus stairs, roll-in showers versus bathtubs, lower height counters, shelves with lower pulls/handles, lower front-facing appliance controls).

Table 15 shows the percentage of the total population in the City and the County that are elderly (65 years of age or older). There were 6,707 persons age 65 and older in San Juan

Capistrano in 2019, making up 18.6 percent of the population. The City has a higher percentage of elderly people than the County (15.3 percent).

Table 15: Persons Age 65 Years and San Juan Capistrano and Orange County, 2019

Jurisdiction	Persons Age 65+	Percent of Total Population 65+
San Juan Capistrano	6,707	18.6%
Orange County	485,296	15.3%

Source: SCAG Pre-Certified Housing Data, August 2020.

Table 16 displays elderly households by income level and tenure. Most (79.9%) of the elderly population are owners. Of the 1,104 elderly households that rent, over half of them fall into the extremely low-income category. Almost one-quarter of elderly households (21.6%) are extremely low-income.

Table 16: Elderly Households by Income and Tenure, San Juan Capistrano, 2017

	Owner	% of Total	Renter	% of Total	Total	% of Total
< 30% HAMFI	585	10.6%	605	11.0%	1,190	21.6%
30-50% HAMFI	640	11.6%	145	2.6%	785	14.3%
50-80% HAMFI	670	12.2%	110	2.0%	780	14.2%
80-100% HAMFI	470	8.5%	79	1.4%	549	10.0%
> 100% HAMFI	2,035	37.0%	165	3.0%	2,200	40.0%
Total	**4,400**	**79.9%**	**1,104**	**20.1%**	**5,504**	**100%**

Source: HUD CHAS, 2013-2017.

HAMFI refers to Housing Urban Development Area Median Family Income.

Accessory dwelling units (ADUs) may be an option for seniors. ADUs can provide accessibility features if a main residence cannot be retrofitted easily. Additionally, rental income from the main residence can help pay for the ADU. Seniors with equity in a main residence can then use such a home for ADU construction or to retrofit the main house.

Possible benefits of ADUs for seniors include:

- Providing a living space for an on-site caregiver.
- Providing a source of rental income to pay for caregivers.
- Providing the opportunity to live with family by living in an ADU.

People with Disabilities

According to the U.S. Census Bureau, a person is considered to have a disability if he or she has difficulty performing certain functions (seeing, hearing, talking, walking, climbing stairs, and lifting

and carrying), or has difficulty with certain social roles (e.g., doing schoolwork for children, working at a job and around the house for adults). A person who is unable to perform one or more activities, uses an assistive device to get around, or who needs assistance from another person to perform basic activities is considered to have a severe disability.

Four factors—affordability, design, location, and discrimination—significantly limit the supply of housing available to households of persons with disabilities. The most obvious housing need for persons with disabilities is housing that is adapted to their needs. Most single-family homes are inaccessible to people with mobility and sensory limitations. Housing may not be adaptable to widened doorways and hallways, access ramps, larger bathrooms, lowered countertops, and other features necessary for accessibility. Location of housing is also an important factor for many persons with disabilities, as they often rely upon public transportation to travel to necessary services and shops.

Additionally, disabilities can hinder a person's ability to earn an adequate income to afford housing. The 2020 Orange County AI found that 17.1 percent of people with disabilities have income below the poverty line, as compared to 11.7 percent of those without disabilities.[3] According to the 2010 Census, 6.8 percent of the civilian non-institutionalized population aged 18-65 years and 35.9 percent for the population 65 and over in San Juan Capistrano have a disability.

A subgroup of disabled residents is those who are developmentally disabled. Housing Element law states that Housing Elements must include an analysis of the special housing needs of disabled persons, including persons with developmental disabilities. According to Section 4512 of the Welfare and Institutions Code, a "developmental disability" means a disability that originates before an individual attains age 18 years, continues, or can be expected to continue, indefinitely, and constitutes a substantial disability for that individual which includes intellectual disability, cerebral palsy, epilepsy, and autism. This term also includes disabling conditions found to be closely related to mental retardation or to require treatment similar to that required for individuals with intellectual disabilities but does not include other handicapping conditions that are solely physical in nature.

Many developmentally disabled persons can live and work independently within a conventional housing environment. More severely disabled individuals require a group living environment where supervision 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, the first issue in supportive housing for the developmentally disabled is the transition from the person's living situation as a child to an appropriate level of independence as an adult.

[3]Orange County Analysis of Impediments to Fair Housing Choice (May 2020).

The US Census does not record developmental disabilities. The California State Council on Developmental Disabilities estimates that, nationwide, 1.8 percent of the population meets the federal definition of a developmental disability. Based on the 2020 population estimates, this equates to an estimated 650 people with developmental disabilities in the City of San Juan Capistrano. The County AI found that San Juan Capistrano has a generally higher concentration of persons with disabilities than the countywide average. SCAG provides data on the population with developmental disabilities by residence and age for 161 of the 197 jurisdictions in the region. San Juan Capistrano is one of the excluded jurisdictions and data on the developmentally disabled demographic is not available.

The California Department of Developmental Services currently provides community-based services to approximately 243,000 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 is one of 21 private, nonprofit organizations contracted by the State of California to coordinate lifelong services and supports for individuals with developmental disabilities and their families.

Table 17: Disabilities by Type and Percent Senior, San Juan Capistrano, 2010

Disability Type	Total Population	Senior Population	Senior Percentage
Hearing	1,195	937	14.0%
Vision	759	534	8.0%
Cognitive	1,400	661	9.9%
Ambulatory	2,358	1,607	24.0%
Self-care	1,484	997	14.9%
Independent Living	1,834	1,337	19.9%
Total Population 65+	n/a	6,707	14.0%

Source: SCAG Pre-Certified Housing Data, August 2020.

*Note that since some disabilities are only recorded for populations over a certain age (e.g., 5 or 18), calculating percentages of total population may not be accurate.

Disability data also provides valuable context for assessing current and future need for accessible housing units. Since some disability types are not recorded for children below a certain age, calculating disability as a percentage of total population may not be accurate.

Understanding the employment status of people with disabilities can be an important component in evaluating specialized housing needs. As shown in Table 18, in 2018, 43 percent of the population with a disability in the City was employed, compared to 75 percent of the non-disabled population. The percentage of those with a disability that are not in the labor force is over half (54 percent), which is significantly higher than that of the population without a disability, which is just under a quarter (23 percent).

Table 18: Employment by Disability, San Juan Capistrano, 2018

Employment Status	With a Disability	Percent of Total	No Disability	Percent of Total
Employed	584	43%	14,370	75%
Unemployed	36	3%	399	2%
Not in Labor Force	732	54%	4,373	23%
Total	1,352		19,142	

Source: American Community Survey, 2014-2018 5-Year Estimates.

Persons Experiencing Homelessness

Throughout the country and Southern California, homelessness has become a significant issue. Factors contributing to the rise in homelessness include a lack of housing affordable to low- and moderate-income persons, increases in the number of persons whose incomes fall below the poverty level, reductions in public subsidies to the poor, and the de-institutionalization of the mentally ill.

Due to the transient nature of homeless persons, the precise number of homeless individuals in San Juan Capistrano is difficult to determine. Once every two years, Orange County undertakes an effort to enumerate all the sheltered and unsheltered homeless people within the county in each twenty-four-hour period. This effort, known as the Homeless Point-in-Time Count (PITC), is congressionally mandated for all communities that receive HUD funding for homeless programs. HUD's requirement includes a count of both sheltered and unsheltered homeless people, as well as the incidence of certain subpopulation characteristics among the homeless population. For the purposes of the PITC, "unsheltered" is defined as those on the street, in a vehicle, or a hand-built structure, while "sheltered" constitutes those who are in an emergency shelter or transitional and supportive housing. HUD requires that the PITC be conducted during the last ten days in January.

The latest Orange County PITC was held on January 23 and 24, 2019. The 2019 count indicated that on any given night in Orange County, there are approximately 6,860 people experiencing homelessness; 2,899 were sheltered and 3,961 were unsheltered. In the City, the 2019 PITC identified 62 unsheltered persons experiencing homelessness. The 2019 PITC did not identify any sheltered persons experiencing homelessness in San Juan Capistrano. Table 19 displays the PITC for the South Service Planning Area of Orange County, which includes San Juan Capistrano and neighboring jurisdictions.

Table 19: 2019 South Service Planning Area Point In-Time Count

City	Unsheltered	Sheltered	Total
Aliso Viejo	1	0	1
Dana Point	32	0	32
Irvine	127	3	130
Laguna Beach	71	76	147
Laguna Niguel	7	3	10
Laguna Woods	5	0	5
Lake Forest	76	36	112
Mission Viejo	22	9	31
Rancho Santa Margarita	15	0	15
San Clemente	96	49	145
San Juan Capistrano	62	0	62
County Unincorporated	0	0	0
Domestic Violence Programs	N/A	49	49
Total	538	225	763

Source: Orange County, Everyone Counts 2019 PITC.

In 2007, the state enacted SB 2, which amends State Housing Element law and requires local jurisdictions to strengthen provisions for addressing the housing needs of the homeless, including the identification of a zone or zones where emergency shelters are allowed as a permitted use without a conditional use permit. The City amended the zoning code to permit emergency shelters without a discretionary review in Public and Institutional zones.

The City-operated Little Hollywood apartments provide 24 single-family units that are rented to lower-income households for 3-5 years. Program 19 includes monthly tenant education classes and counseling. The program gives preference to households that are overcrowded or in transitional housing or homeless shelters.

Single Parents (Female-Headed Households)

Single parents with dependent children represent another important group with special housing needs. Single-parent households often require special consideration and assistance because they tend to have lower incomes and a greater need for day care, health care, and related facilities. Table 20 shows that in 2019, San Juan Capistrano had 330 single-parent households. Of these, 248 were female headed. About 10 percent of family households in the City are single parent, compared to 20 percent countywide.

Table 20: Single Parent Households, San Juan Capistrano and Orange County, 2019

	Total Family Households	Single-Parent Households	Female Single-Parent Households	% of Single-Parent Households
San Juan Capistrano	3,325	330	248	9.9%
Orange County	266,411	54,285	41,777	20.4%

Source: American Community Survey, 2019 5-Year Estimates.

Migrant and/or Farmworkers

Due to the high cost of housing and low wages, a significant number of migrant and/or farmworkers have difficultyfinding affordable, safe, and sanitary housing. The housing needs of farmworkers are frequently overlooked due to the migratory nature of farm labor. Thus, farmworkers are given low priority when addressing housing needs, and often receive the least hospitable housing. Table 21 shows that in 2019, approximately 132 San Juan Capistrano residents were employed in agriculture, forestry, fishing, or mining, accounting for less than 1 percent of total employment among the City's residents. In 2019, approximately 9,488 Orange County residents were employed in the agriculture, forestry, fishing, or mining, also accounting for less than 1 percent of total employment at the countywide scale. Agriculture does not play a significant role in the City; therefore, the migrant and/or farmworker housing need can be met through general affordable housing programs.

Table 21: Agricultural Workers, San Juan Capistrano and Orange County, 2019

	Agriculture, Forestry, Fishing, Hunting, and Mining	Percent of Total Civilian Employment (16 Years +)
San Juan Capistrano	132	0.8%
Orange County	9,488	0.6%

Source: American Community Survey, 2019 5-Year Estimates.

Large Households

Large households, those with five or more members, are identified as a group with special housing needs based on the limited availability of adequately sized, affordable housing units. Large households are often of lower income, frequently resulting in the overcrowding of smaller dwelling units and in time, accelerating unit deterioration.

Table 22 displays households in the City by size and tenure. In 2019, 15 percent of households in the City were large households. However, over 25 percent of renter households have five or more persons compared to 11.5 percent for owner households. Overcrowding is more likely in the renter households as a result of the larger household size and generally smaller unit sizes. Additionally, Table 22 displays the homeownership rates for large households.

Table 22: Households by Size and Tenure, San Juan Capistrano, 2019

Persons in Household	Total	Total	Renter	Percentage	Owner	Percentage
1	2,973	24.0%	931	29.9%	2,042	22.0%
2	4,111	33.2%	558	17.9%	3,553	38.3%
3	1,585	12.8%	426	13.7%	1,159	12.5%
4	1,866	15.1%	416	13.4%	1,450	15.6%
5	1,016	8.2%	539	17.3%	477	5.1%
6	514	4.1%	158	5.1%	356	3.8%
7+	331	2.7%	88	2.8%	243	2.6%
Total	**12,396**		**3,116**		**9,280**	

Source: American Community Survey, 2019 5-Year Estimates.

Table 23: Large Households by Tenure, San Juan Capistrano, 2019

	Renter	Renter	Owner	Owner
5 Person Households	539	17.3%	477	5.1%
6 Person Households	158	5.1%	356	3.8%
7+ Person Households	88	2.8%	243	2.6%
Total	785		1,076	

Source: SCAG Pre-Certified Housing Data, August 2020.

Extremely Low-Income Households

Extremely low-income households are those with incomes less than 30 percent of the AMI. The AMI in Orange County is $106,700 for a family of four, which results in an income of $40,350 for a family of four and $28,250 for an individual. Table 24 displays extremely low-income households by race, ethnicity, and tenure in the City. In San Juan Capistrano, 17.9 percent of households are extremely low income. A higher percentage of Hispanic and Asian and other

non-Hispanic households (21.2 percent and 25.9 percent, respectively) fall into the extremely low-income category than White, non-Hispanic households (13.0%). A larger percentage of renters, almost 35 percent, fall into the extremely low-income category, as compared to only around 10 percent of homeowners. Extremely low-income households have a variety of housing situations and needs.

Table 24: Extremely Low-Income Households by Race/Ethnicity and Tenancy Type, San Juan Capistrano, 2017

Race/Ethnicity	Total Households	Households Below 30% HAMFI	Percent Below 30% HAMFI
White, non-Hispanic	8,815	1,150	13.0%
Asian and other, non-Hispanic	405	105	25.9%
Hispanic	2,740	580	21.2%
Tenancy Type	**Total Households**	**Households Below 30% HAMFI**	**Percent Below 30% HAMFI**
Renter-Occupied	3,165	1,100	34.8%
Owner-Occupied	9,055	865	9.6%
Total	12,220	1,965	16.1%

Source: HUD CHAS, 2013-2017.
Note: HAMFI refers to HUD Area Median Family Income.

Projected Housing Need

California General Plan law requires each city and county to have land zoned to accommodate its fair share of the regional housing need. This share is known as the Regional Housing Needs Allocation (RHNA). HCD determined that the projected housing need for the Southern California region (including the counties of Los Angeles, Orange, Riverside, San Bernardino, Ventura, and Imperial) is 1,341,827 new housing units for the 2021-2029 planning period. SCAG allocated this projected growth to the various cities and unincorporated county areas within the SCAG region. The RHNA is divided into four categories: very low, low, moderate, and above moderate income. As determined by SCAG, the City of San Juan Capistrano's fair share allocation is 1,054 new housing units during this planning cycle, with the units divided among the four income categories, as shown in Table 25.

Table 25: RHNA 2021-2029, San Juan Capistrano

Income Group	% of County AMI	2021 Total Housing Units Allocated	Percentage of Units
Extremely Low	0-30%	135	13%
Very Low	31-50%	135	13%
Low	51-80%	173	16%
Moderate	81-120%	183	17%
Above Moderate	120%+	428	41%
Total		**1,054**	**100%**

Source: State of California, Department of Finance; US Census 2010; City/County E-5Housing Estimates 2020.

*Note: Pursuant to AB 2634, local jurisdictions are also required to project the housing needs of extremely low-income households (0-30% AMI). In estimating the number of extremely low-income households, a jurisdiction can use 50% of the very low-income allocation or apportion the very low-income figure based on Census data. Therefore, the City's very low-income RHNA of 270 units can be split into 135 extremely low-income and 135 very low-income units.

Market Indicators

Housing Costs

Housing costs are indicative of housing accessibility to all economic segments of the community. Typically, if housing supply exceeds housing demand, housing costs will fall. If housing demand exceeds housing supply, housing costs will rise.

The price of housing is influenced by a number of supply and demand factors: availability of developable land, cost of labor and materials, real estate speculation, governmental land use restrictions (zoning, development standards, and fees), environmental hazards/constraints, financing and mortgage interest rates, tax policy, community desirability, availability of infrastructure and public services, employment, and so forth.

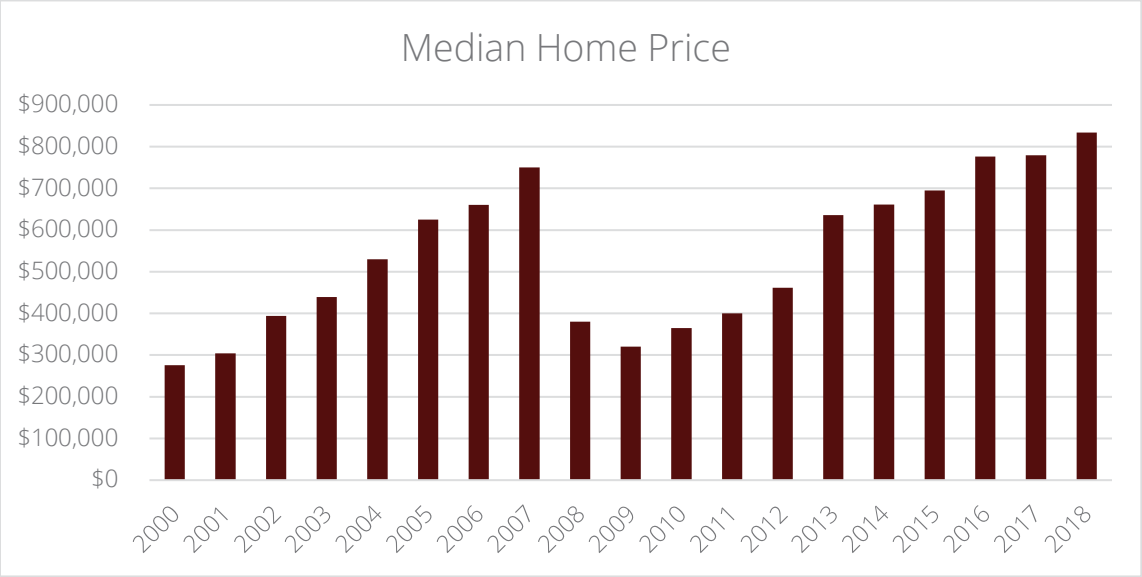
Renter Costs

In San Juan Capistrano, rents for three-bedroom units were averaging about $2,662 per month, according to Rentcafe in 2021. The average rent of all units was approximately $2,609.

Owner Costs

In 2018, the estimated median housing value for owner-occupied homes in San Juan Capistrano was $834,000. Figure 4 illustrates the increase of the median cost of a house in San Juan Capistrano from the years 2000 to 2018.

Figure 4: Median Housing Price Over Time, San Juan Capistrano, 2008–2018



Source: SCAG Pre-Certified Housing Data, August 2020.

Vacation Rentals

Today, landlords have an incentive to use rental properties as vacation rentals as opposed to having long-term tenants in order to maximize profits. While the COVID-19 pandemic may have decreased the demand for short-term vacation rentals in the City, this decrease in tourism may only be temporary. The City considers short-term rentals to be boarding and rooming houses, short-term. They are only allowed in RM and VHD zones. A survey of short-term rental website Airbnb showed a range of 5-8 short-term rental units available in the City at any given time.[4]

Affordability

Any analysis of the local housing market must consider the existing cost of housing in comparison to what households can afford based upon state and federal income limits by income category (very low, low, and moderate). This is known as the affordability gap. The definitions of income categories and affordable housing payments are established by law as standard measurements of affordability and do not reflect the private market operations and industry practices (e.g., debt-to-income ratios) or consumer preference.

Affordability is determined by comparing the cost of housing to the income of local households. If costs are high relative to income, housing problems such as overcrowding and cost burden

[4]Airbnb. https://www.airbnb.com/s/San-Juan-Capistrano--CA/homes?adults=1&place_id=ChIJ9wxgAUTt3lARk42-Je8q6BY&refinement_paths%5B%5D=%2Fhomes. June 2021.

are more likely to occur. Orange County's high housing costs impact communities far beyond the affordability problem. The lack of affordable housing contributes to cost burden, overcrowding, and even homelessness.

Table 26 displays the maximum that a household can contribute toward housing without incurring a cost burden. Based upon the affordability thresholds, rental units in San Juan Capistrano may only be "affordable" to the households at the very top of the income range for low-income households and most of the moderate-income households. For-sale units are not "affordable" to any income category other than those households with levels substantially above moderate income. Thus, households must substantially overpay (pay greater than 30 percent of their income for housing and in many cases more than 100 percent of their income).

Some of the least affordable housing is often found in highly urbanized, densely populated areas because other demand-side factors (e.g., location, services, economy) counteract the supply-side advantages that density brings. The degree to which these other factors influence the price of housing will vary from community to community. Until recently, the run-up in the real estate market in Orange County illustrated the complexity of the effects of supply and demand on housing costs.

Table 26: Affordable Housing Cost by Income Category

	Annual Income	Affordable Housing Cost	Utilities, Taxes, and Insurance		Affordable Price	
			Utilities	Taxes/Insurance	Sale	Rent
Extremely Low Income (30% of Area Median Income)						
1-Person	$28,250	$706	$168	$247	$76,708	$538
2-Person	$32,300	$808	$187	$283	$89,045	$621
3-Person	$36,350	$909	$249	$318	$90,050	$660
4-Person	$40,350	$1,009	$320	$353	$88,468	$689
5-Person	$43,600	$1,090	$394	$382	$82,885	$696
Very Low Income (50% of Area Median Income)						
1-Person	$47,100	$1,178	$168	$412	$157,434	$1,010
2-Person	$53,800	$1,345	$187	$471	$181,120	$1,158
3-Person	$60,550	$1,514	$249	$530	$193,688	$1,265
4-Person	$67,250	$1,681	$320	$588	$203,670	$1,361
5-Person	$72,650	$1,816	$394	$636	$207,294	$1,422
Low Income (80% of Area Median Income)						
1-Person	$75,300	$1,883	$168	$659	$278,203	$1,715
2-Person	$86,050	$2,151	$187	$753	$319,234	$1,964

3-Person	$96,800	$2,420	$249	$847	$348,932	$2,171
4-Person	$107,550	$2,689	$320	$941	$376,258	$2,369
5-Person	$116,200	$2,905	$394	$1,017	$393,800	$2,511
Median Income (100% of Area Median Income)						
1-Person	$74,700	$1,868	$168	$654	$275,634	$1,700
2-Person	$85,350	$2,134	$187	$747	$316,236	$1,947
3-Person	$96,050	$2,401	$249	$840	$345,720	$2,152
4-Person	$106,700	$2,668	$320	$934	$372,618	$2,348
5-Person	$115,250	$2,881	$394	$1,008	$389,732	$2,487
Moderate Income (120% of Area Median Income)						
1-Person	$89,650	$2,241	$168	$784	$339,658	$2,073
2-Person	$102,450	$2,561	$187	$896	$389,468	$2,374
3-Person	$115,250	$2,881	$249	$1,008	$427,946	$2,632
4-Person	$128,050	$3,201	$320	$1,120	$464,051	$2,881
5-Person	$138,300	$3,458	$394	$1,210	$488,445	$3,064

Source: CA Department of Housing and Community Development, 2020; Veronica Tam & Associates.

Vacancy Rates

Vacancy rates are an important housing indicator because they show the degree of choice available. High vacancy rates usually indicate low demand and/or high supply conditions in the housing market. Too high a vacancy rate can be difficult for owners trying to sell or rent. Low vacancy rates usually indicate high demand and/or low supply conditions in the housing market. Too low a vacancy rate can force prices up, making it more difficult for low- and moderate-income households to find housing. Vacancy rates of 2-3 percent are usually considered healthy for single-family housing, and 5-6 percent for multifamily housing. However, vacancy rates are not the sole indicator of market conditions. They must be viewed in the context of all the characteristics of the local and regional market.

The California Department of Finance estimates vacancy rates as part of the housing and population estimate program. As shown in Table 27, San Juan Capistrano's vacancy rate is about 5.48 percent, which is slightly higher than the County's.

Table 27: Vacancy Rates, San Juan Capistrano and Orange County, 2020

Jurisdiction	2007	2010	2012	2020
San Juan Capistrano	3.45%	4.57%	4.57%	5.48%
Orange County	3.53%	5.35%	5.42%	5.19%

Source: California Department of Finance, 2020; San Juan Capistrano 5th Cycle Housing Element

Overcrowding

The combination of low incomes and high housing costs has forced many households to live in overcrowded housing conditions. According to both California and federal standards, a housing unit is considered overcrowded ifit is occupied by more than one person per room (excluding kitchens, bathrooms, and halls). Occupancy by more than 1.5 persons per room constitutes "severe" overcrowding. Overcrowding can indicate that a community does not have an adequate supply of affordable housing and/or housing units, especially for large families.

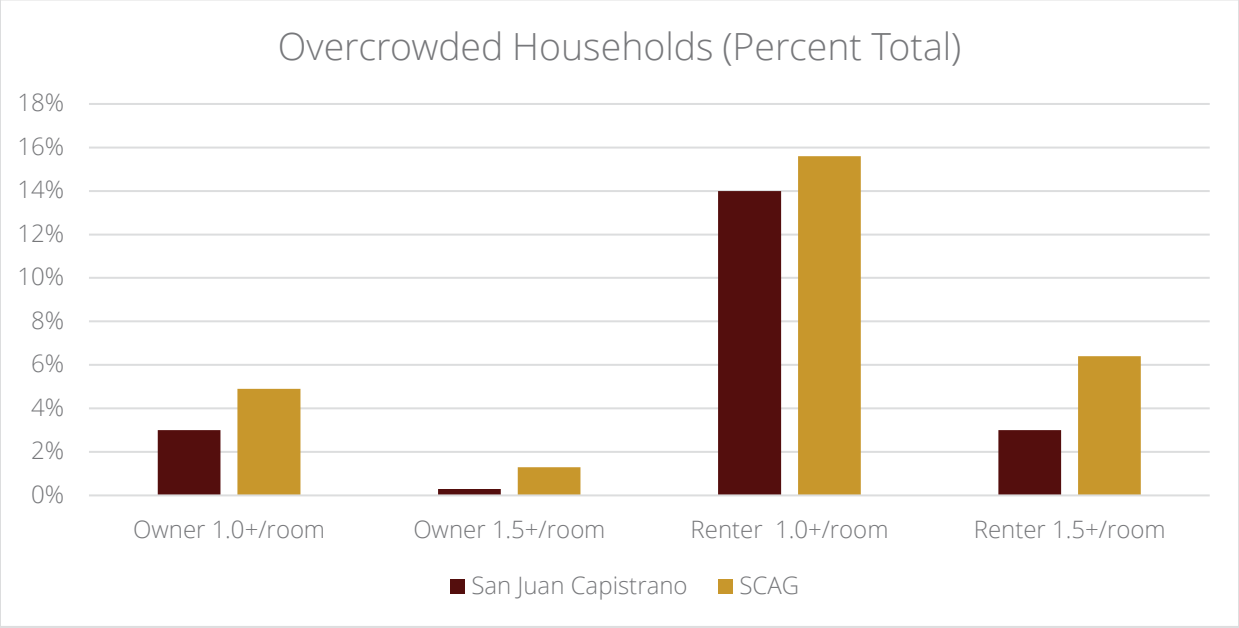
The 2018 ACS estimated that 717 housing units in San Juan Capistrano were overcrowded based on the 1.01 or more occupants per room threshold. San Juan Capistrano had the largest percentage of overcrowded housing units (5.7 percent) of the six south Orange County cities. The COVID-19 pandemic has possibly impacted overcrowded housing units and further exacerbated this issue in the City. Overcrowded units in San Juan Capistrano are not evenly split between renters and owners. A majority (61 percent) of the overcrowded units were occupied by renters, while 39 percent were occupied by owners. About 17 percent of rental households are overcrowded or severely overcrowded. Figure 5 compares overcrowding by tenure between San Juan Capistrano and the entire SCAG region.

Table 28: Overcrowded Units, San Juan Capistrano, 2018

Jurisdiction	Occupied Housing Units	Overcrowded (More than 1.01 occupant per room)	Percent Overcrowded
San Juan Capistrano	12,558	717	5.7%

Source: American Community Survey, 2018 5-Year Estimates.

Figure 5: Overcrowding by Tenure, San Juan Capistrano and SCAG Region



Source: SCAG Pre-Certified Housing Data, August 2020.

Cost Burden

State and federal standards define those paying more than 30 percent of their income toward rent as "cost burdened" and those paying more than 50 percent of their income toward rent as "severely cost burdened." Housing cost burdens occur when housing costs increase faster than household income. When a household spends more than 30 percent of its income on housing costs, it has less disposable income for other necessities such as health care. In the event of unexpected circumstances such as loss of employment and health problems, lower-income households with a burdensome housing cost are more likely to become homeless. Homeowners with a housing cost burden have the option of selling the homes and becoming renters. Renters, on the other hand, are vulnerable and subject to constant changes in the housing market.

Table 29 displays cost burden in San Juan Capistrano by income category. In the City, 2,315 households are cost burdened, spending from 30-50 percent of their gross income on housing. An additional 3,240 are severely cost burdened, spending more than half of their gross income on housing. In total, almost half (48 percent) of households are spending more than 30 percent of their income toward housing.

Table 29: Cost Burden by Income Category, San Juan Capistrano, 2020

Income Category	% of Gross Income Spent on Housing		
	<30%	30-50%	>50%

<30% HAMFI	235	105	1,665
30-50% HAMFI	420	395	690
50-80% HAMFI	900	540	475
80-100% HAMFI	590	455	230
>100% HAMFI	4,110	820	180
Total Households	6,255	2,315	3,240

Source: SCAG Pre-Certified Housing Data, August 2020.

Estimates of Current Housing Need

CHAS data, developed by the US Census for HUD, provides detailed information on housing needs (e.g., housing cost burden) by income level for different types of households in San Juan Capistrano. Table 30 shows the percentage of households who experience cost burden and other "housing problems." For the CHAS data, HUD defines housing problems to include:

- Units with physical defects (lacking complete kitchen or bathroom)
- Households living in overcrowded conditions (housing units with more than one person per room)
- Households experiencing housing cost burden, including utilities, exceeding 30 percent of gross income
- Households experiencing severe housing cost burden, including utilities, exceeding 50 percent of gross income

Specific households in San Juan Capistrano had disproportionate housing needs. Housing assistance needs of lower-income households are displayed in Table 30. The table displays households that have one of the four housing problems, by income and housing tenure. Roughly half of the households in the City have one or more of these housing problems. In general, renter households had a higher level of housing problems compared to owner households.

Table 30: Housing Assistance Needs of Lower-Income Households, San Juan Capistrano, 2017

Housing Problems Overview	Owner	Renter	Total
Household has at least 1 of 4 Housing Problems	42%	72%	50%
Household has none of 4 Housing Problems	57%	24%	48%
Information Unavailable	1%	3%	2%
Total	100%	100%	100%
Income by Housing Problems (Owners and Renters)	**Owners with at least 1 of 4 Housing Problems**	**Renters with at least 1 of 4 Housing Problems**	**Households with at least 1 of 4 Housing Problems**
Household Income <= 30% HAMFI	18%	40%	26%
Household Income >30% to <=50% HAMFI	19%	22%	20%
Household Income >50% to <=80% HAMFI	23%	16%	20%
Household Income >80% to <=100% HAMFI	12%	14%	13%
Household Income >100% HAMFI	29%	7%	21%
Total	100%	100%	100%
Income by Cost Burden (Owners and Renters)	**Cost Burden > 30%**	**Cost Burden > 30%**	**Cost Burden > 30%**
Household Income <= 30% HAMFI	18%	45%	27%
Household Income >30% to <=50% HAMFI	19%	22%	20%
Household Income >50% to <=80% HAMFI	23%	13%	19%
Household Income >80% to <=100% HAMFI	11%	13%	12%
Household Income >100% HAMFI	29%	7%	21%
Total	100%	100%	100%

Source: HUD CHAS, 2013-2017.

Notes: HUD CHAS data is based on tabulations from the American Community Survey and has a smaller sample size than the Decennial Census. Due to the smaller sample size, the data presented may have significant margins of error, particularly for smaller geographies. The intent of the data is to show general proportions of household need, not exact numbers.

Table 31 displays households with one of the four housing problems by race, ethnicity, household type, and household size. Hispanic households have the highest rate (70 percent) of households with any of the four household problems. Additionally, households with more than five people have a high percentage (74 percent) of households with any of the four housing problems. Larger families are more likely to experience overcrowding and have more than one person per room.

Table 31: Household Problems by Race/Ethnicity and Household Type and Size

Households Experiencing any of 4 Housing Problems	# With Problems	# of Households	% With Problems
Race/Ethnicity			
White, non-Hispanic	3,085	8,630	44.0%
Hispanic	1,915	2,725	70.3%
Asian or Pacific Islander, non-Hispanic	115	340	33.8%
Native American, non-Hispanic	30	80	37.5%
Total	**5,865**	**11,775**	**49.81%**
Household Type and Size			
Family households, <5 people	2,945	6,960	42.3%
Family Households, > 5 people	1,425	1,925	74.0%
Non-family households	1,590	2,915	54.6%
Total	**5,960**	**11,800**	**50.5%**

Source: SCAG Pre-Certified Housing Data, August 2020.

Housing Supply Characteristics

According to the California Department of Finance, the City of San Juan Capistrano has a housing stock of approximately 13,000, as shown in Table 32. The City's housing stock increased by over 1,000 units since 2012, a 9 percent increase, at nearly double the rate of Orange County.

Table 32: Total Housing Units, San Juan Capistrano and Orange County, 2012 and 2019

Jurisdiction	2012	2019	Percent Change 2012–2019
San Juan Capistrano	11,982	13,059	9.0%
Orange County	1,052,361	1,100,449	4.6%

Source: State of California, Department of Finance, *E-5 Population and Housing Estimates for Cities, Counties, and the State*; US Census Bureau; American Community Survey, 5-Year Estimates.

Projected Households

SCAG and the California Department of Finance do not project the number of housing units for the future. However, SCAG does project the number of households (occupied housing units). Table 33 shows that between 2016 and 2045, San Juan Capistrano is expected to gain 1,800 housing units, an increase of 15.5 percent. During this same time period, Orange County is expected to see an 8.3 percent increase in number of households. The increase in housing units is expected to slow between 2020 and 2035.

Table 33: Projected Number of Households, San Juan Capistrano and Orange County, 2016–2045

Jurisdiction	2016	2045	Percent Change
San Juan Capistrano	11,600	13,400	15.5%
Orange County	1,065,000	1,154,000	8.3%

Source: Number of Households: SCAG. 2016 RTP Growth Forecast: City Projections.

As shown in Table 34, the majority of (54.1 percent) housing units in the City are detached single-family homes. Just over 19 percent of the City's units are single-family attached homes, 15.4 percent are multifamily units, and about 11 percent are mobile homes.

Table 34: Type of Housing Units, San Juan Capistrano, 2020

Housing Type	Units	Percent	SCAG Region Percent
Single-Family Detached	6,797	54.1%	54.4%
Single-Family Attached	2,431	19.4%	7.2%
Multifamily, 2-4 Units	857	6.8%	7.5%
Multifamily, 5+ Units	1,079	8.6%	27.3%
Mobile Homes	1,394	11.1%	3.5%
Total Housing Units	12,558	100%	100%
Occupied	11,870	94.5%	-
Vacant	688	5.5%	-
Population to Housing Ratio	3.052		

Source: SCAG Pre-Certified Housing Data, August 2020.

Housing Age and Condition

The age of a jurisdiction's housing stock is an important characteristic because it can be an indicator of housing condition and indicative of potential rehabilitation needs. Many federal and state programs use age of housing as one factor to determine housing needs and the availability of funds for housing and/or community development. Table 35 shows that a very large portion of the housing stock in San Juan Capistrano is relatively new. Approximately 96 percent of the City's housing units were built after 1960. The growth after 1960 corresponds with the incorporation of the City in 1961. However, the City's history includes structures that date back to the days of the early Spanish and missionary settlers.

Table 35: Year Housing Built, San Juan Capistrano and Orange County, 2019

Year Built	City	County
Total housing units	13,059	1,100,449
Built 2014 or later	194	29,369
Built 2010 to 2013	374	22,261
Built 2000 to 2009	1,138	91,455
Built 1990 to 1999	1,701	128,774
Built 1980 to 1989	2,325	163,803
Built 1970 to 1979	4,944	256,739
Built 1960 to 1969	1,684	214,045
Built 1950 to 1959	372	143,431
Built 1940 to 1949	111	23,121
Built 1939 or earlier	216	27,451

Source: American Community Survey, 2019 5-year estimates.

Housing condition often is defined based on whether a unit is substandard. Substandard housing units include those in need of repair and those in need of replacement. Two types of data that could be used to indicate substandard housing are the number of units lacking plumbing facilities and the percentage of units built before 1940 (although these do not always indicate substandard conditions). The primary source of information about the number of substandard units within a jurisdiction is the US Census.

Plumbing Facilities

San Juan Capistrano did not have a significant amount of substandard housing when considering such factors as available plumbing facilities and housing age. At the time of the 2010 Census, 100 percent of units maintained complete plumbing facilities.

Pre-1940 Housing

Units may be considered substandard by HUD if they were built before 1940 and have a value less than $35,000. Only 1.5 percent of the housing stock in San Juan Capistrano was built before 1940. Furthermore, a large portion (approximately half) of the housing stock built before 1940 is located within the Historic Los Rios District, the Mission Flats and Mission Hills neighborhoods, and in the Spotted Bull Neighborhood, which are all well maintained and affluent neighborhoods within the community. None of these units are considered substandard.

Substandard Housing

Based upon a combination of previous “windshield surveys,” observations and experiences of the code enforcement and planning staff, and indicators from the redevelopment blight surveys,

the City has estimated that approximately 30-40 units would fall into this category, although most, if not all, meet minimum housing and building code requirements. This estimate is based on the City's Owner-Occupied Rehabilitation waiting list. The Owner-Occupied Rehabilitation Program (Program 8) provides loans for homeowners with substandard housing who need assistance in bringing their housing up to code. These units are scattered in the older, more urbanized portions of the City. The substandard units do not appear to be concentrated in any one particular neighborhood but do occur more often in the lower-income areas. Due to the nature of the housing stock and relatively low number and degree of deterioration, the City does not anticipate any units needing replacement. There are no capital projects that would cause the removal of units in the current Capital Improvement Program.

Housing Tenure

Tenure is an important market characteristic because it is directly related to housing types and turnover rates. Table 36 shows housing tenure by date of occupancy. In 2019, three-quarters of residents in San Juan Capistrano owned their homes.

Table 36: Housing Tenure, San Juan Capistrano by Date of Occupancy

	2015 or later	2010-2014	2000-2009	1990-1999	1989 or earlier	Total	% of Total
Owner	710	1,967	3,342	1,876	1,385	9,280	75%
Renter	752	1,343	894	87	40	3,071	25%
Total	1,462	3,310	4,236	1,963	1,425	12,351	100%
% of Total	11.8%	26.7%	34.2%	15.8%	11.5%	100%	

Source: SCAG Pre-Certified Housing Data, August 2020.

Affordable Housing

The Orange County Housing Authority administers the Housing Choice Voucher Program 5 (formerly the Section 8 Rental Assistance Program) that extends rental subsidies to very low-income households. The subsidy represents the difference between the excess of 30 percent of the recipient's monthly income and the federally approved fair market rents. In Orange County, there are 429 Project-Based Section 8 units and 33 other multifamily units; 2,286 multi-bedroom units are accessed with Housing Choice Vouchers.[5]

There are also several affordable housing developments in the City of San Juan Capistrano. Table 37 lists those projects.

[5] Orange County Analysis of Impediments to Fair Housing Choice (May 2020).

Table 37: Affordable Housing Projects, San Juan Capistrano, 2021

Name	Very Low	Low	Moderate	Total	Expiration Date	Length of Affordability
Villa Paloma Senior Apartments	31	37	16	84	12/14/2055	55 years from 12/14/00
Casa de Amma Assisted Living	4	7	0	11	03/04/2036	33 years from 3/4/03
Little Hollywood Rentals*	20	4	0	24	08/16/2060	55 years from 8/16/05
Seasons Senior Apts. Phase I	18	74	0	92	2053-2054	57 years from Certificate of Completion date
Seasons Senior Apts. Phase II	28	10	0	38	09/01/2066	57 years from Certificate of Completion date
Habitat for Humanity	18	9	0	27	09/19/2066	60 years from Certificate of Occupancy
Capistrano Valley Mobile Estates	0	1	0	1	09/04/2022	10 years from 09/04/2012
The Groves**	22	52	1	75	-	55 years from Certificate of Occupancy
City Hall/Paseo Adelanto**	50	0	0	50	-	55 Years from Certificate of Occupancy
Total Units Provided Through 2021:	191	142	17	402		

Source: City of San Juan Capistrano, July 2021.

* City-owned.

**Certificate of Occupancy not yet issued.

Assisted Housing Units at Risk of Converting to Market Rate Rents

Housing Element law requires jurisdictions to provide an analysis and program for preserving affordability of assisted housing developments for the time period of 2021-2031. San Juan Capistrano has only one assisted unit with an expiring affordability covenant during that time frame. The unit is a mobile home unit at Capistrano Valley Mobile Estates. The City anticipates funding to be available from the Housing In-Lieu Fee Program 4 to encourage the property owner to extend the affordability of the single unit past the 2022 time frame.

Affirmatively Furthering Fair Housing

Introduction

Assembly Bill (AB) 686, passed in 2017, requires an analysis of barriers that restrict access to opportunity and a commitment to specific meaningful actions to affirmatively further fair housing (AFFH) in the Housing Element. The assessment of fair housing includes a summary of fair housing issues and assessment of the City's fair housing enforcement and outreach capacity, an analysis of segregation patterns and disparities in access to opportunities, an assessment of contributing factors, and an identification of fair housing goals and actions.

Outreach

Outreach Activities

Community members were engaged using the following methods:

- Stakeholder interviews
- Online survey in English and Spanish
- Two virtual community workshops on May 12, 2021, and May 26, 2021, from 6pm to 8pm
  - Focus on bilingual accessibility, including:
    - Live Spanish interpretation
    - All presentation slides in Spanish and English
  - Recorded and posted to the City's website
- In-person workshop in Spanish on June 8, 2021 from 5pm to 7pm. Childcare was provided during and attendees were provided meals after the workshop.
- City Information Booth at the July 4th Carnival with available resources for the public to learn about the process, participate in the community survey, and ask questions
- City Council in-person and virtual public meeting on July 20, 2021

Mailers and emails sent out by the City for community engagement were as follows:

Virtual Workshop 1:

- Direct mailer and email (when available) to interested parties and community stakeholders
- Email blast to 1,188 City residents and persons interested in general City information through the City's City Manager Weekly Update
- City website home page link to all Housing Element activities and link to workshop

- 152 notices mailed

Virtual Workshop 2:

- Direct mailer and email (when available) to interested parties and community stakeholders
- Two email blasts to 1,188 City residents and persons interested in general City information through the City's City Manager Weekly Update. Second one included link to workshop
- City website home page link to all Housing Element activities and link to workshop
- 162 notices mailed

Joint Workshop with UNIDOS South OC:

- Direct mailer and email (when available) to interested parties, community stakeholders, and property owners within the Community of Focus
- City website home page link to all Housing Element activities and workshop location and time details
- 1,662 notices mailed
- Door to door outreach by UNIDOS conducted the week before the workshop

July 20, 2021 CC Meeting for Site Rezone Initiation:

- Direct mailer to interested parties, community stakeholders, property owners within the Community of Focus, and property owners within 1,000 feet of the proposed rezoned locations (31894 & 31896 Plaza Drive, APN 121-070-57, all addresses off Avenida Los Amigos, and properties between Camino Capistrano and the Creek zoned Industrial Park and Commercial Manufacturing) totaling 2,469 recipients
- Direct email (when available) to interested parties and community stakeholders.
- Email blast to 1,188 City residents and persons interested in general City information through the City's City Manager Weekly Update.

July 21, 2021 CC Meeting for Site Rezone Initiation:

- Direct mailer to interested parties, community stakeholders, and property owners within 1,000 feet of the proposed rezoned locations (33953, 33955, 33959, and 33963 Doheny Park Road) totaling 211 recipients.
- Direct email (when available) to interested parties and community stakeholders.
- Email blast to 1,188 City residents and persons interested in general City information through the City's City Manager Weekly Update.

Organizations Contacted and Consulted

- UNIDOS South OC
- C&C Development
- Center for Demographic Research
- Mercy House
- NeighborWorks Orange County
- Villa San Juan Mobile Home Park
- Capistrano Villas #3 c/o Coastal Resource Management
- Rio Vista HOA c/o Coastal Resource Management
- Capistrano Garden Homes #1 c/o Coastal Resource Management
- Casa de Capistrano c/o Coastal Resource Management
- Casitas de Alipaz c/o Coastal Resource Management
- San Juan Capistrano Chamber of Commerce
- Land Advisors Organization
- Veloce Partners Inc.
- Community Development Partners
- Dayle McIntosh Services for the Disabled
- CREER Comunidad y Familia
- Capistrano Terrace Mobile Home Park
- Mission San Juan Capistrano
- Urban Land Institute
- The Kennedy Commission
- South County Outreach
- Jamboree Housing
- City Council Members*
- Juaneño Band of Mission Indians*
- Juaneño Band of Mission Indians Acjachemen Nation – Belardes*
- Juaneño Band of Mission Indians Acjachemen Nation – Romero*
- Great Opportunities*

* - Stakeholder contacted but unable to provide interview

Stakeholder Interviews

The City interviewed 25 developers, service providers, nonprofits, and other stakeholders during outreach for the Housing Element. Of those interviewed:

- 52 percent identified the need for affordable housing as the City's biggest housing-related issue

- 76 percent believe the City would benefit from more accessory dwelling units (ADUs) and support the trend of ADUs
- 36 percent believe cost is a barrier to building ADUs
- 32 percent would like to see reuse of underutilized or City-owned land for housing
- 32 percent would like the City to review current inclusionary housing regulations and in-lieu fees to secure affordable housing

The rest of the interview questions yielded diverse responses depending on the stakeholder's perspective, but with a continued trend of a call for increased services, financial support, and use of underutilized space. Consistent with public input, the City will continue and may expand the use of inclusionary housing or in-lieu fee requirements. The City will develop Program 3 to facilitate and increase ADU construction including updating the ordinance to implement statutory requirements, improve tracking, increase promotion, and adopt preapproved ADU plans.

Survey Responses

As of the close of the online survey on September 15, 2021, the City received 130 responses to the Housing Element survey, with 117 (90%) of respondents being City residents and 72 (55%) respondents participating in Spanish. Responses to the survey revealed concerns from residents regarding segregation of Hispanic/Latino and White communities and treatment of Hispanic/Latino community members living in predominantly White areas. Concerns surrounding this issue included a perceived lack of inclusion of Hispanic/Latino people living in predominantly White neighborhoods in neighborhood events and activities, and lack of representation for the Hispanic community in homeowners associations and City government. Additionally, some Hispanic/Latino community groups feel like they receive less support from the City.

Other common concerns expressed by community members included the lack of affordable rental units and a large homeless population, with some individuals citing the resolution of the former as a solution for the latter. A lack of evenly distributed health resources was also identified as a potential cause of homelessness and inequity. Community members who attended the workshops in May were in agreement on the lack of affordable housing or difficulty paying rent or mortgage being the top issues faced by residents. Lack of suitable housing to serve seniors or the homeless population was also identified as a top priority issue.

The large majority of respondents to the survey and attendees of the workshops would support aging in place and retrofitting homes for seniors. Other solutions to prominent housing issues identified by residents included an inclusionary housing ordinance and permit streamlining.

Community Input

This Housing Element update includes many new and amended programs that are informed by, reflect, respond to, and address input and guidance provided by all forms of community engagement. Consistent with stakeholder and public input, the City will:

- Continue and look to expand the inclusionary housing or in-lieu fee requirements.
- Develop Program 3 to facilitate and increase ADU construction, including updating the ordinance to implement statutory requirements, improve tracking, increase promotion, and adopt preapproved ADU plans.
- Develop a system to give priority for affordable housing units to residents, workers, and persons experiencing fair housing problems in San Juan Capistrano.
- Implement Program 15 of development code revisions to remove regulatory constraints on development of affordable housing, including revised development standards and streamlined procedures.
- Improve and increase fair housing services in San Juan Capistrano, including education, access, outreach, tenant and landlord training, mediation, and discrimination testing and complaint investigation.
- Continue and expand communication with the Community of Focus and Hispanic community through bilingual translation and interpretation services and direct engagement events.

Issues Potentially Reducing Participation

By providing Spanish translation for all materials and live interpretation services for the workshops, as well as a dedicated workshop for Spanish speakers at a location in the center of the Community of Focus identified in the Environmental Justice (EJ) Element, the City of San Juan Capistrano obtained excellent input from the population that is often underrepresented in the Housing Element feedback process.

Due to the COVID-19 pandemic, the first two community workshops were hosted virtually online, which potentially increased access for those unable to commute but decreased access for those without home internet. Workshops were also hosted on the same day of the week and time to avoid conflicts with other City meetings, but may have prevented those with a consistent commitment at that time from attending. The workshops were recorded and published along with all presentation materials and workshop discussion and polling results on the City website. Residents were reminded and encouraged to watch the workshop and share the materials with friends, family, and other interested parties at their convenience. The workshop recordings have been viewed 13 times in Spanish and 19 times in English. In June 2021, when COVID-19 restrictions had been lifted, an all-Spanish, in-person workshop was held in the Community of Focus. The workshop was very well attended and led to excellent participation, understanding,

and extensive input. The in-person workshop also led to a near doubling of the survey responses as well as new lines of communication between City staff and community leaders. The City also hosted an informational booth all day and evening as part of the City's July 4 celebration. This provided nearly unlimited time for community members to discuss the General Plan update with City staff, and ultimately led to many discussions over the course of the entire day. Overall, the City used a broad variety of engagement tools and techniques during the preparation of the Housing, Safety and EJ Elements, which resulted in excellent input and understanding from a broad cross-section of City stakeholders and communities that are often underrepresented.

Assessment of Fair Housing Issues

Fair Housing Enforcement and Outreach Capacity

The Fair Housing Council of Orange County (FHCOC) is contracted to provide fair housing services on behalf of all non-entitlement cities, including San Juan Capistrano, in Orange County. FHCOC contact and informational materials are made available to all who seek or note fair housing concerns at City Hall. Requests and referrals are rare.

Multiple attempts to contact FHCOC and obtain information on the services provided, including education, outreach, training, testing, and receipt and processing of complaints, have been ineffective. Multiple phone calls and emails between May and August 2021 resulted in one answered phone call. The only reportable information regarding services specific to San Juan Capistrano was limited to a general recollection that the FHCOC representative did not recall any calls or complaints involving San Juan Capistrano. City staff refer an average of 1-2 persons per month to FHCOC with fair housing questions and potential issues.

The HCD AFFH Data Viewer Tool FHEO Inquiries by City (HUD 2013-2021) indicated a total of 8 inquiries, or the lowest ratio of less than 0.25 inquiries per 1,000 population (8 inquiries / 36,759 = 0.22 per 1,000). Of these:

- two were categorized as relating to a disability
- the other six were identified as "none"

The disposition of the eight complaints were reported as:

- three "failure to respond"
- one "no valid issue"
- two "no valid basis"
- two "other disposition"

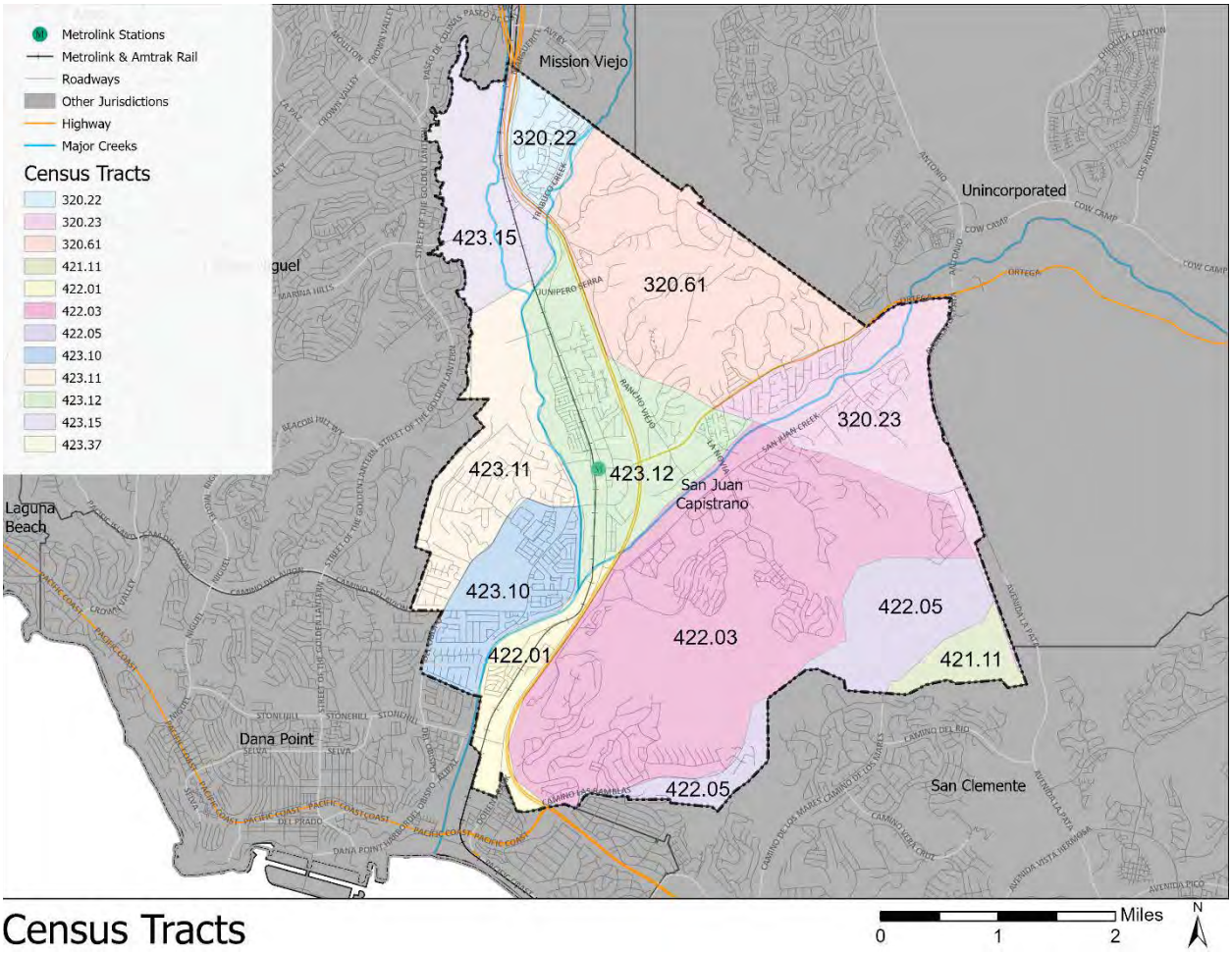
Community and stakeholder input as part of this Housing Element update suggests that there are likely a significant number of fair housing and discriminatory issues and service needs. It is also possible that local residents who may be in need of fair housing services are not aware of,

or not able to access, FHCOC services. The City is proposing Program 19 to provide additional funding to contract directly for fair housing services specifically for residents, tenants, and landlords in San Juan Capistrano. Services would include specific engagement, education, training, and testing services and required reporting on an annual basis.

City Overview

Much of the fair housing analysis is based upon census data provided at the census tract level. The City includes a total of 12 census tracts. Figure 6 displays the census tracts in the City and how they include portions of neighboring jurisdictions. Several of the census tracts are not solely in San Juan Capistrano and have large portions in other jurisdictions. This includes tracts 320.23, 422.05, 421.11, 422.01, 423.10, 423.11, 423.15, and 320.22. Tract 423.37 has a small sliver in the City but is almost entirely outside of the jurisdiction. As a result, demographic information for these census tracts also reflects neighboring communities, as well as San Juan Capistrano. Several of the tracts include more land and more households in the adjacent city than in San Juan Capistrano, which therefore distorts and skews the characteristics of the portion in San Juan Capistrano.

Figure 6: San Juan Capistrano Census Tracts



Source: HCD AFFH Mapping Tool.

Throughout the analysis, a few tracts repeatedly stand out with trends of higher levels of segregation and disproportionate need, including displacement risk. One of these is census tract 423.12 in the center of the City, which contains the Community of Focus for the City's EJ Element. The Community of Focus is the portion of the census tract that is west of the I-5. Tract 423.12 appears throughout the AFFH analysis as an area showing patterns of segregation and disproportionate housing needs.

Tract 320.22 displays similar trends. However, the majority of this tract which includes the northern tip of the City is located in the City of Mission Viejo. This is an example where the characteristics in San Juan Capistrano appear to differ from the average of the tract that includes the adjacent city. The portion of this northern tract in the City of San Juan Capistrano includes the Village San Juan planned community of multifamily units.

Integration and Segregation

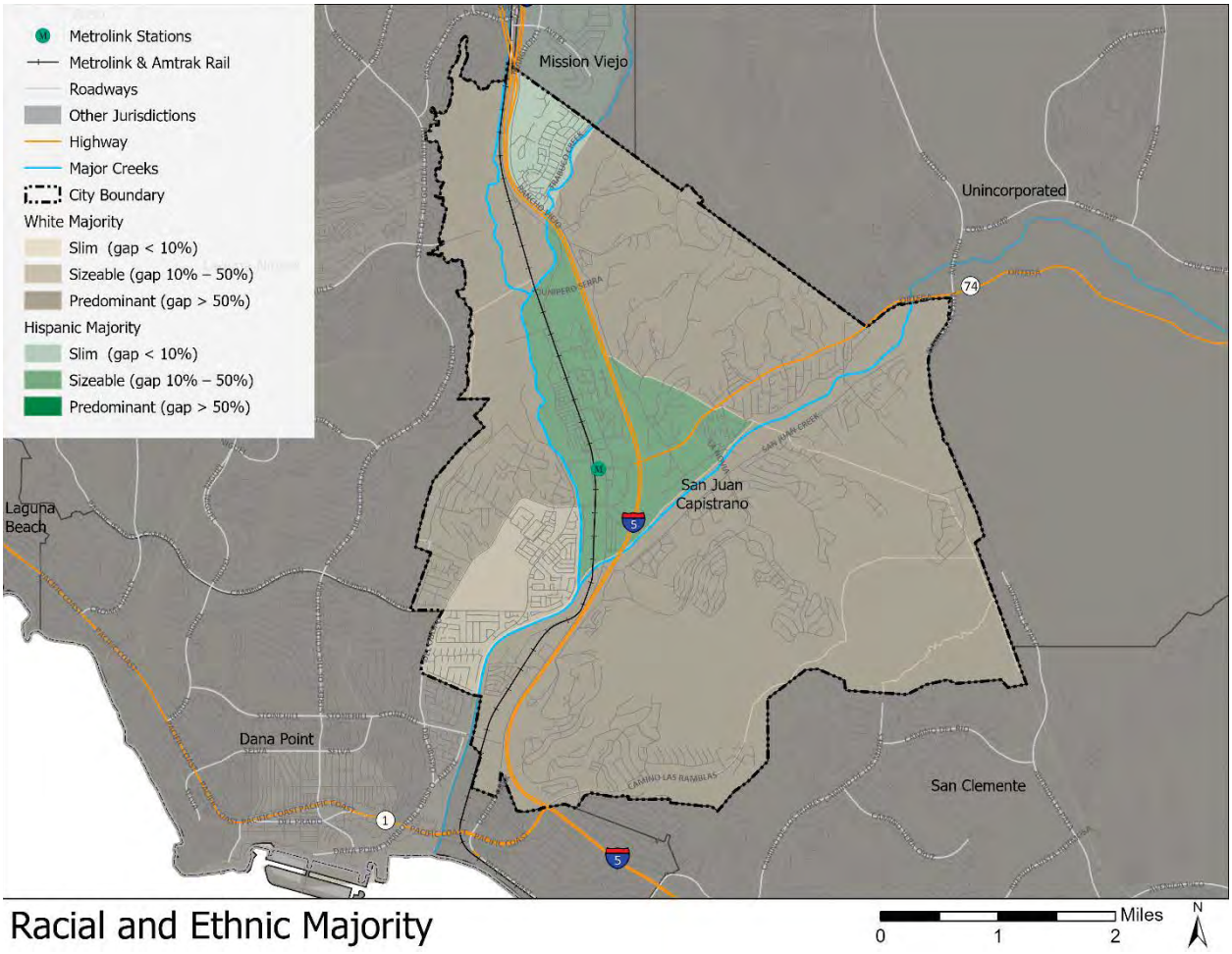
Race and Ethnicity

Racial and ethnic composition of a jurisdiction is useful in analyzing housing demand and any related fair housing concerns as it tends to demonstrate a relationship with other characteristics such as household size, locational preferences, and mobility.

Figure 7 displays the racial and ethnic majority by census tract in San Juan Capistrano. All the census tracts in the City have a White majority except two tracts, which have a Hispanic majority. Tract 423.12 (central) has a sizeable Hispanic majority. The northern census tract extending into Mission Viejo, tract 320.22, has a slim Hispanic majority.

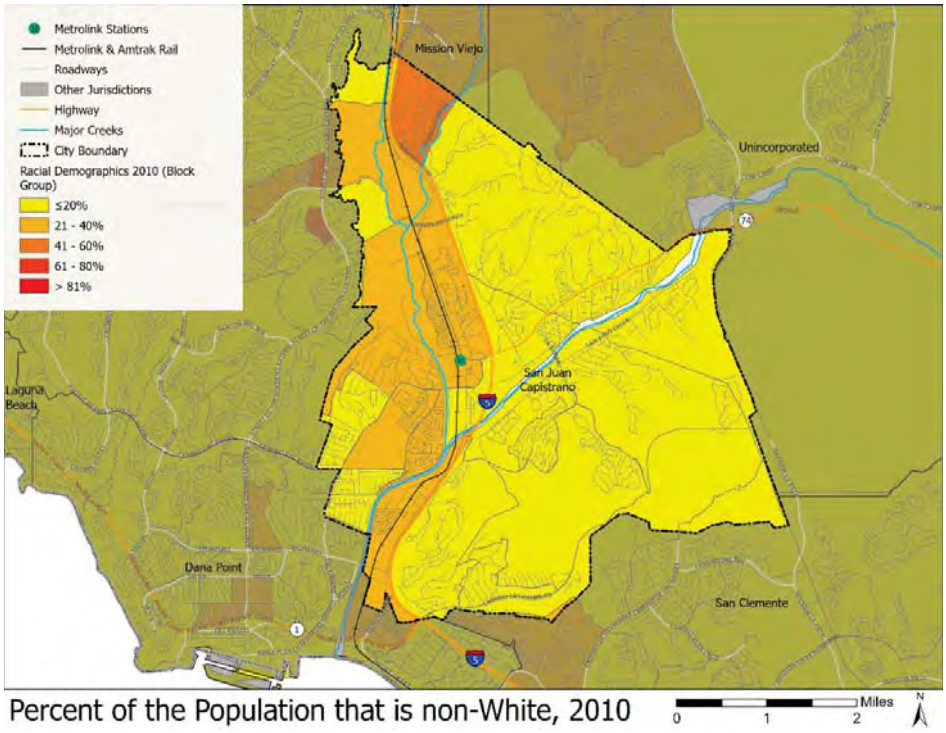
Figure 8 displays the percentage of the non-White population in 2010 and 2018 by census block group. The percentage of non-White residents in San Juan Capistrano is increasing across the City. There are higher levels of non-White residents along the I-5 freeway and in the western area of the City. As the City is about 57 percent non-Hispanic White, there are four census block groups with greater than 60 percent non-White population. This includes the Community of Focus for the EJ Element, where over 80 percent of the population is Hispanic, significantly higher than the 36 percent City average.

Figure 7: Racial and Ethnic Majority, 2010

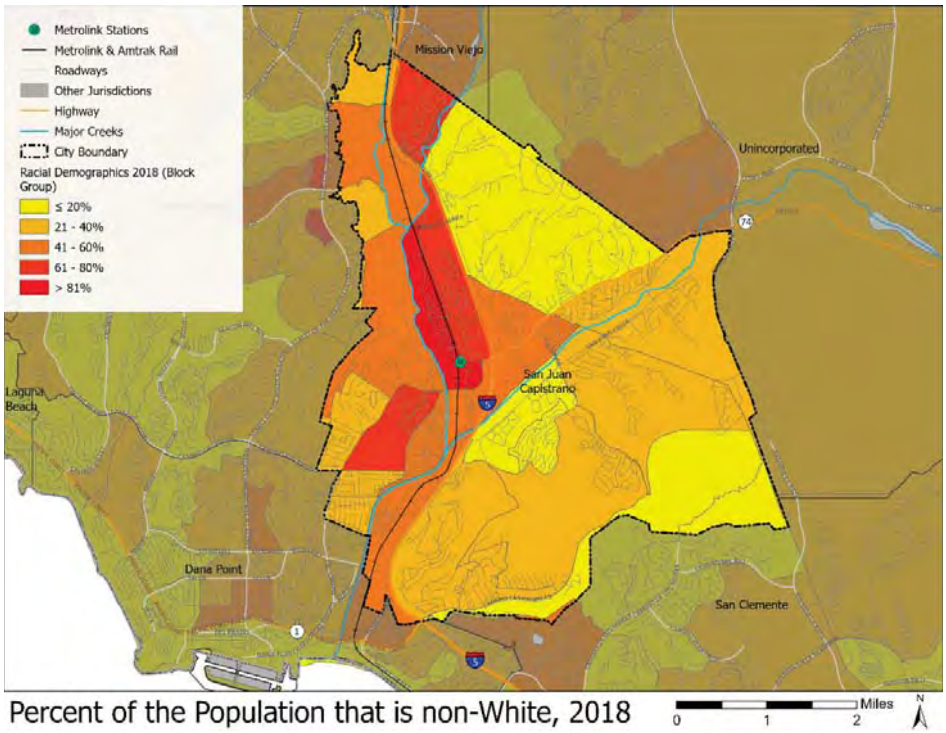


Source: HCD AFFH Mapping Tool.

Figure 8: Percent of the Population that is non-White, 2010 and 2018



Percent of the Population that is non-White, 2010



Percent of the Population that is non-White, 2018

Source: HCD AFFH Mapping Tool.

An analysis determined that the HCD AFFH Data Viewer maps for 2010 and 2018 used different definitions of White and non-White populations. The 2010 map is based on the total "2010 White Population" from the US Census which included people who identified as Hispanic White. This resulted in a total White population of 6,033 persons, or 66 percent of the total population, or 34 percent non-White. In contrast, the 2018 map included people who identified as Hispanic White in the total Hispanic and non-White populations. Using the same definitions and methodology as the 2018 map, the total non-White population increased from 77 percent (not 34 percent) in 2010 to 80 percent in 2018. The total Hispanic population in the Community of Focus increased from 73 percent in 2010 to 76 percent in 2018. The 2010 map has been corrected to use the same definition used for the 2018 map.

One possible contributing factor to the greater percentage of Hispanic/Latino households in these tracts is a higher number and concentration of multi-family unit types. The Community of Focus largely consists of small-scale multi-family units which are more naturally affordable. Additionally, tract 320.22 also contains many multi-family units, both within San Juan Capistrano and in neighboring Mission Viejo. The multi-family unit prevalence appears to be associated with increased non-White populations, indicating that multi-family housing availability is a contributing factor to integration and segregation in the City.

Compared to the County, San Juan Capistrano has a similar percentage of Hispanics (36.4 percent to 34.2 percent), a higher percentage of non-Hispanic Whites (57.2 percent to 41.4 percent) and lower percentage of non-Hispanic Asians (3.1 percent to 19.5 percent). A detailed analysis of the racial and ethnic composition of San Juan Capistrano and regional comparison to Orange County is provided in the Needs Analysis Chapter of the Housing Element.

One metric used to quantify segregation is the dissimilarity index. The dissimilarity index measures how evenly two groups are distributed throughout a sub-area (block group) of a larger area (city) using a number between one and one hundred. The index score reflects the percentage of a group's population that would have to change residence for each neighborhood (block group) to have the same percentage of that group across all neighborhoods in the city. The formula provided in HCD's AFFH Handbook was used in this calculation.

The categories for a dissimilarity index (shown as percentages) as defined by HCD are as follows:

- < 30: Low Segregation
- 30-60: Moderate Segregation
- > 60: High Segregation

The indices for the City of San Juan Capistrano are shown in Table 38. They reveal that segregation between the non-White and White populations and between the Hispanic and White populations remains in the moderate segregation category despite increases in the dissimilarity index. From 2010 to 2018, the White population increased by 9 percent while the Hispanic population saw few changes. As such, the increase in the dissimilarity index may be caused by increased population disparity between these two groups. Additionally, as shown in Figure 7 and

indicated by local knowledge, the Hispanic population remains concentrated in the central area of the City primarily in the 894-unit Capistrano Villas development on the west side of Camino Capistrano. When compared to the indices for the entire County, San Juan Capistrano has slightly lower dissimilarity indices for these groups.

Segregation between the Black population and the White population and between the Asian and White populations remains in the low segregation category. The indices for these two comparisons are significantly lower than the County indices. San Juan Capistrano also has a small Black population so this may skew perception of segregation. This segregation may also be caused by a 73 percent decrease in the Black population between 2010 and 2018.

These indexes have been calculated using census data that includes the populations of census tracts that only have a fraction of their population within the City bounds, so some calculations may be affected by the populations in the surrounding area.

Table 38: Dissimilarity Index for Race, 2010 and 2018

	San Juan Capistrano		Orange County	
	2010	**2018**	**2010**	**2020**
Non-White/White	31.0	42.1	33.6	44.7
Black/White	21.1	27.2	32.3	47.0
Hispanic/White	41.5	49.0	38.2	52.8
Asian/White	21.7	21.6	34.8	43.2

Source: ACS 2010 and 2018 5-Year Estimates, Orange County Assessment of Impediments.

Income

Figure 9 displays the percentage of people in each census block group that are low-moderate income. The City has three block groups in which greater than 75 percent of the population is low-moderate income. Areas with a high percentage of low-moderate income population tend to correlate with the location of the seven mobile home parks in the City. The eastern census block groups have the lowest percentages of low-moderate income population.

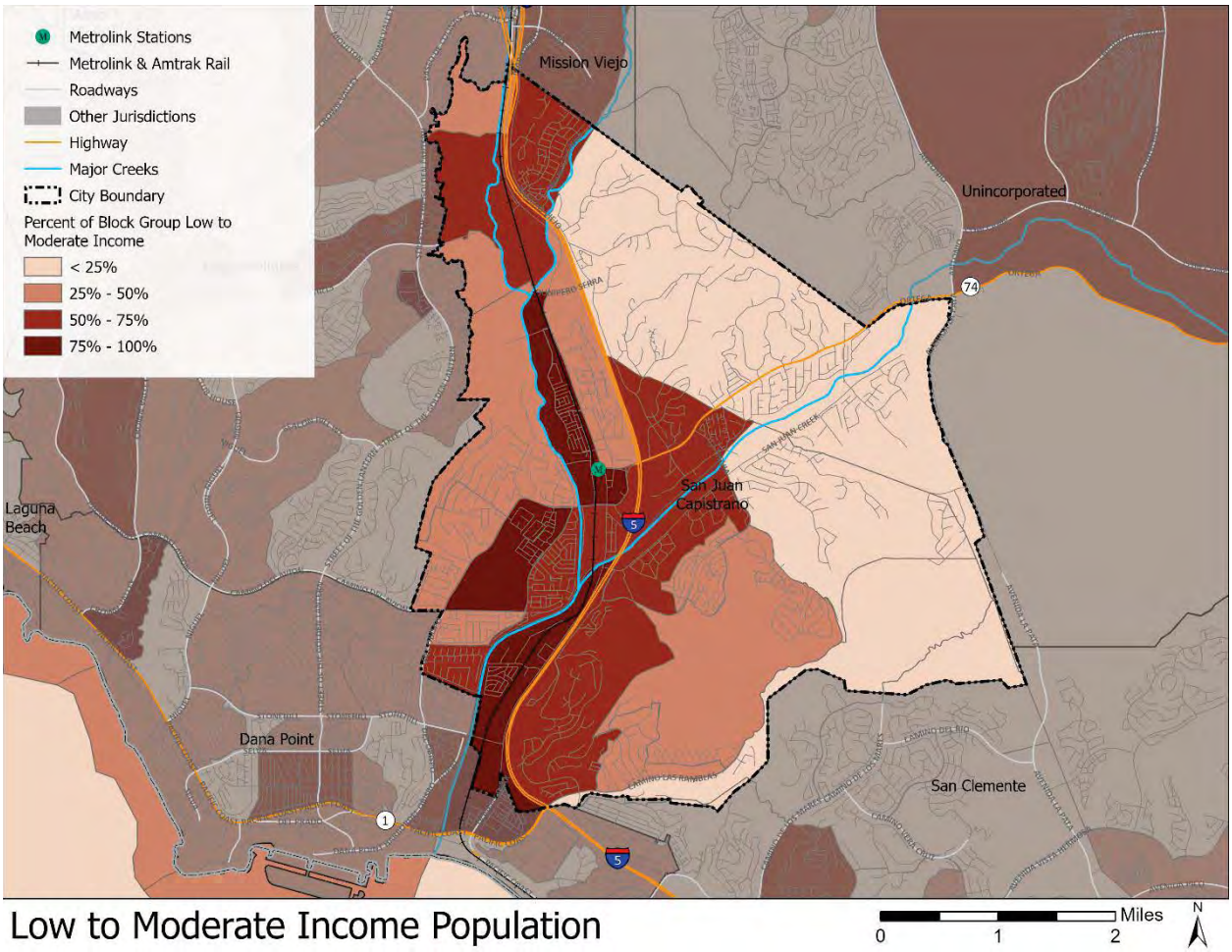
Figure 10 shows the percentage of households whose incomes are below the federal poverty level in each census tract from 2010-2014 and 2015-2019. The figure shows that in 2015-2019, there is no tract with greater than 10 percent of its population below the federal poverty level. Three census tracts showed decreases in the percentage of households below the federal poverty level. The central census tract decreased from the 20–30 percent category while two other tracts decreased from the 10–20 percent category. This may be explained by recovery from the lingering effects of the Great Recession that persisted through 2014 and improvement for a significant number of households that were able to increase household income enough to

exceed the federal poverty level. However, the median household income shown in Figure 11 indicates relatively low incomes in the central census tract and Community of Focus area. All but one of the central census tract block groups are below the state median income ($87,500). This eastern census tract has relatively high incomes compared with the surroundings, with a median income between $87,500 and $125,000. The western and central portions of San Juan Capistrano have lower incomes than the eastern side of the City.

The Housing Choice Voucher Program 5 is the federal program for assisting very low-income, elderly, and disabled families and individuals in affording decent housing by subsidizing rent costs and paying landlords directly for a portion of the rent. Eligibility is based on family size and whether income is less than 50 percent of the area's median income. Figure 12 shows the dispersion of housing choice vouchers by census tract and the vouchers as a percentage of renter-occupied housing units. There is relatively little use of vouchers across the City, with three tracts in the City having housing choice vouchers between 15 and 30 percent of their rental units. The central census tract, 423.12, has the most vouchers at 60.

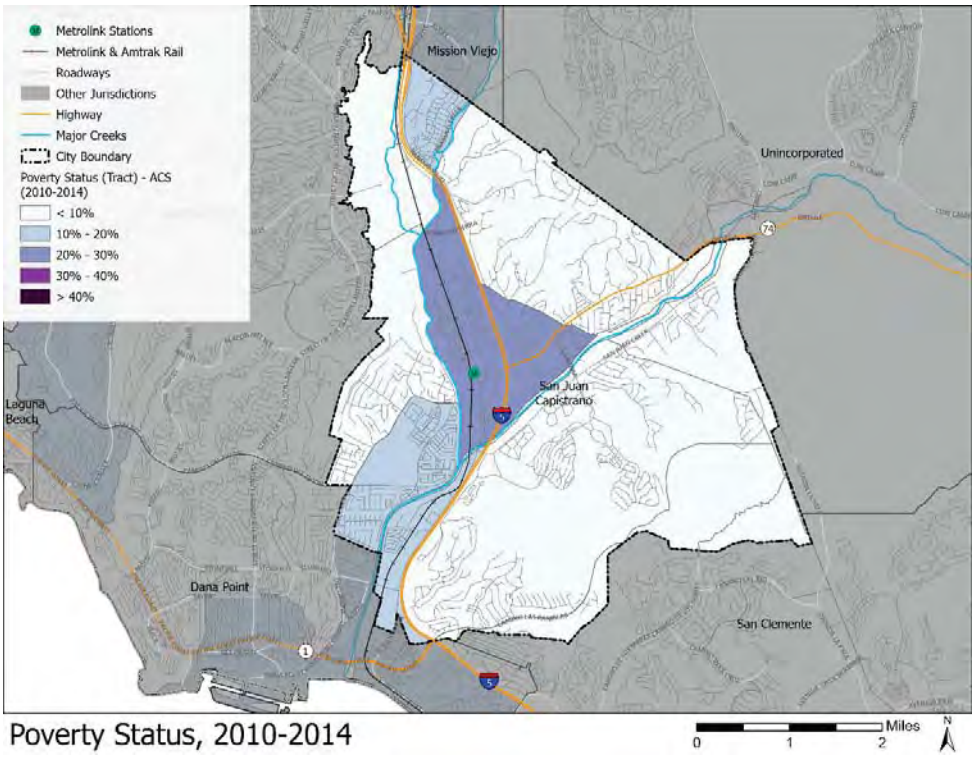
The dissimilarity index can also be used to calculate income segregation, using the same scale as provided above. The San Juan Capistrano dissimilarity index for income is 44.0, which means San Juan Capistrano is moderately segregated by income. The main cause of this segregation score is likely the Racially Concentrated Area of Affluence (RCAA) located just north of the Community of Focus. The countywide dissimilarity index for income is 42.6, a moderate segregation level, which is slightly lower but comparable to that of the City.

Figure 9: Low to Moderate Income Populations, 2011–2015

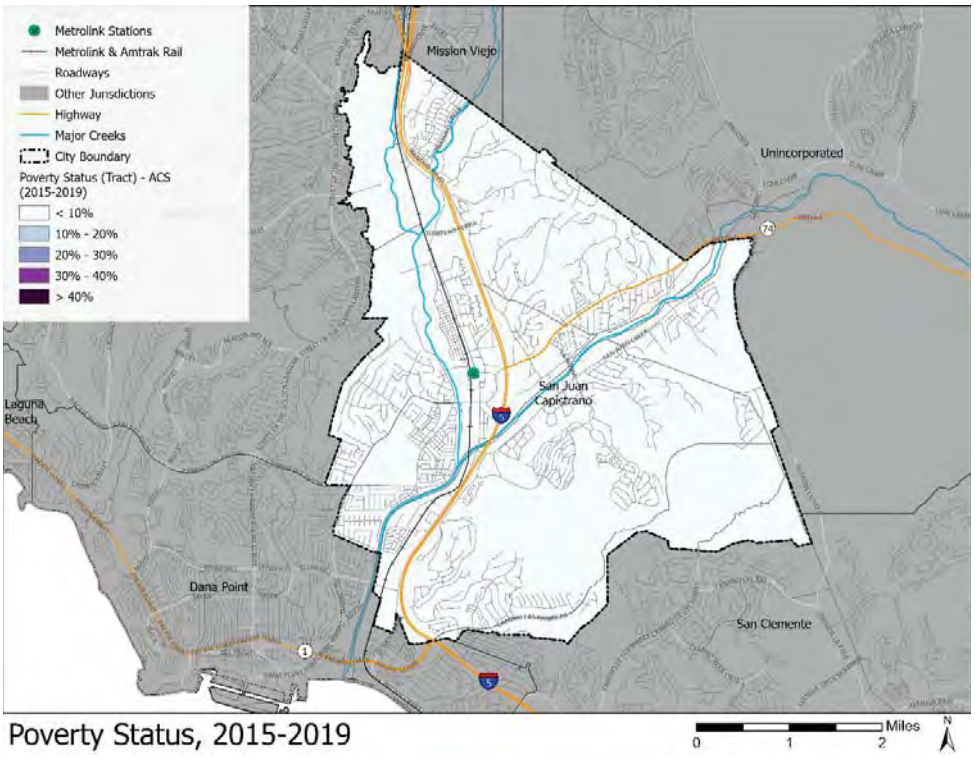


Source: HCD AFFH Mapping Tool.

Figure 10: Poverty Status, 2010–2014 and 2015–2019



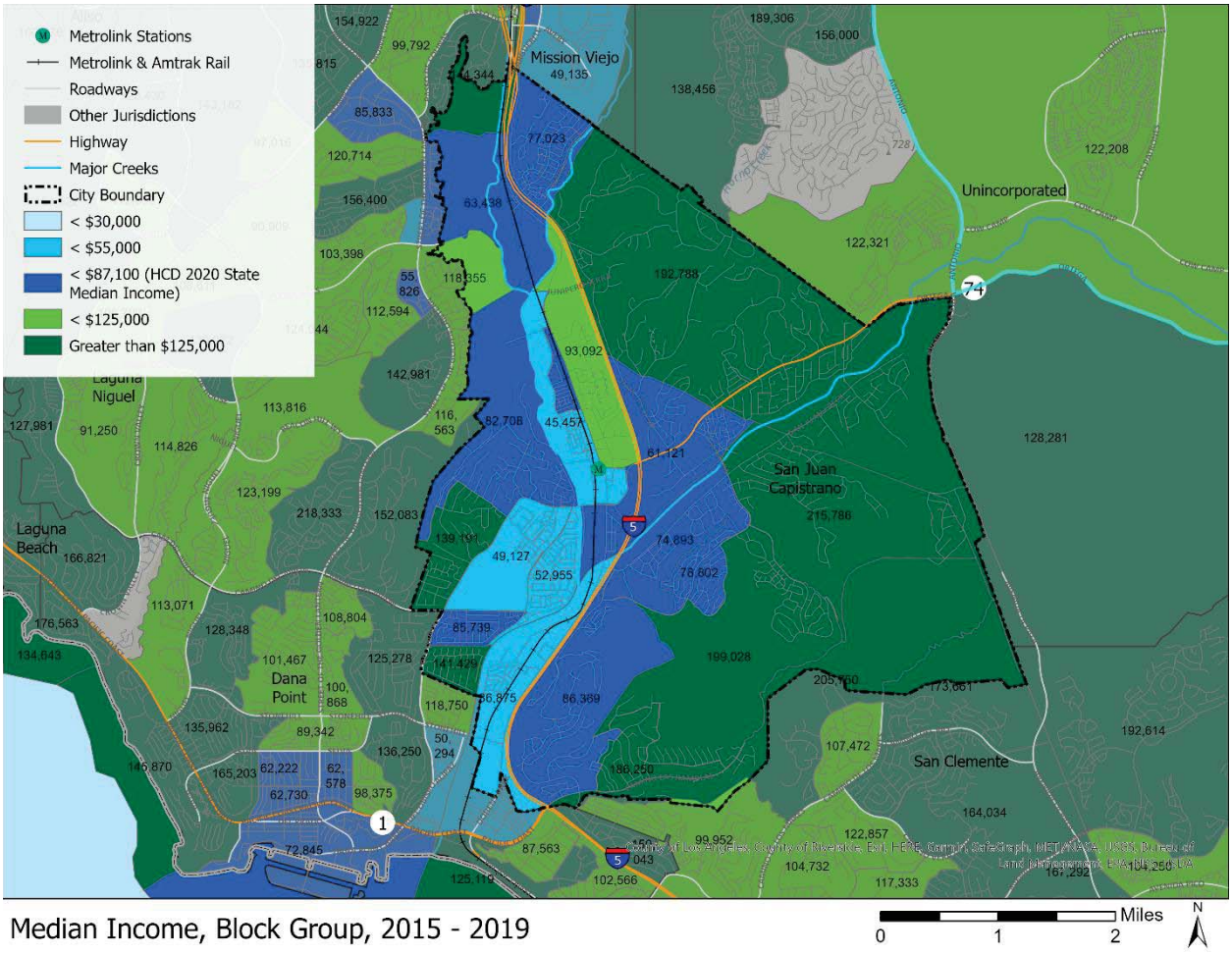
Poverty Status, 2010-2014



Poverty Status, 2015-2019

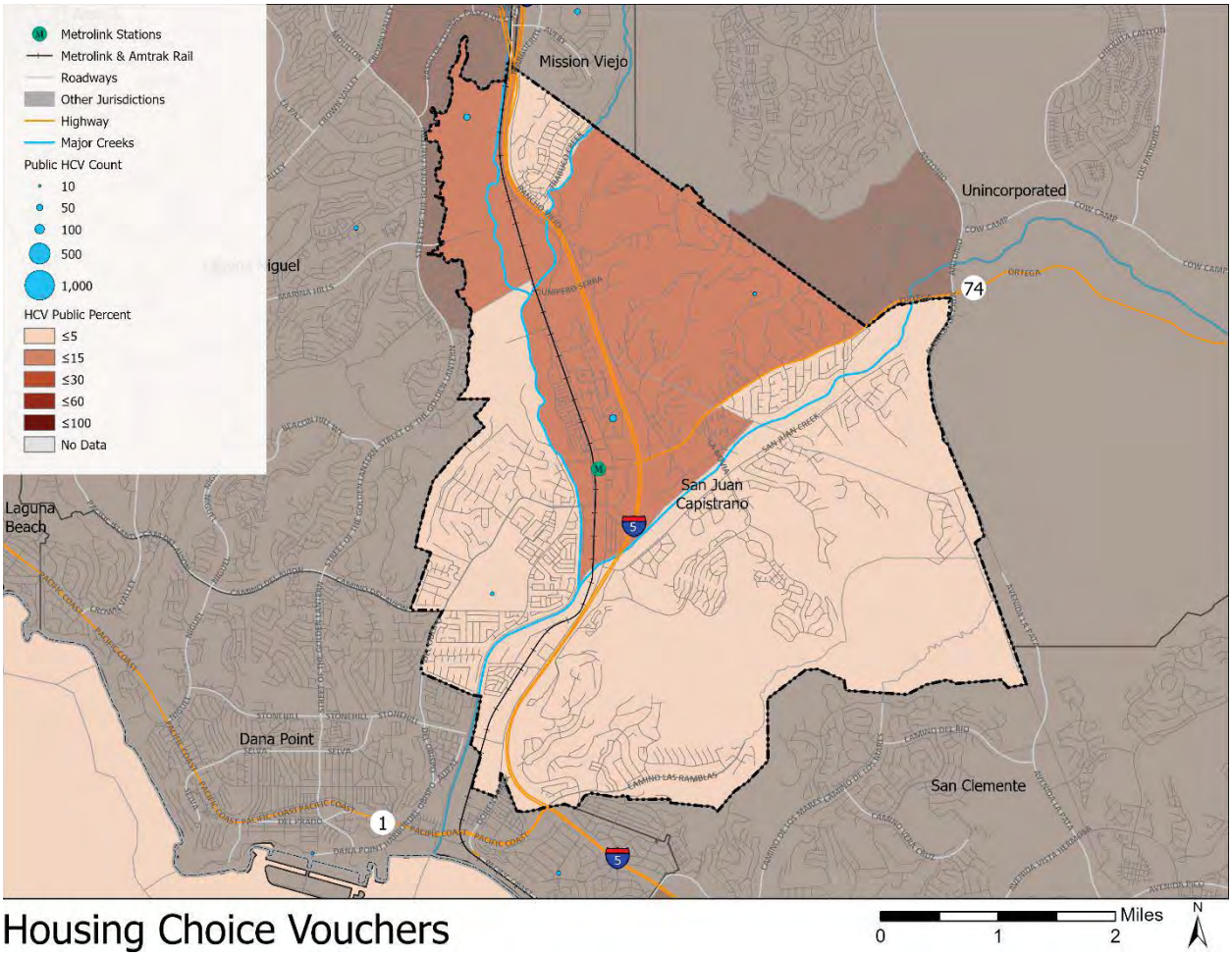
Source: HCD AFFH Mapping Tool.

Figure 11: Median Income, 2015–2019



Source: HCD AFFH Mapping Tool.

Figure 12: Location of Housing Choice Vouchers, 2010



Source: HCD AFFH Mapping Tool.

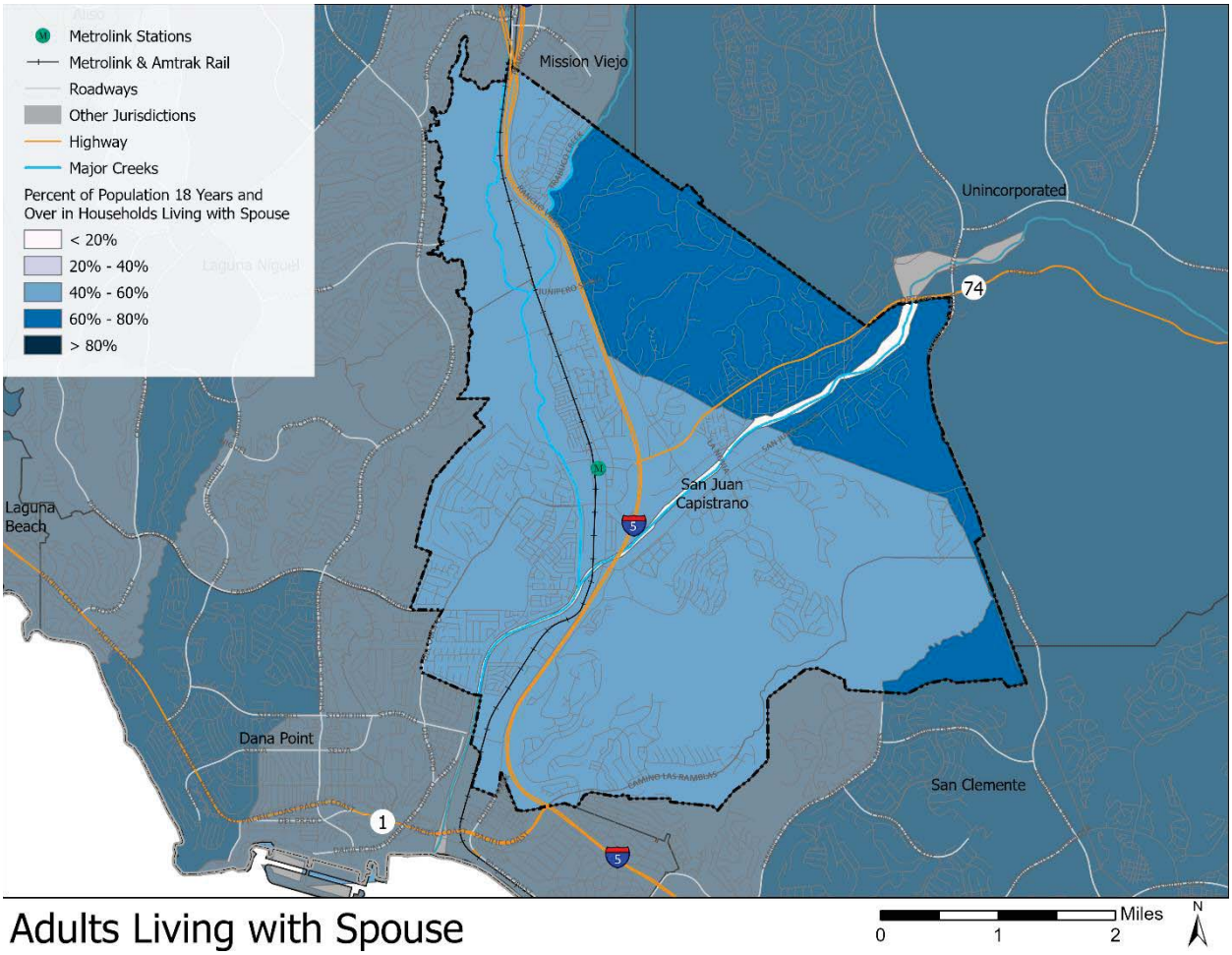
Familial Status

Figure 13 and Figure 14 show the percent of adults living with their spouse and adults living alone, respectively, in each census tract. The vast majority, between 40-60 percent (moderately high) and 60-80 percent (high), of adults over 18 years of age in San Juan Capistrano live with a spouse. Relatively few adults (less than 20 percent of households) in San Juan Capistrano live alone.

Figure 15 shows the percentage of children in married couple households by census tract throughout the City. There is no tract in the City where fewer than 60 percent of children live in households with a married couple. Three tracts fall into the 60–80 percent category, two of which have large parts of their tract extending into other jurisdictions. According to the Orange County AI, the percentage of families with children in San Juan Capistrano is 72 percent, about 25 percent higher than the Los Angeles-Long Beach-Anaheim region average of 48 percent.

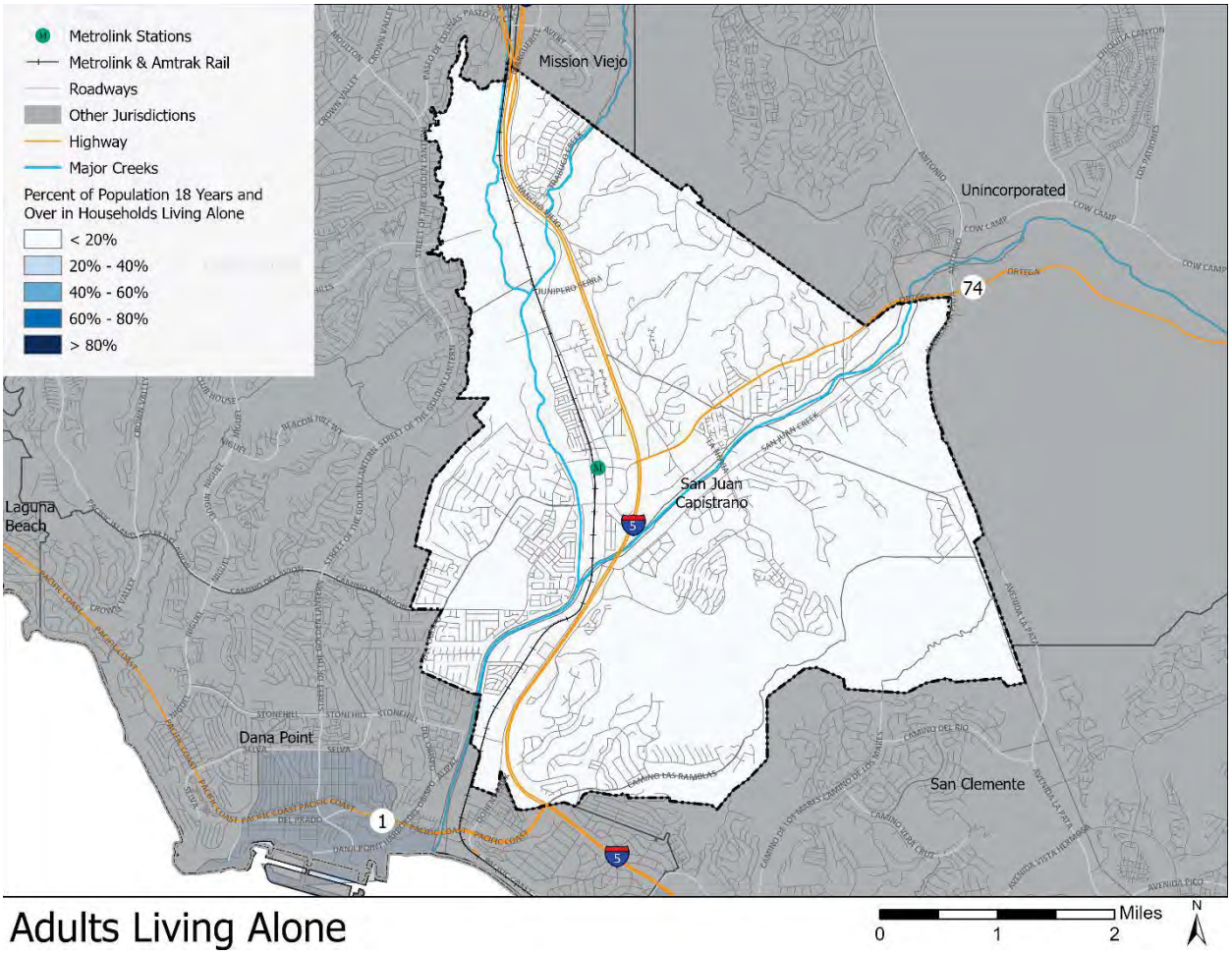
Figure 16 displays the percentage of children that are in female-headed households by census tract. There is one tract that falls into the 20–40 percent category, while the rest fall into the lowest category, with fewer than 20 percent of children in female-headed households. About 7 percent of households are female single-parent households in the City as compared to about 16 percent countywide. As discussed in the Needs Section, about 10 percent of City households are single-parent households, half the rate of the Orange County average (20 percent). There is no geographic concentration of a high percentage of children in single-parent, female-headed households in the City.

Figure 13: Adults Living with Spouse, 2015–2019



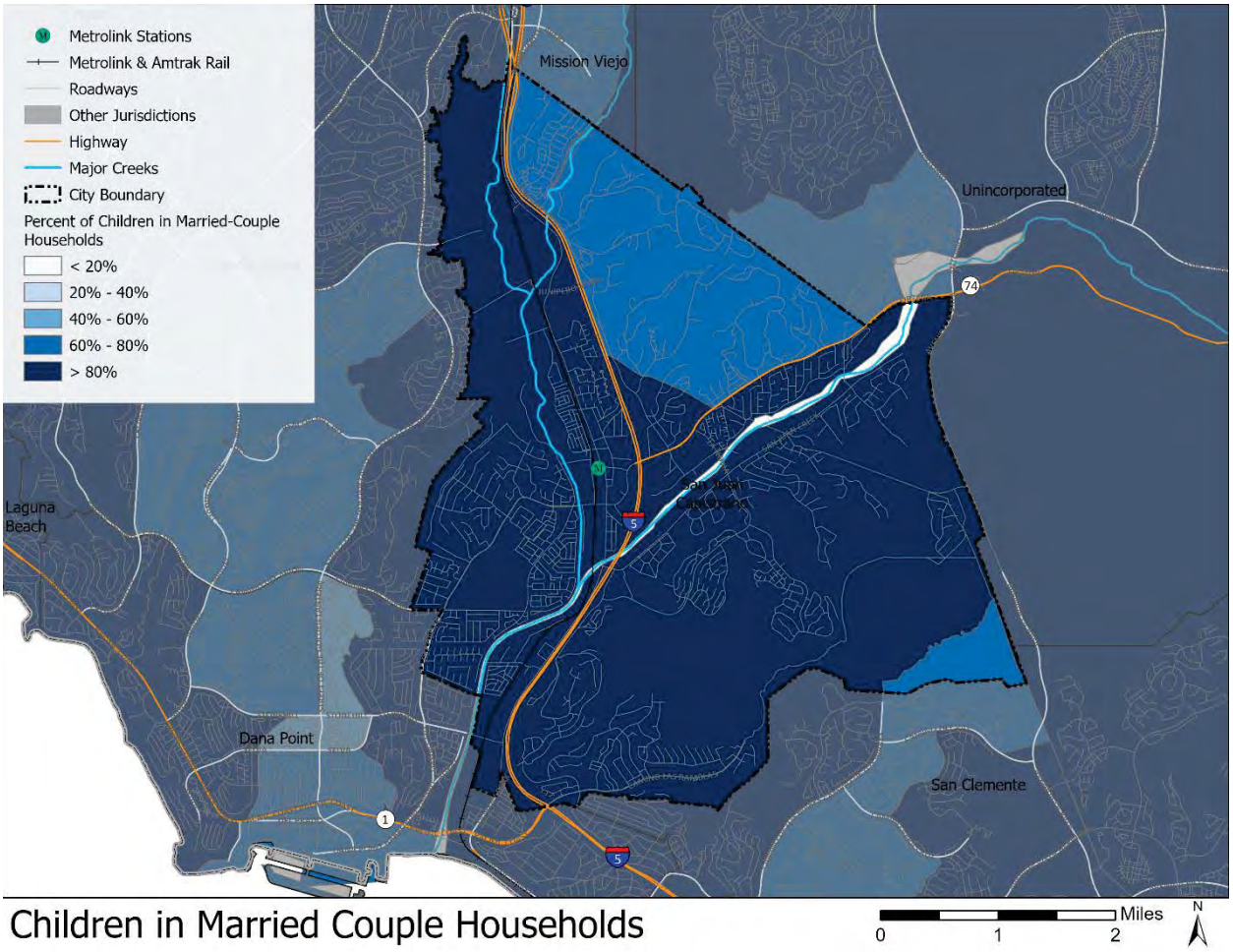
Source: HCD AFFH Mapping Tool.

Figure 14: Adults Living Alone, 2015–2019



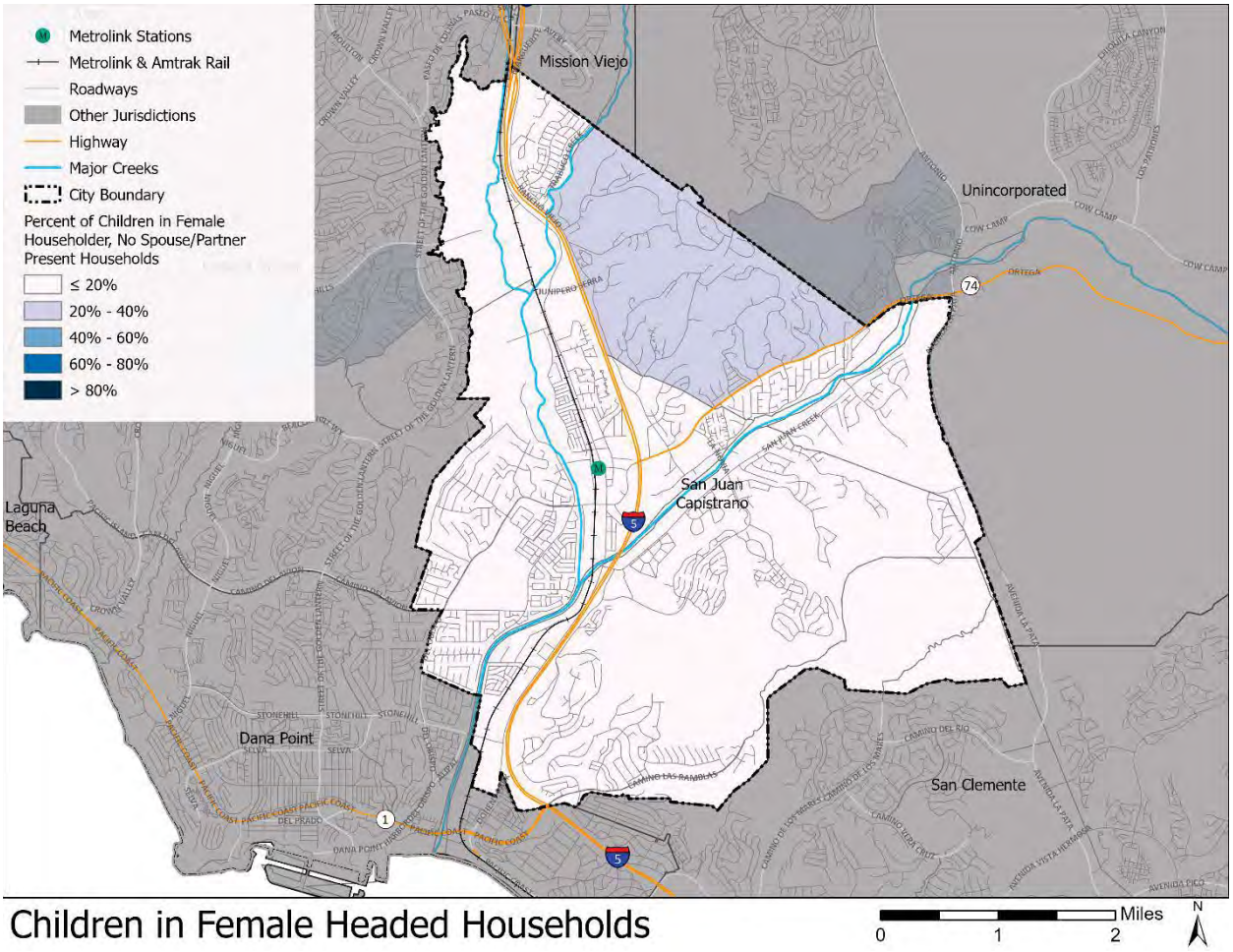
Source: HCD AFFH Mapping Tool.

Figure 15: Children in Married Couple Households, 2015–2019



Source: HCD AFFH Mapping Tool.

Figure 16: Children in Female-Headed Households, 2015–2019



Source: HCD AFFH Mapping Tool.

Persons with Disabilities

Per the US Census, a disabled person is reported as having a hearing, vision, cognitive, ambulatory, self-care, or independent living difficulty. Approximately 11.2 percent of the population in the City of San Juan Capistrano has a disability. A comparison of the breakdown of disability characteristics from 2012 to 2019 is shown in Figure 17. The increases in ambulatory, self-care, and independent living difficulties are likely due to an aging population. About 28 percent of the disabled population has an ambulatory, or walking, difficulty. A large population with walking difficulty increases the need for single-story housing supply, homes with elevators, direct transit access, wheelchair access, larger homes for live-in help, or proximity to health facilities.

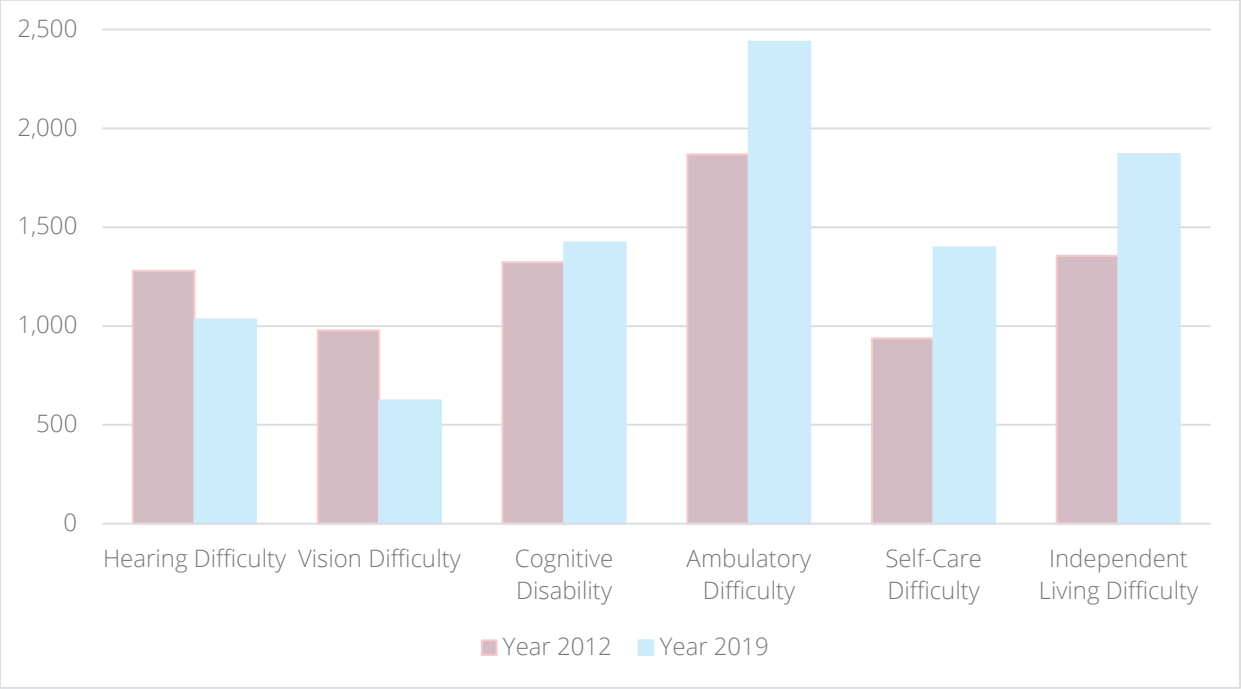
Countywide, there is a smaller proportion of the population with a disability compared to the City with an estimated 8.5 percent of the population reporting a disability. There are similar

patterns of even distribution with no concentrations of disabled populations in San Juan Capistrano. Ambulatory issues are also the highest reported disability countywide.

Figure 18 shows the percentage of the population with a disability from 2010–2014 and 2015–2019 by census tract. It reveals an even distribution of the disabled population across the City of San Juan Capistrano requiring an even distribution of accommodations and medical support. There is no census tract where greater than 20 percent of the population has a disability; there are no areas of the City with a high concentration of persons with disabilities.

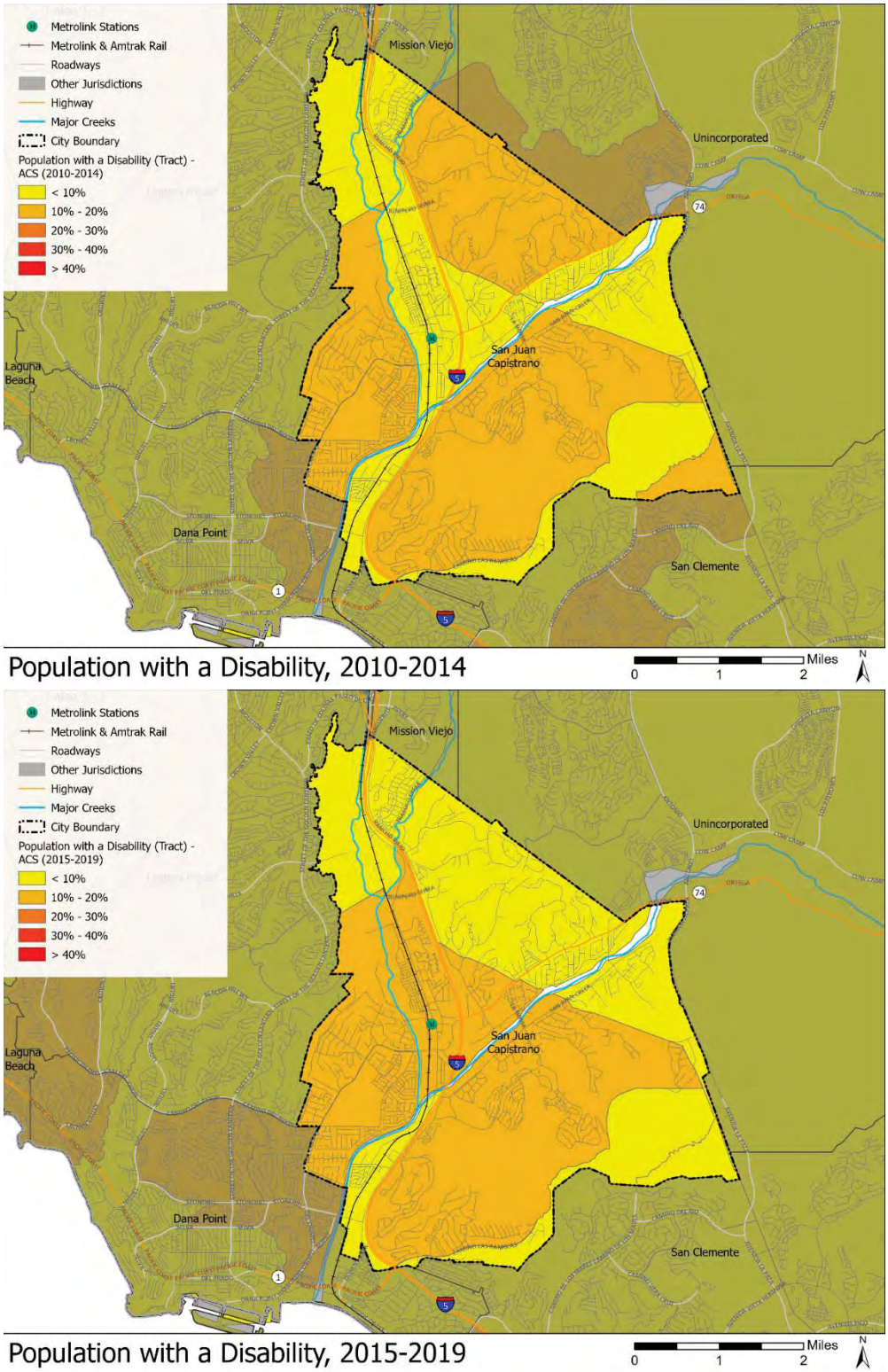
The 10 healthcare facilities in the City of San Juan Capistrano are all located in the center of the City along the I-5 or SR-74 highways. As these facilities are concentrated in the center of the City, most residents have easy access. Additionally, there is a concentration of healthcare facilities near the Community of Focus.

Figure 17: Disability Characteristics 2012–2019



Source: ACS 2012 and 2019 5-year Estimates.

Figure 18: Percentage of the Population with a Disability, 2010–2014 and 2015–2019



Source: HCD AFFH Mapping Tool.

Findings: Integration and Segregation

Overall, there is a concentration of a non-White population, with a Hispanic majority, in the central census tract and Community of Focus. This area also has a distinctly low-income population with high levels of poverty and housing choice voucher use. The Community of Focus has many families with children, which may partially contribute to concentrated issues of overcrowding in this tract. Additionally, during outreach to the Community of Focus, many residents indicated that some households had doubled or tripled up in a unit to be able to afford the rent, further contributing to the overcrowded housing conditions and the increased concentration of poverty, linguistic isolation, and racial/ethnic segregation.

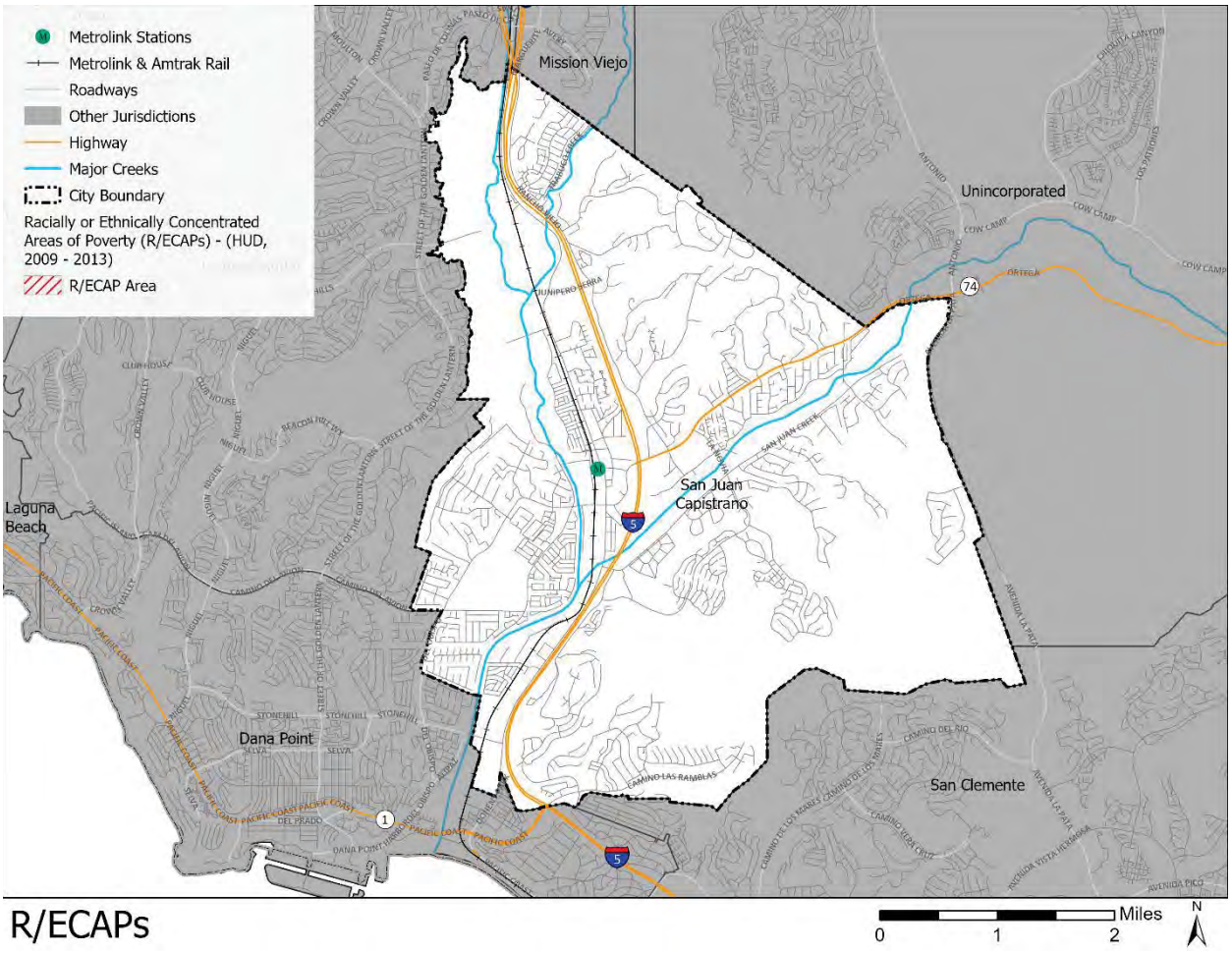
The predominantly White area in the northeast tract has high income levels and more childless married couples. San Juan Capistrano largely matches regional patterns of integration and segregation in south Orange County, but the Community of Focus in the central tract is unlike any of the surrounding areas.

Racially and Ethnically Concentrated Areas of Poverty

Racially and Ethnically Concentrated Area of Poverty (R/ECAP)

A R/ECAP is an area with a non-White population over 50 percent and with over 40 percent of the median household incomes below the poverty line. According to HUD's 2020 R/ECAP database, there are four R/ECAPs in Orange County. Two are in Santa Ana and two are in Irvine. There are no R/ECAPs in the City of San Juan Capistrano, as shown in Figure 19.

Figure 19: RECAPs, 2009–2013

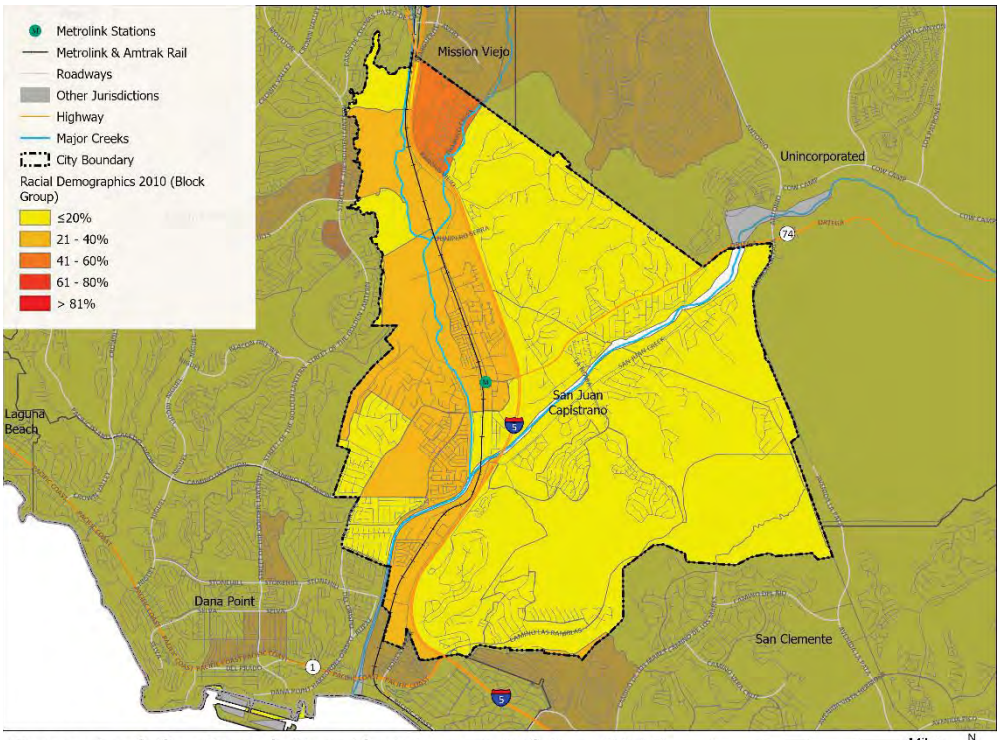


Source: HCD AFFH Mapping Tool.

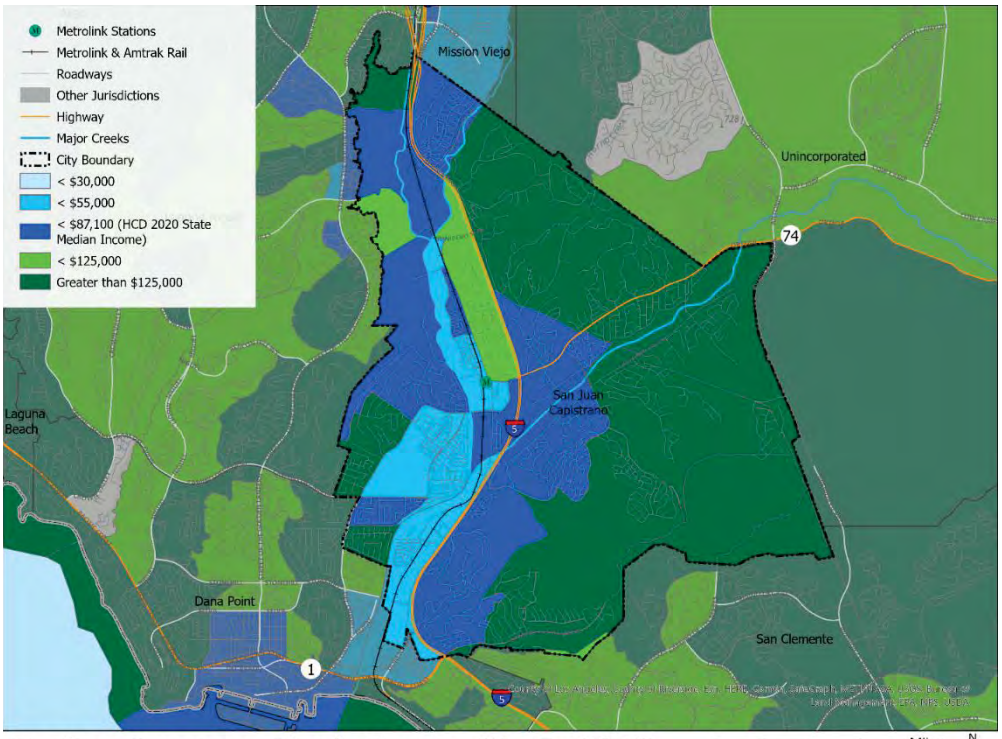
Racially Concentrated Area of Affluence (RCAA)

Per HCD's AFFH document, an RCAA is an area with a White population over 80 percent and a median household income level over $125,000. As determined by Figure 20, San Juan Capistrano has an RCAA in census tract 320.61, which is located around the Marbella Country Club. This area is fully developed and has no existing development potential.

Figure 20: Percent non-White and Median Income



Percent of the Population that is non-White, 2010



Median Income, Block Group, 2015 -2019

Source: HCD AFFH Mapping Tool.

Disparities in Access to Opportunities

California Tax Credit Allocation Committee (TCAC)

One tool that can be used to analyze disparities in access to opportunities is the California Tax Credit Allocation Committee's (TCAC) Opportunity Area scores. These were prepared by a task force commissioned by TCAC and HCD to identify areas statewide whose economic, educational, and environmental characteristics support positive outcomes for low-income families. The map is updated annually. Opportunity maps are made for three domains: economic, environmental, and education. Each map uses a number of indicators to determine its individual score. A composite score and resource designation combining all three designations is then assigned to each block group.

To determine final resource category, the top 20 percent of overall scores in a county are labeled as highest resource and the next 20 percent of scores are labeled as high resource. Then, any areas that are considered segregated and that have at least 30 percent of the population living below the federal poverty line are labeled as an area of High Segregation and Poverty. Any remaining uncategorized areas in the county are evenly divided between moderate resource and low resource areas.

Figure 21 displays the economic scores for the City by census tract. Economic indicators include poverty, adult education, employment, job proximity, and median home value. The areas with the less positive economic outcome are along Trabuco Creek and the Metrolink Rail. This includes tracts 423.12, 320.22, and 423.10. While these areas have excellent access to employment opportunities, they include the census block groups with the highest rates of poverty, relatively low rates of adult education, and lower median home values compared to other parts of the City and Orange County, particularly with the number of mobile homes and the City's older higher-density housing.

The environmental domain utilizes CalEnviroScreen 3.0 pollution indicators and values. The environmental scores for the City are shown in Figure 22 by census tract. The map indicates lower environmental scores in the southern tracts in the City. The tract with the lowest score, 422.01, is bisected by the Metrolink and Amtrak Rail and close proximity of the I-5 freeway and extends largely into Dana Point to the south.

Education indicators include math and reading proficiencies of fourth graders, high school graduation rates, and the student poverty rate. The education scores for the City are shown by census tract in Figure 23. Education scores in the City are lower in the central and southern parts of the City, with higher scores in the northern areas. The majority of the City has education scores lower than 25, indicating "less positive education outcomes." There are nine public schools in San Juan Capistrano: four elementary, one middle school, and one high school, as well as one combined charter middle and high school, one continuation high school, and a high school for

special needs students. The schools enjoy a good reputation. The low score appears to be influenced more by the higher rates of student poverty. GreatSchools.org indicates that Capistrano Unified has some of the top-rated public schools in San Juan Capistrano based on a variety of measures, including academic performance and equity. San Juan Capistrano has one of the highest concentrations of top ranked public schools in California according to PublicSchoolReview.com.

Table 39 displays the economic, environmental, education, and composite score and category for census tracts in San Juan Capistrano. Figure 24 shows the TCAC resource category for each census tract. Most of the highly populated areas (the central and southern areas of the City) are in the low resource category.

In San Juan Capistrano there are two high resource tracts in the northeast portion of the City, and three moderate resource tracts on the northwest and southeast edges of the City. There are no tracts that fall into the high segregation and poverty category.

Based on the individualized factors, education outcomes appear to be the primary driver of the "low resource" composite scores in the central and southern areas of the City. It is likely that the lower scores reflect the high percentage of students for which English is a second language.

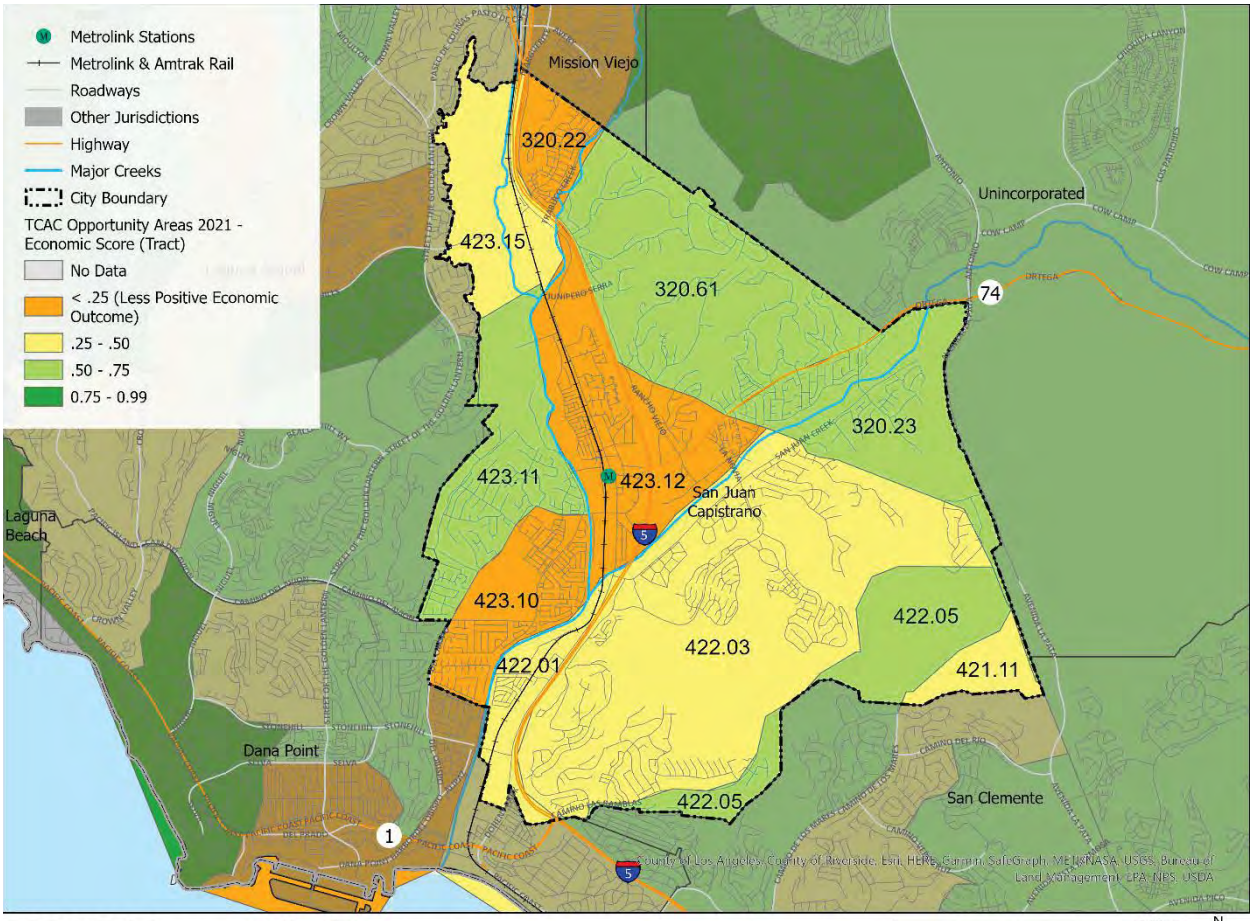
Several of the census tracts are not solely in San Juan Capistrano and extend into the surrounding jurisdictions. This includes tracts 320.23, 422.05, 421.11, 422.01, 423.10, 423.11, 423.15, and 320.22.

Table 39: Opportunity Map Scores and Categorization, 2021

Census Tract	Economic Domain Score	Environmental Domain Score	Education Domain Score	Composite Index Score	Final Category
320.22	0.28	0.66	0.93	0.33	High Resource
320.23	0.69	0.26	0.47	0.04	Moderate Resource
320.61	0.58	0.71	0.65	0.28	High Resource
421.11	0.30	0.47	0.32	-0.24	Moderate Resource
422.01	0.37	0.16	0.04	-0.65	Low Resource
422.03	0.23	0.24	0.07	-0.64	Low Resource
422.05	0.45	0.40	0.09	-0.42	Low Resource
423.10	0.09	0.33	0.03	-0.78	Low Resource
423.11	0.54	0.39	0.03	-0.49	Low Resource
423.12	0.02	0.62	0.08	-0.70	Low Resource
423.15	0.28	0.81	0.69	0.21	Moderate Resource

Source: California Fair Housing Task Force, TCAC/HCD Opportunity Maps, 2020 Statewide Summary Table, December 2020.

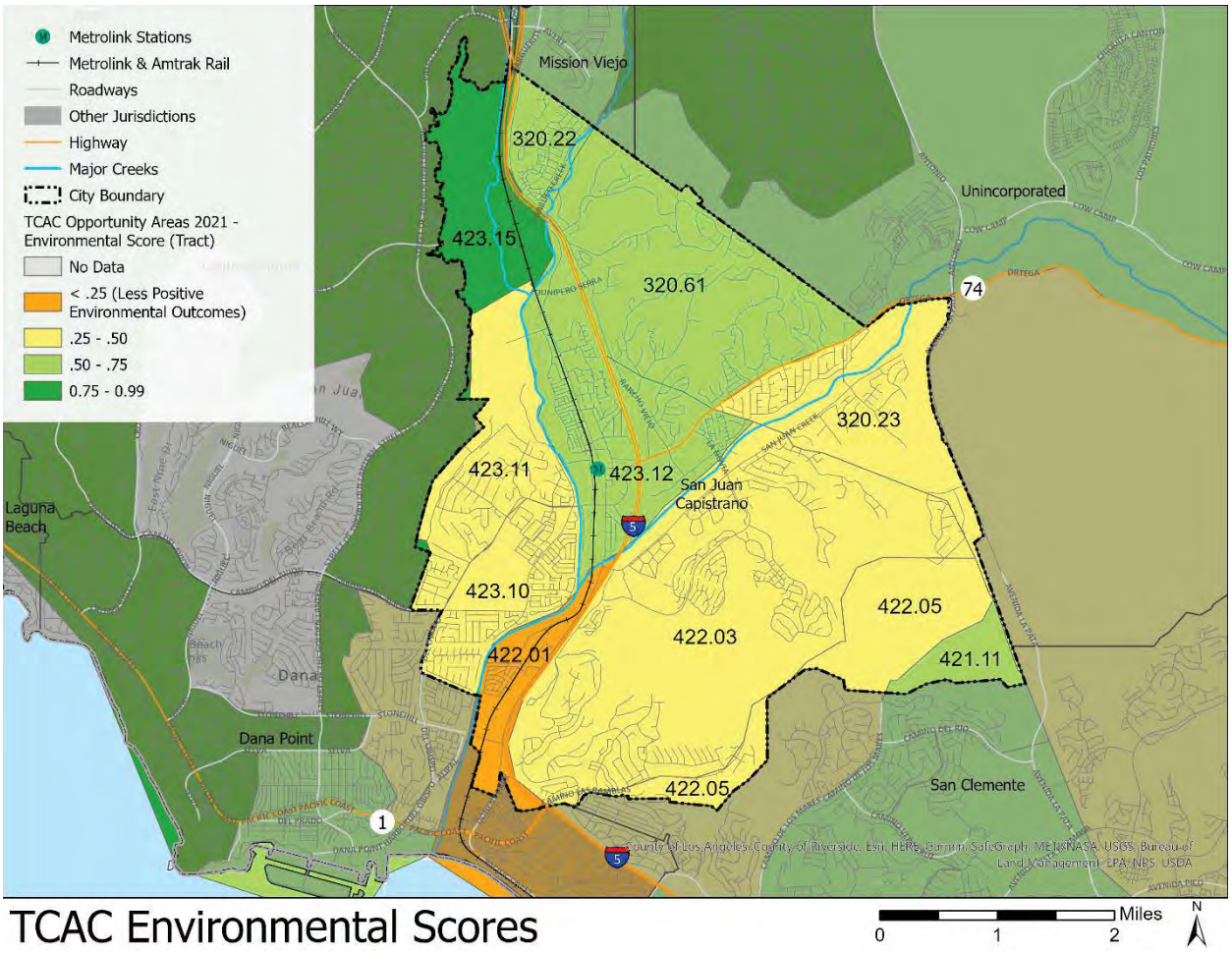
Figure 21: TCAC Economic Score, 2021



TCAC Economic Scores

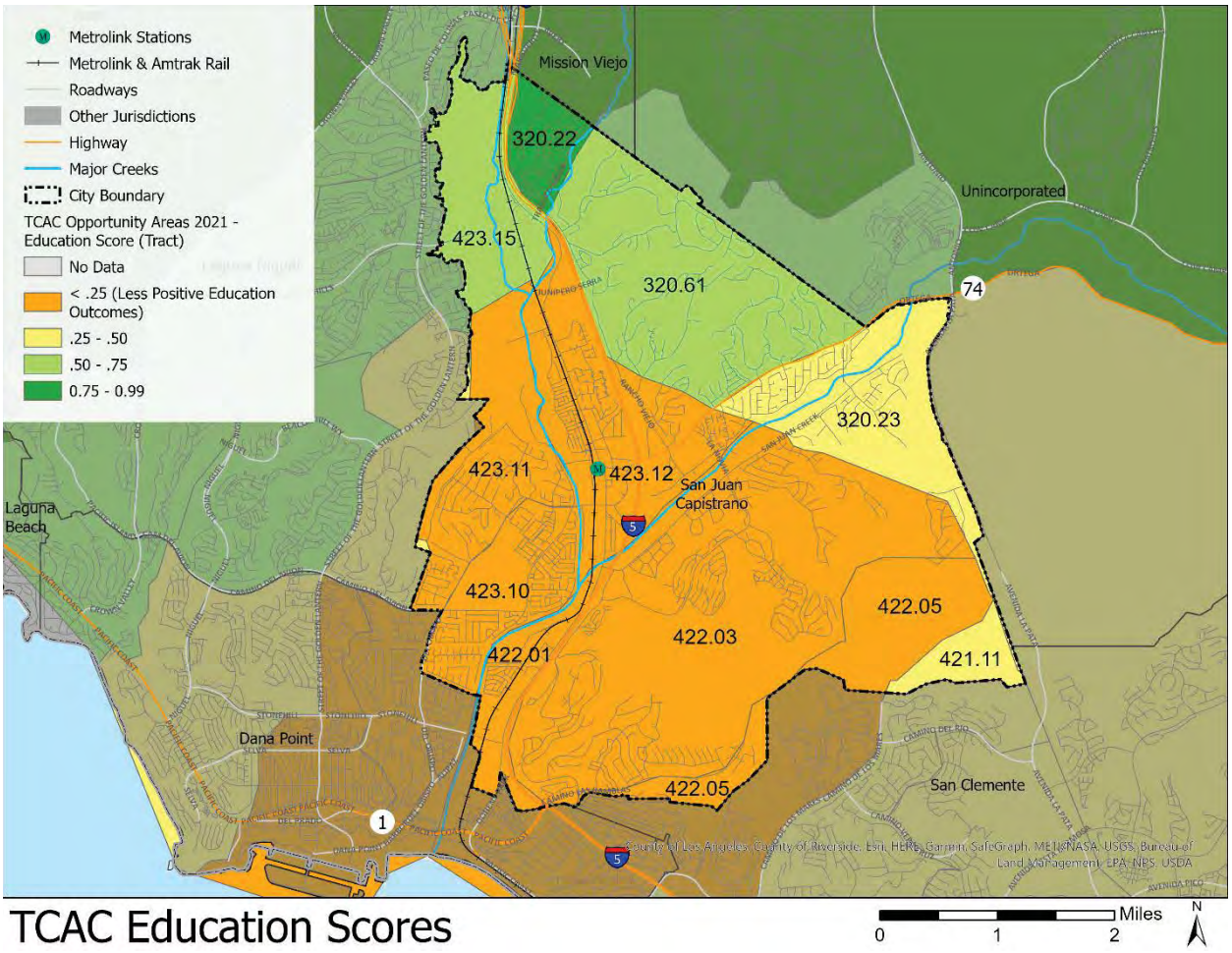
Source: HCD AFFH Mapping Tool.

Figure 22: TCAC Environmental Score, 2021



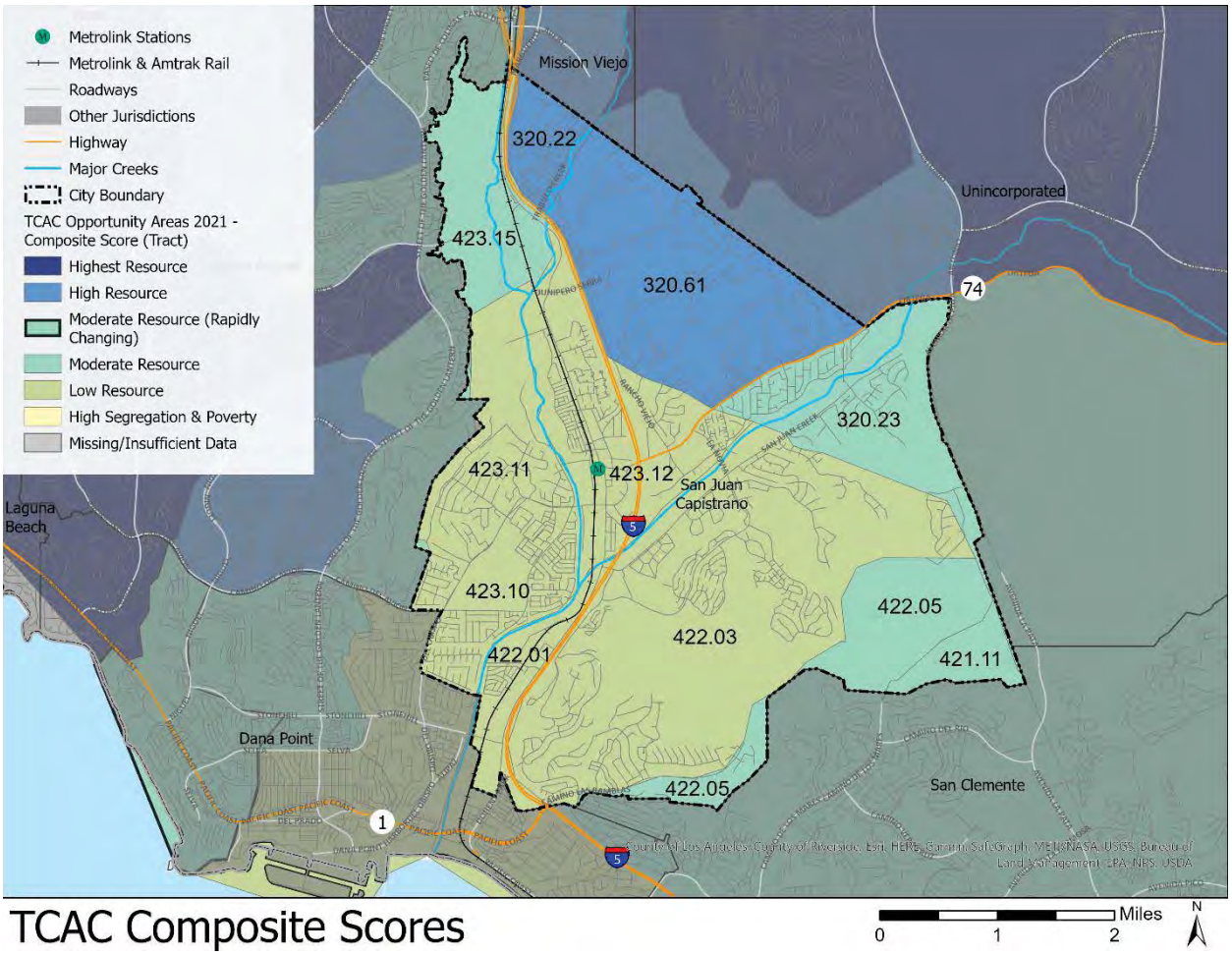
Source: HCD AFFH Mapping Tool.

Figure 23: TCAC Education Score, 2021



Source: HCD AFFH Mapping Tool.

Figure 24: TCAC Composite Score, 2021



Source: HCD AFFH Mapping Tool.

Access to Opportunities Regional Comparison

Table 40 compares opportunity indicators between San Juan Capistrano and Orange County. These indicators are based on HUD's set of opportunity indices. The City has a slightly lower percentage of its population below the federal poverty level than the County. The Black or African American population in San Juan Capistrano has a much higher poverty rate, by about 20 percent, than the County; however, the non-Hispanic Black population makes up less than 1 percent of San Juan Capistrano.

San Juan Capistrano has a higher percentage of Title I schools compared to the County. A Title I school is a school in which children from low-income families make up at least 40 percent of the enrollment. Title I schools are eligible to use federal grant funds to help meet the educational needs of students. The 2020 Orange County AI indicated that San Juan Capistrano is an area with a low educational opportunity in the region with a high density of White and Hispanic

residents. The AI noted that in the County, White persons have the highest exposure to educational opportunity followed by non-Hispanic Asian and non-Hispanic Black persons, with Hispanics having the lowest access to educational opportunity.

Table 40: Access to Opportunity Indicators – City and County, 2019–2021

Indicator	San Juan Capistrano	Orange County
Poverty Rate		
Population Below Federal Poverty Level	8.1%	10.9%
White alone	5.8%	7.1%
Black or African American alone	39%	13.8%
Native American and Alaska Native alone	19.3%	13.2%
Asian alone	1.5%	11.2%
Native Hawaiian and Other Pacific Islander alone	0%	14.7%
Hispanic or Latino	12.2%	15.2%
School Proficiency		
Total Title I Schools	5	16
Total Schools	34	586
% of Schools	14.7%	2.7%
Unemployment Rate	3.1%	6.4%
All Transit Performance Score	3.7	4.2
Transit Trips Per Week within ½ Mile	207	528
Jobs Accessible in 30-Min Trip	33,060	172,595
Commuters Who Use Transit	0.9%	2.3%
Transit Routes within ½ Mile	2	4

Source: Alltransit; ACS 2019-2021 Five Year Estimates; Capistrano School District.

Transportation

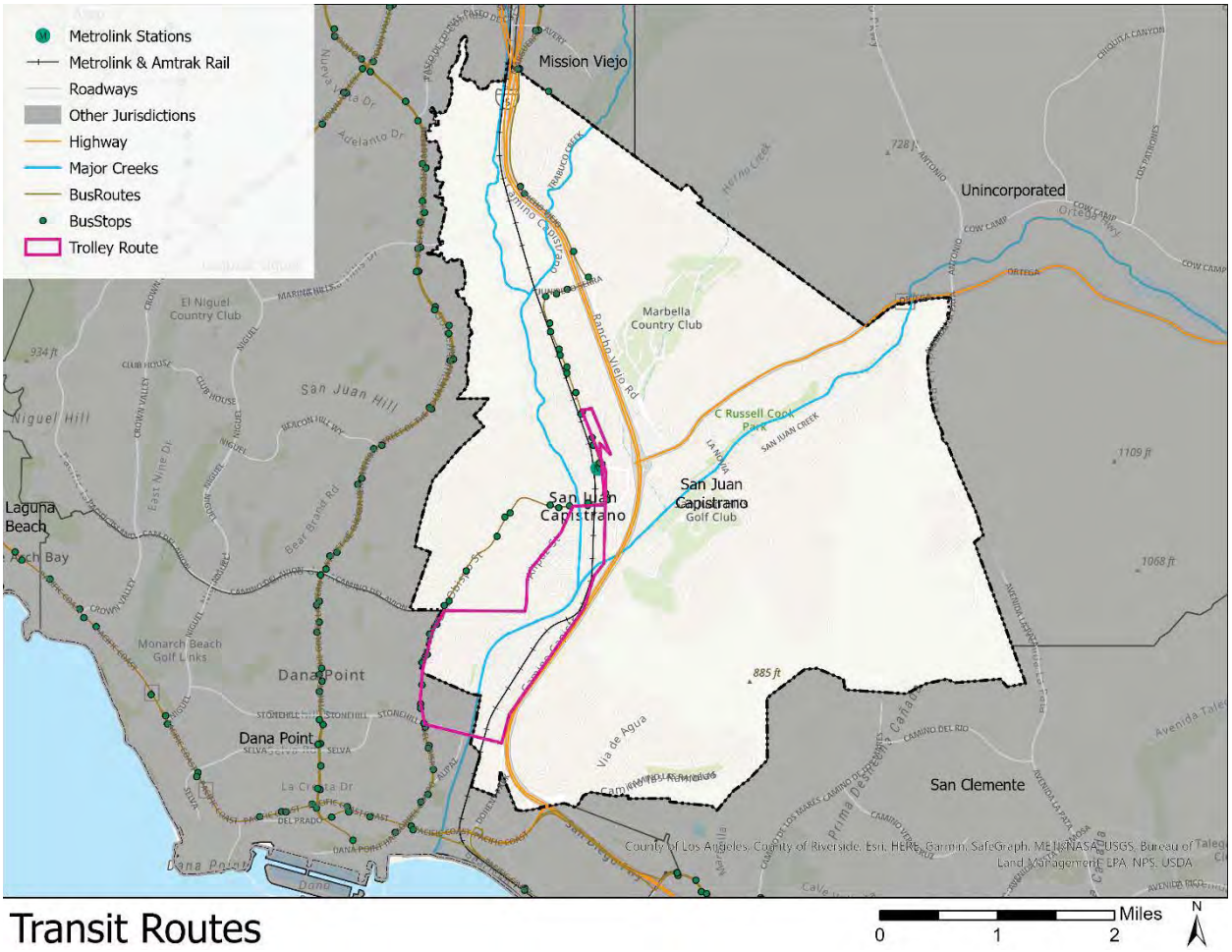
Access to adequate transportation and a variety of transit options can help illustrate disparities in access to opportunities. Orange County Transit Authority (OCTA) is the transit service provider for the City of San Juan Capistrano and the surrounding areas. The City has one OCTA bus route, the 91 bus, which passes through its west side. Additionally, a free trolley bus circulates on the weekends during the summer months through San Juan Capistrano and Dana Point. The transit routes, stops, and half-mile radius from the stops are shown in Figure 25.

The Metrolink Orange County line also has a station in the City at the intersection of the I-5 and SR-74 highways, which allows for affordable commuting on Amtrak lines to metropolitan areas like Los Angeles and San Diego.

The existing transit systems that extend the full north-to-south length of the City provide some mobility, but the lack of diversified service or internal transit systems aside from the trolley on the summer weekends means that few commuters have access to transit use for employment purposes.

The Orange County AI found that across the County, transit index scores do not vary significantly by racial or ethnic group. Additionally, the AI noted that San Juan Capistrano has extremely low transit use, as do the neighboring jurisdictions of Mission Viejo, Laguna Niguel, and San Clemente. Regionally, transit index scores are higher in North Orange County than in South Orange County.

Figure 25: Transit Routes, 2021



Source: HCD AFFH Mapping Tool.

CalEnviroScreen

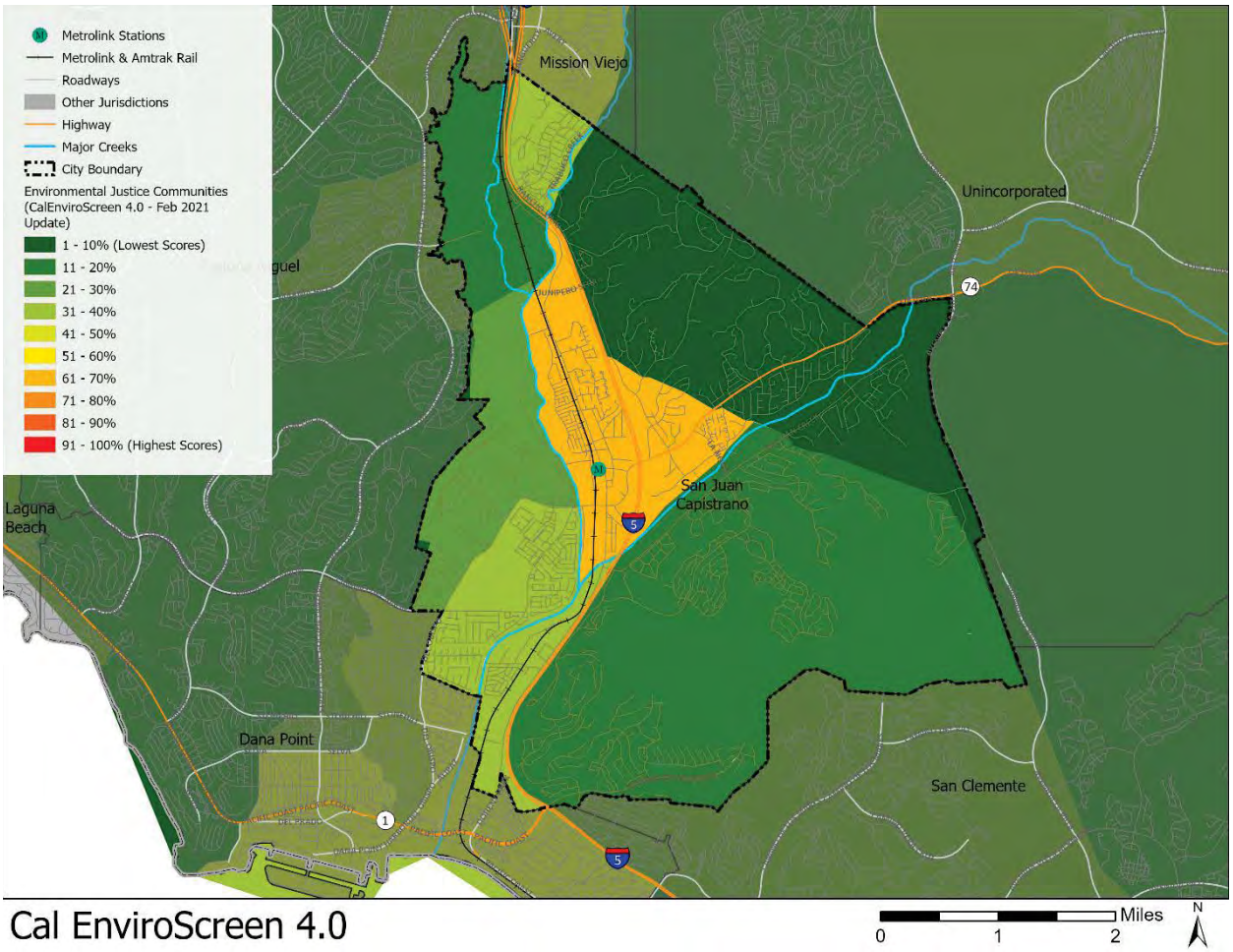
CalEnviroScreen 4.0 is a tool that identifies communities in California that are affected by pollutants and polluting factors such as ozone, particulate matter, drinking water contaminants, pesticide use, lead, toxins, diesel particulates, traffic density, cleanup sites, groundwater threats, hazardous waste, solid waste, and impaired water bodies. It also measures population factors, such as cardiovascular disease, asthma rates, educational attainment, poverty, linguistic isolation, and more. A higher score indicates a higher effect of pollutants on the indicated area.

The CalEnviroScreen 4.0 scores are shown for the City in Figure 26. The central census tract, 423.12, falls into the 61-70 percent range. The rest of the City has low scores, all scoring below 40 percent.

The tract with the highest score contains the Community of Focus for the EJ Element. As noted in the EJ Element, the Community of Focus faces disproportionately high toxic air contaminant levels, high traffic density, and proximity to two facilities that pose air quality risks. Census tract 423.12 scores in the 98th percentile in traffic density, the 92nd percentile in diesel particulate matter, and the 86th percentile in overall pollution burden. The EJ Element is designed to address the high CalEnviroScreen scores in tract 423.12. Goals in the EJ Element aimed at reducing exposure to pollution include:

- Environmental Justice Goal 1: Promote land use and development patterns that reduce air pollution exposure and improve respiratory health for residents of the Community of Focus.
- Environmental Justice Goal 2: Proactively take actions to address potential negative impacts of climate change on the most vulnerable residents and adopt strategies to mitigate impacts and promote adaptation and resiliency for residents in the Community of Focus.

Figure 26: CalEnviroScreen 4.0, 2021



Source: HCD AFFH Mapping Tool.

Findings: Disparities in Access to Opportunities

Overall, much of the City is identified as low or moderate resource, which correlates heavily with low educational opportunity scores. The central tract and especially the EJ Element Community of Focus has significantly lower CalEnviroScreen 4.0 scores as compared to the rest of the City; the EJ Element includes goals and policies to address this. While low, access to transportation does not vary among any protected group or status.

Disproportionate Housing Needs

Disproportionate housing needs are determined by comparing substandard housing or housing problems in relation to tenure, race, household size, or household age. A household is considered substandard or having a housing problem if it has one or more of the four following housing problems:

- Housing unit lacks complete kitchen facilities
- Housing unit lacks complete plumbing facilities
- Housing unit is overcrowded
- Household is cost burdened

Cost Burden

Table 41 shows the relationship between housing problems, and specifically cost burden, with race and tenure. Cost burden is when a household spends more than 30 percent of its monthly income on housing costs like rent, mortgage, or utilities. While the Native American population is a small portion of the overall City of San Juan Capistrano population, 64.3 percent experience a housing problem, specifically cost burden. Every Native American renter in the entire City is currently experiencing cost burden and potentially other housing problems. While it may appear as if the Black and Pacific Islander populations are advantaged in that they are not experiencing housing problems, these low percentages may be due to the low Black or Pacific Islander populations in the City.

Throughout the City, renters experience disproportionately higher levels of housing problems than owners. This trend exists at the Orange County level as well, but the disparities between owners and renters in the City are much greater. The County and the City both have high percentages of the Hispanic population experiencing housing problems; in the City, this is related to the trend of the large majority of the Hispanic population concentrated in the EJ Element Community of Focus with less positive economic outcomes and more households in the low to moderate income range.

Large households in the City also experience high levels of housing problems and cost burden. A large household is a household with three or more children but is often also calculated as a household with five or more people. These households, in order to support cost of living for a larger quantity of people, may be more likely to experience a cost burden and inability to support housing repairs or larger accommodations.

Table 41: Housing Problems and Cost Burden by Tenure and Race/Elderly/Household Size, 2013–2017

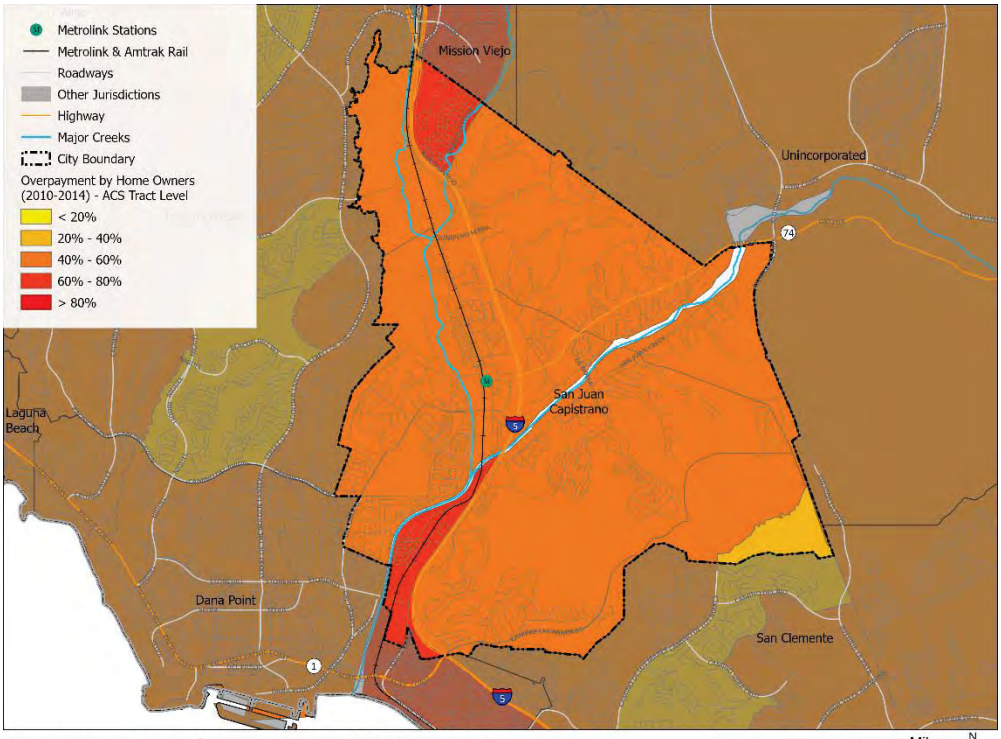
	White	Black	Asian	Nat Am	Pac Islander	Hispanic	Other	Elderly	Large	All
SAN JUAN CAPISTRANO										
Has a Housing Problem										
Owner-Occupied	40.6%	0%	32.4%	50%	0%	52.5%	35.3%	38.5%	45.5%	42.1%
Renter-Occupied	65.2%	0%	70%	100%	0%	81.1%	71.4%	78.8%	95.7%	72.5%
All Households	45.2%	0%	37.0%	64.3%	0%	66.6%	55.3%	46.6%	70.6%	50%
With Cost Burden										
Owner-Occupied	40.6%	0%	31.9%	50%	0%	42.1%	31.3%	37.7%	40.1%	40.5%
Renter-Occupied	59.8%	0%	70%	100%	0%	64.1%	71.4%	68.0%	71.7%	62.4%
All Households	44.2%	0%	36.6%	64.3%	0%	52.9%	54.1%	44.2%	55.8%	46.1%
ORANGE COUNTY										
Has Housing Problem										
Owner-Occupied	30.3%	36.1%	36.7%	28.9%	27.3%	46.0%	33.9%	33.1%	46.3%	34.3%
Renter-Occupied	51.4%	53.0%	58.2%	60.1%	60.6%	73.0%	56.4%	66.1%	82.9%	60.2%
All Households	37.5%	47.5%	45.1%	45.1%	46.7%	62.5%	45.0%	41.5%	63.9%	45.3%
With Cost Burden										
Owner-Occupied	29.6%	33.7%	32.8%	23.3%	27.6%	36.3%	31.9%	32.6%	29.7%	31.4%
Renter-Occupied	48.6%	48.5%	50.6%	54.3%	52.0%	59.8%	51.0%	62.5%	57.0%	52.9%
All Households	36.1%	43.7%	39.8%	39.1%	41.8%	50.6%	41.3%	40.2%	42.1%	40.5%

Source: HUD CHAS Data 2013-2017

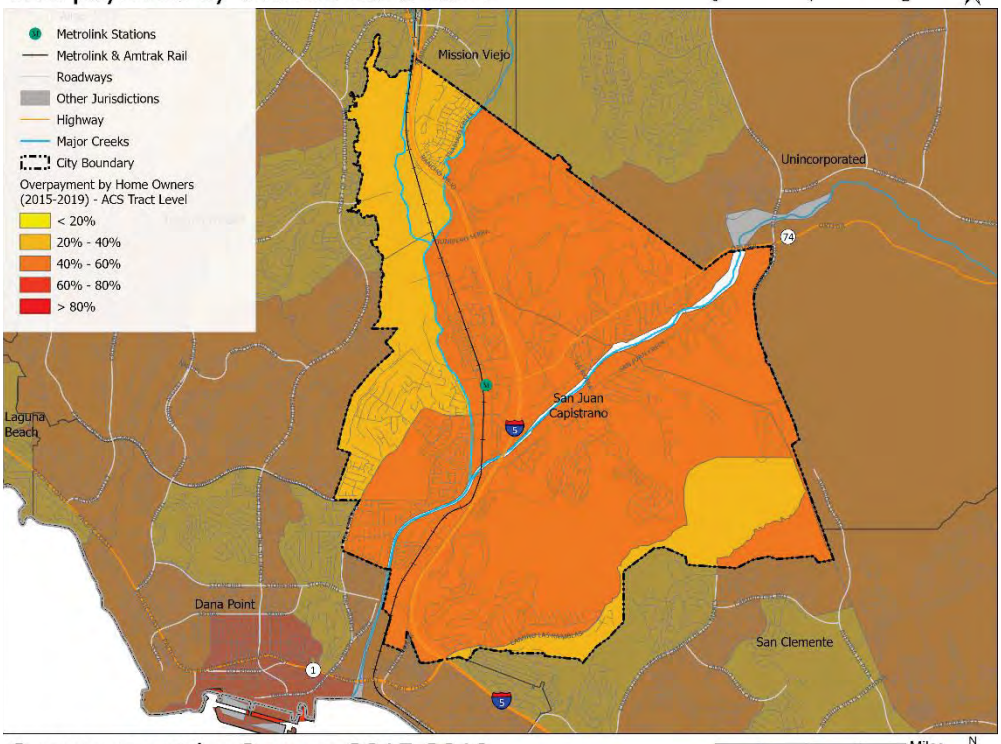
As shown in Figure 28, cost-burdened renters are concentrated in central San Juan Capistrano, where there is a large Hispanic population concentrated in the Community of Focus with less positive economic outcomes and more households in the low to moderate income range. For homeowners, Figure 27 reveals a more even distribution of those experiencing cost burden.

San Juan Capistrano has higher levels of housing problems and cost burden than the County by owner, renter, and all households. This pattern holds true for problems and burdens by race, except for Black and Pacific Islanders in the City, which show no housing problems or burdens. This appears to be a statistical anomaly due to the small Black and Pacific Islander populations in San Juan Capistrano. The Orange County AI identifies San Juan Capistrano as a particular hotspot for cost burden in the County.

Figure 27: Cost-Burdened Owners, 2010–2014 and 2015–2019



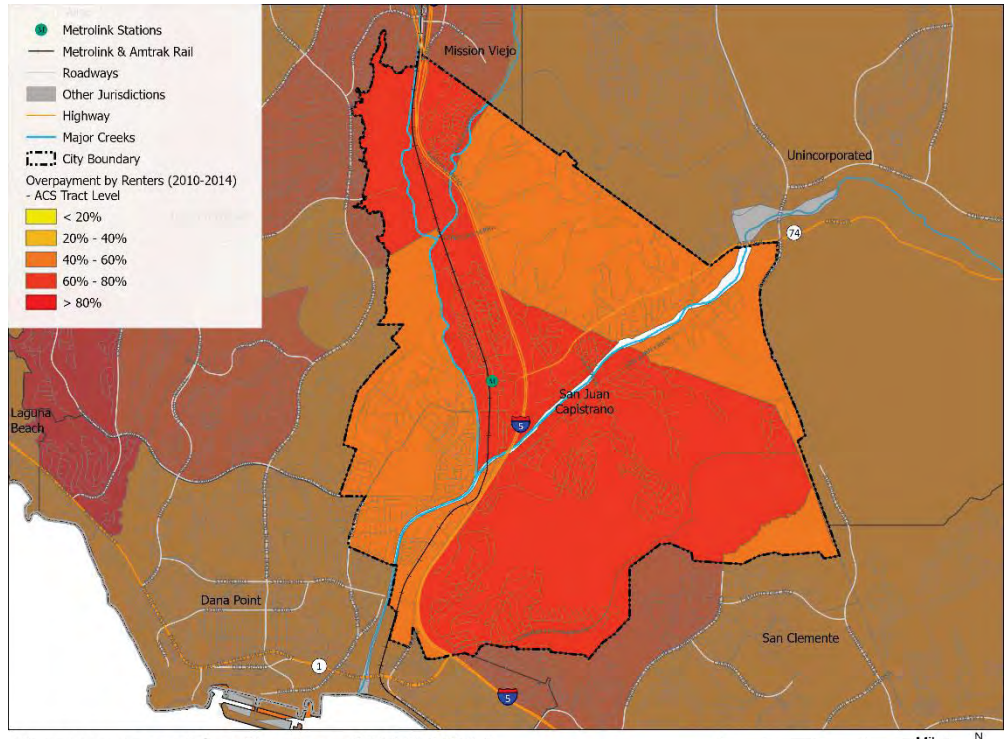
Overpayment by Owners 2010-2014



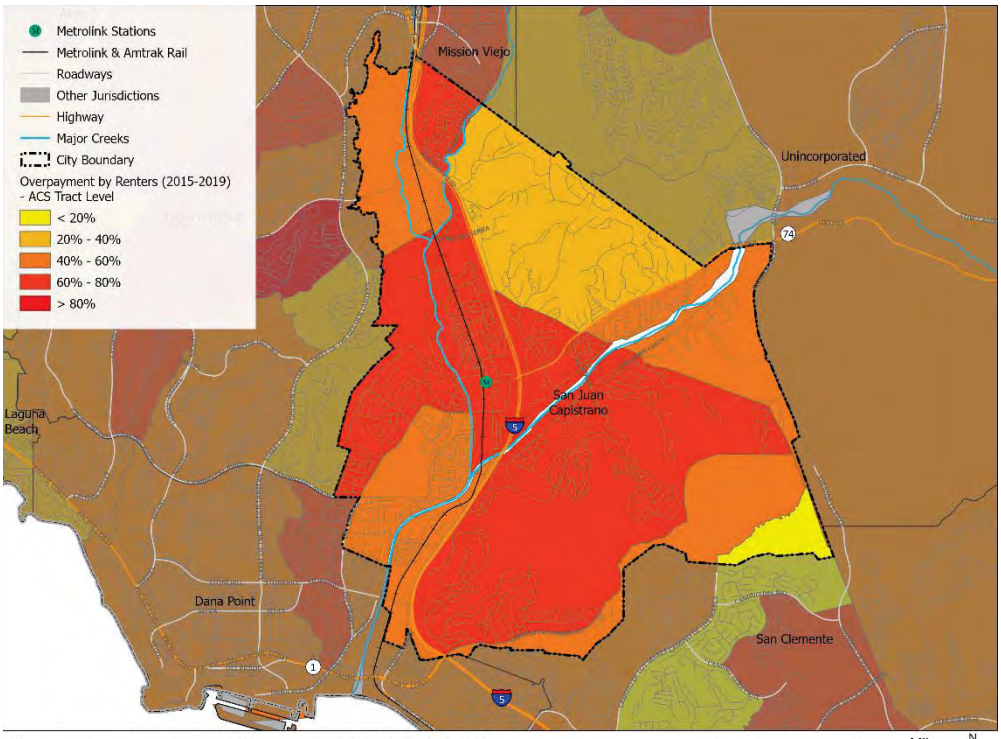
Overpayment by Owners 2015-2019

Source: HCD AFFH Mapping Tool

Figure 28: Cost-Burdened Renters, 2010–2014 and 2015–2019



Overpayment by Renters 2010-2014



Overpayment by Renters 2015-2019

Source: HCD AFFH Mapping Tool

Overcrowding

A household is considered overcrowded when there is more than one person per room, including living and dining rooms but excluding bathrooms and kitchens. Twenty-six percent of the households in the Community of Focus in central San Juan Capistrano are overcrowded. This is extremely high in comparison with surrounding areas, which are generally below the state average of 8.2 percent. This is the same area with high levels of overpayment, Hispanic population, and poor economic opportunity. Community engagement and outreach found this area has a strong sense of community and identify based on common language, origin, and circumstance. Friends, families, and neighbors have developed a strong network to support each other in difficult conditions.

Per the 5th Cycle Housing Element, the overcrowding in this area is not new, and it is described as having been caused by a combination of low incomes and high housing costs. The previous Housing Element, much like the recent input from the community, reported a need for increased affordable housing that could accommodate large families. Overcrowding has increased since the previous cycle, as the rate of rental costs has increased at a faster rate than median household income has increased, resulting in more people sharing households and incomes in order to afford rent costs.

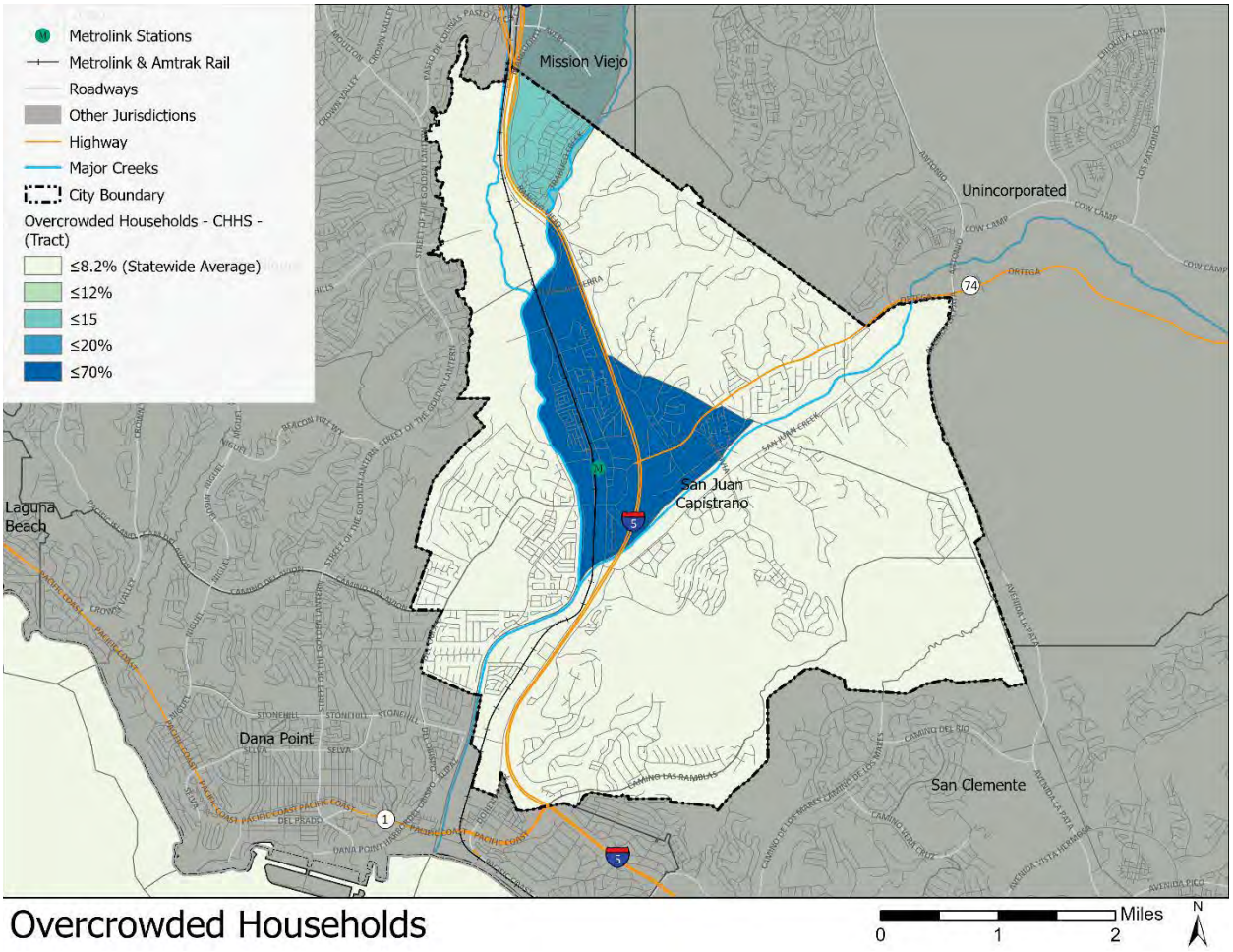
San Juan Capistrano has a very small Black population, 100 percent of which experiences overcrowding. . Overall, the County experiences overcrowding at a higher rate that San Juan Capistrano.

Table 42: Percentage of Overcrowded Households by Race

	White	Black	Native American	Asian American	Hispanic
San Juan Capistrano	0.1%	100%	0%	0%	26.4%
Orange County	2.0%	6.5%	11.4%	7.8%	25.7%

Source: ACS 2013-2017

Figure 29: Overcrowded Households, 2010



Source: HCD AFFH Mapping Tool

Homelessness

The homeless population is a group that has disproportionately higher needs than those who are housed. San Juan Capistrano does not currently have any shelters and, therefore, there are no sheltered members of the homeless population. Orange County Partnership conducted the 2019 Point in Time Count (PITC), which counts the unsheltered homeless population within each city in the County, with help from local volunteers over two nights in January. Table 43 shows the PITC for the South Service Planning Area of Orange County, which includes San Juan Capistrano and neighboring jurisdictions. The City had 62 unsheltered homeless individuals.

Table 43: Regional Point in Time Count, South Orange County, 2019

City	Unsheltered	Sheltered	Total
Aliso Viejo	1	0	1
Dana Point	32	0	32
Irvine	127	3	130
Laguna Beach	71	76	147
Laguna Hills	24	0	24
Laguna Niguel	7	3	10
Laguna Woods	5	0	5
Lake Forest	76	36	112
Mission Viejo	22	9	31
Rancho Santa Margarita	15	0	15
San Clemente	96	49	145
San Juan Capistrano	62	0	62
County Unincorporated	0	0	0
Domestic Violence Programs	N/A	49	49
Total	538	225	763

Source: Orange County, Everyone Counts 2019 PITC.

Table 44 displays the PITC for the City and the County for both 2012 and 2019. Both the City and the County saw an increase in the population experiencing homelessness. Over the seven years, the population experiencing homelessness in the City increased 24 percent while the County saw an increase of almost 60 percent. This increase in the City and across the region emphasizes the need to address the increasing unhoused population.

Table 44: Homelessness Trends and Comparison, 2012 and 2019

Year	San Juan Capistrano		Orange County	
	Unsheltered	Sheltered	Unsheltered	Sheltered
2012	50*	1	1,678	2,573
2019	62	0	3,861	2,899

*Estimate from Previous Housing Element.

Source: Orange County, Everyone Counts 2012 and 2019 PITC Displacement

The Urban Displacement Project at University of California, Berkeley developed a map of communities where residents may be particularly vulnerable to displacement in the event of increased redevelopment and drastic shifts in housing cost; these are known as sensitive communities.[6] Sensitive communities are defined based on the following set of criteria:

- The share of very low-income residents is above 20 percent.

The tract must also meet two of the following criteria:

- The share of renters is above 40 percent.
- The share of people of color is above 50 percent.
- The share of very low-income households (50 percent AMI or below) that are severely rent burdened is above the county median.
- They or areas in close proximity have been experiencing displacement pressures. Displacement pressure is defined as:
    - The percentage change in rent above county median for rent increases OR
    - The difference between tract median rent and median rent for surrounding tracts above median for all tracts in county (rent gap).

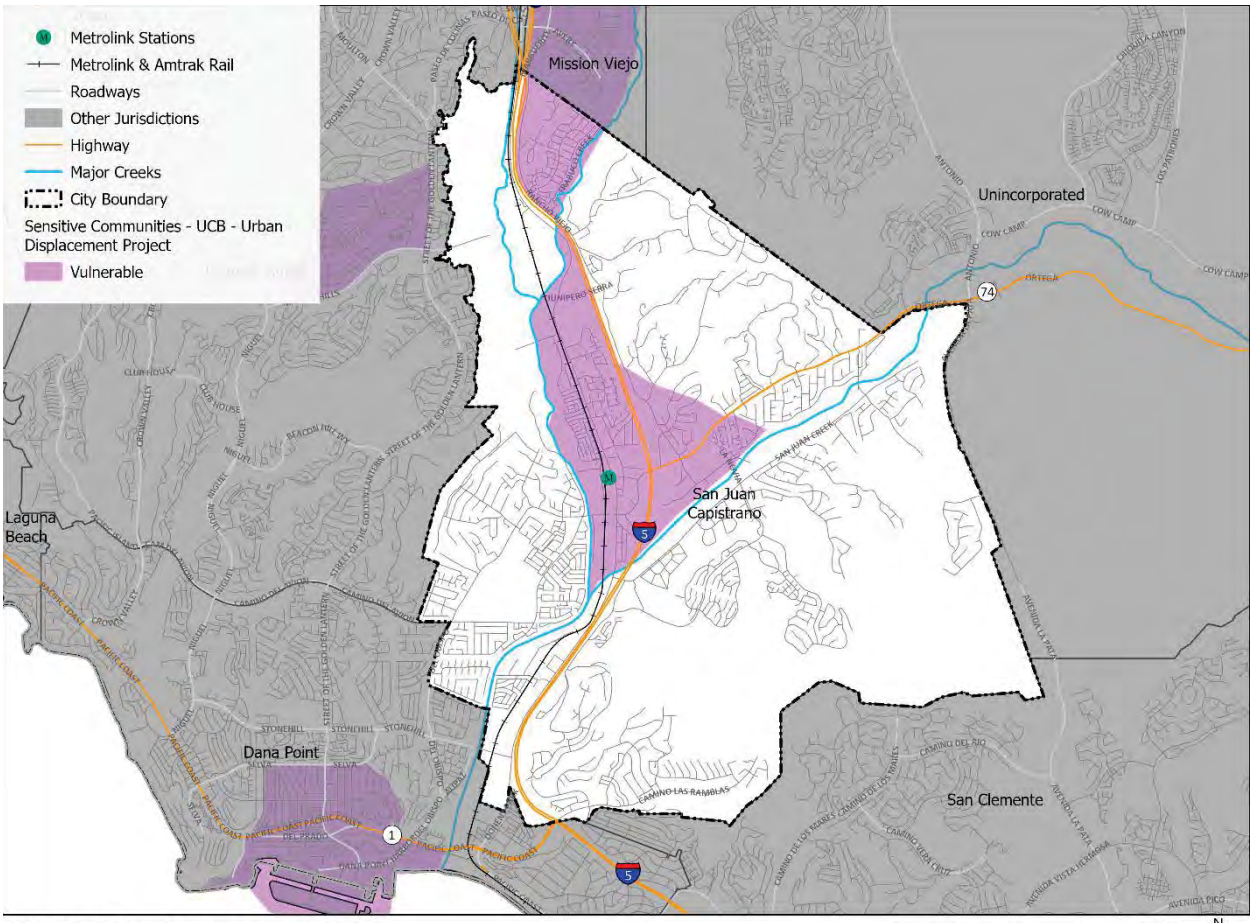
Figure 30 shows the vulnerable areas to displacement identified by the Urban Displacement Project's map. There are two tracts identified by the criteria, 423.12 and 320.22. Tract 423.12 contains the Community of Focus in the EJ Element. This community is at significant risk for displacement. According to stakeholder input, much of the community is renting without benefit of a lease agreement. The fact that many are barely able to afford their current rent and have had to share a unit with one or more other families makes them vulnerable to rent increases. Many have had to share units because they were unable to afford rent increases or were displaced elsewhere. Many have also expressed concern over the poor condition and safety of the units. The poor conditions were reported due to a lack of maintenance and overcrowding. The overcrowding has led to conversion and division of living rooms and closets into bedrooms and smaller spaces. Many residents noted that requests for repairs and maintenance were either ignored or immediately followed by significant rent increases that seemed punitive and designed to discourage further requests or complaints. The City is proposing Program 19 to provide tenant and landlord training to clarify rental rights and owner responsibilities, and to contract for fair housing resources and services directly for the Community of Focus. The City will also investigate the potential for establishing a rent-control ordinance for older rental housing.

While tract 320.22 at the northern end of San Juan Capistrano is included as being at risk for displacement, local knowledge suggests that the categorization may result from the portion in

[6] University of California, Berkeley, Sensitive Communities Project.

Mission Viejo as the San Juan Capistrano area generally does not exhibit characteristics of being at risk of displacement in this area. The portion of the tract in San Juan Capistrano largely consists of single family and small-scale multi-family residential uses, and the part of the census tract in Mission Viejo contains multi-family, commercial, and institutional uses. The presence of a local community college, senior living facility, and high concentrations of multi-family housing all likely contribute to the tract's indication of high displacement risk.

Figure 30: Households with Increased Displacement Risk, 2017



Source: HCD AFFH Mapping Tool.

Findings: Disproportionate Housing Needs

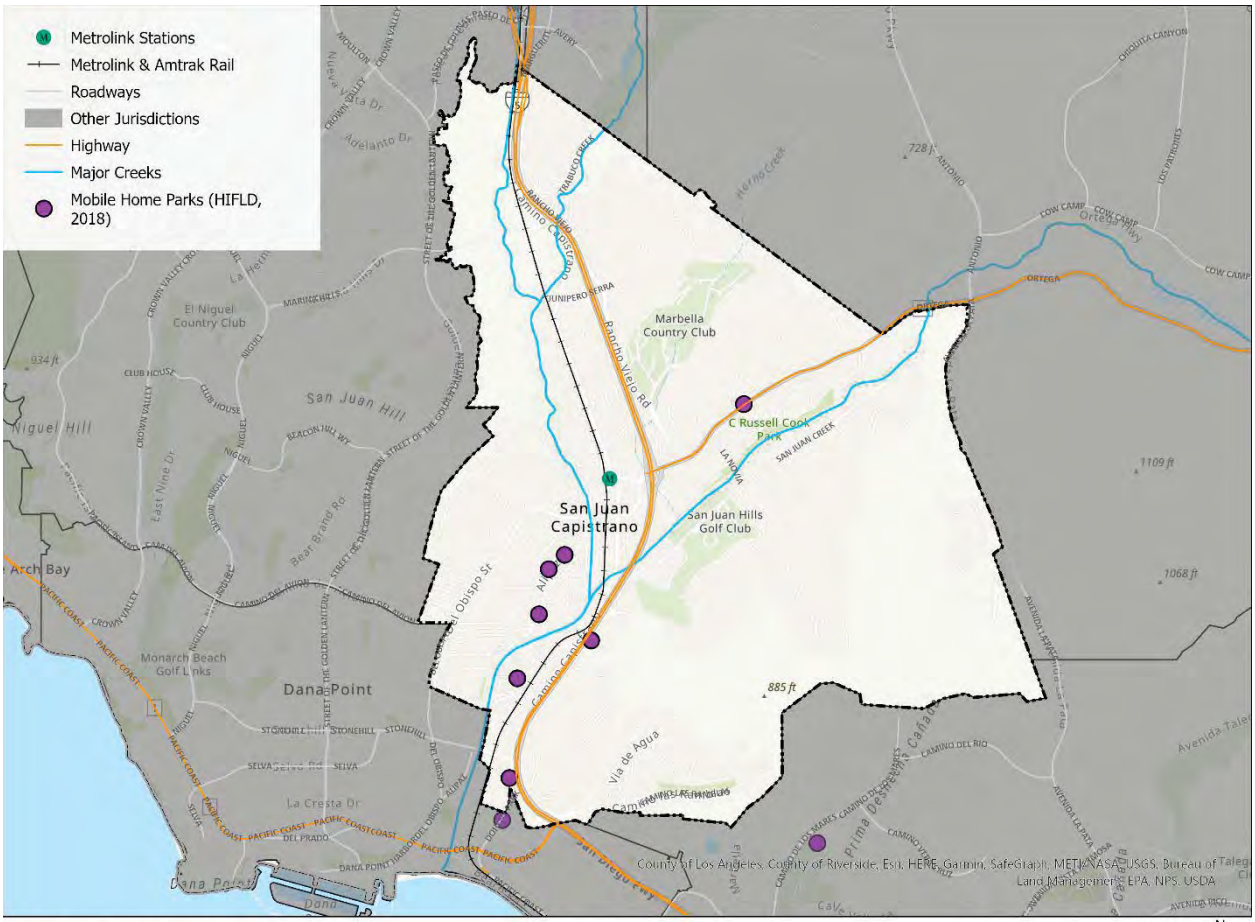
The analysis of disproportionate housing needs shows similar trends to the integration and segregation analysis. Generally, renters experience higher levels of cost burden than owners in the City. Large families also experience higher cost burden. The central census tract 423.12 shows high levels of overcrowding and displacement risk. This includes the EJ Element Community of Focus, which includes goals and policies to address displacement risk and overcrowding.

Other Contributing Factors

Mobile Homes

San Juan Capistrano has seven mobile home parks in the City, which make up about 11 percent of the housing stock in the City (1,394 units). The location of the mobile home parks in the City is shown in Figure 31. The City has a Mobile Home Park Senior Overlay over four of the mobile home parks, which requires at least 80 percent of the spaces in the park to be occupied by at least one person age 55 or older. The City also has a Mobile Home Park Rent Control ordinance that limits the annual space rent increases to help preserve mobile homes as generally more affordable housing.

Figure 31: Location of Mobile Home Parks, 2018



Source: HUD AFFH Mapping Tool.

Community Opposition to Housing

Several proposed housing projects have been withdrawn and dissuaded from proceeding through the approval process from the threat of a lawsuit from neighboring property owners. The City has no control or influence on whether someone will threaten or bring a lawsuit against a project, or how an applicant will respond to the threat, regardless of whether there is a valid basis for a legal challenge. San Juan Capistrano carefully follows the CEQA process to ensure that all CEQA documentation and procedures are compliant with the law and legally sound and defensible. However, negative community responses to land-use changes may detrimentally affect lower- and moderate-income residents, as new multi-family housing stock is more difficult and expensive to produce.

Summary of Fair Housing Issues

San Juan Capistrano participated in the 2020 Orange County Analysis of Impediments to Fair Housing Choice (AI). The AI identified impediments for the entire county and for each City within Orange County. The AI identified the following four proposed goals and strategies for the City of San Juan Capistrano.

1. Develop Strategies to Address Lack of Affordability and Insufficient Income

a. Work with developers, and nonprofit organizations to expand the affordable housing stock within San Juan Capistrano.
b. Increase production of new affordable units and assistance towards the purchase and renovation of housing in existing neighborhoods.
c. Seek housing program resources through the County of Orange Urban County CDBG Program, and others which may become available.

2. Increase Public Awareness of Fair Housing

a. Increase fair housing education and outreach efforts.
b. Investigate options for enforcement including ,contracting with by local fair housing service providers to accept complaints and educate the local community on fair housing law, and provide landlord tenant-dispute mediation.

3. Develop Strategies to Address Poverty and Low-Incomes Among Minority Populations

a. Expand job opportunities through encouragement of corporations relocating to the city, local corporations seeking to expand, assistance with small business loans, and other activities.
b. Support agencies that provide workforce development programs and continuing education courses to increase educational levels and job skills of residents.

4. Develop Strategies to Address Limited Resources to Assist Lower-Income, Elderly, and Indigent Homeowners Maintain their Homes and Stability in Neighborhoods

a. Consider implementing a volunteer program for providing housing assistance to elderly and indigent property owners, including assistance in complying with municipal housing codes. Examples in other cities include having neighborhood representatives who can identify common trends, who are trained on available resources, and who can assist neighbors in need so city staff can spend more time on more concerning instances of code noncompliance. The City will provide references and referrals to appropriate volunteer resources and support local community-based organizations.
b. Encourage involvement from volunteers, community organizations, religious organizations, and businesses as a means of supplementing available financial resources for neighborhood cleanup.

Site Inventory Effect on Affirmatively Furthering Fair Housing

AB 686 requires that the Housing Element's evaluate sites relative to their effect on fair housing. Table 45 displays the RHNA sites and their income projections. In San Juan Capistrano, the sites inventory includes select sites suitable for high-density residential development based on consideration of land use, transit, infrastructure, and the most relevant and critical components of fair housing. Sites considered in this analysis are Oso Ranch, the sites in the Industrial housing overlay zone, Capistrano Center and the Price Club Specific Plan. Combined with the programs and place-based actions discussed below, the sites inventory will affirmatively further fair housing in San Juan Capistrano.

Table 45: RHNA Sites and Income Distribution

Site	Very Low	Low	Moderate	Above Moderate	Total
Oso Ranch	86	55	58	501	700
Industrial housing overlay Zone	111	98	47	0	256
Capistrano Center	53	42	16	0	111
Price Club Specific Plan	52	36	40	0	128

Segregation and Integration

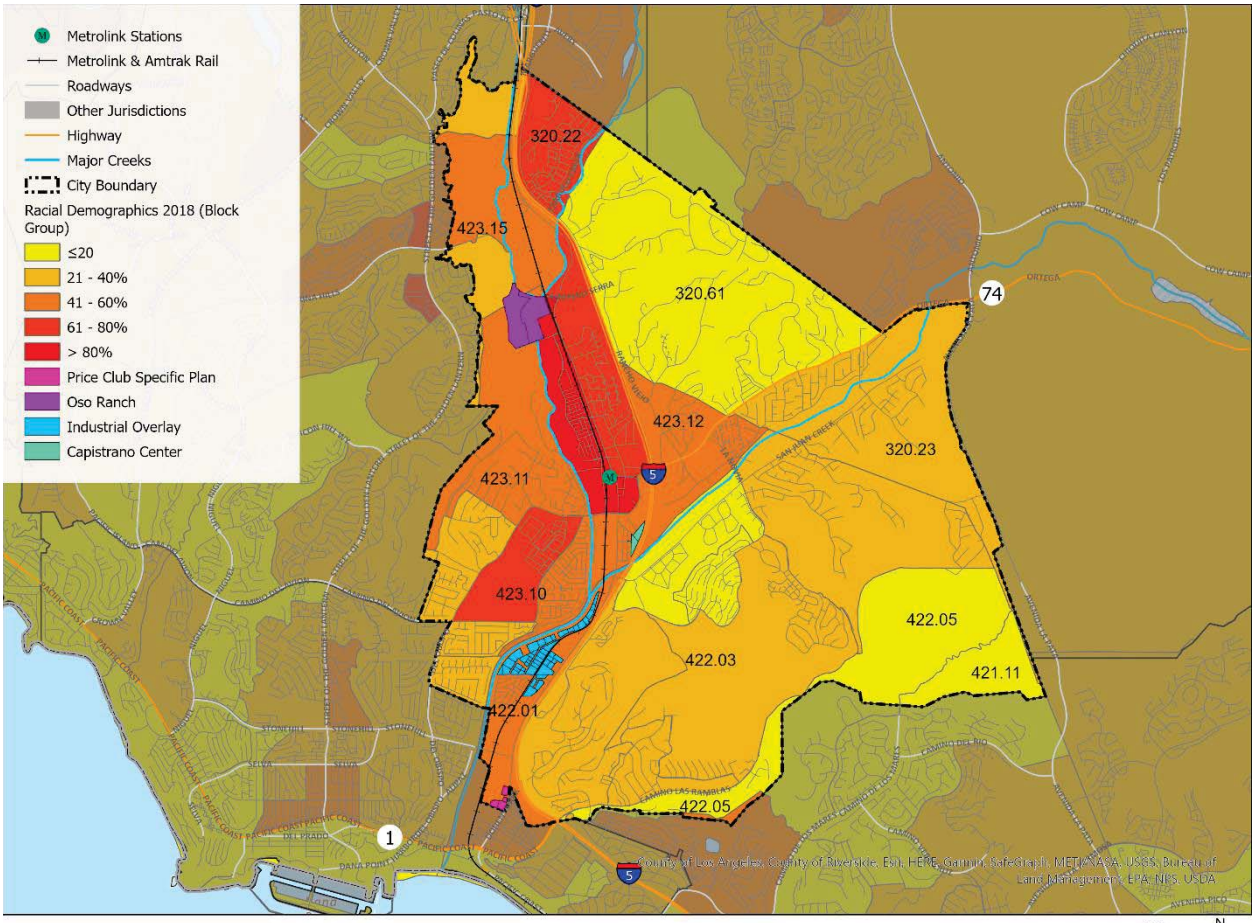
It is noted that Capistrano Center, Price Club Specific Plan and the Industrial housing overlay are in tracts with a similar racial and ethnic concentrations as the entire City overall (40 percent Hispanic) as shown in Figure 32. The accompanying Figure 33 compares the distribution of RHNA sites and city acreage that fall into each quintile. All of the sites fall into the 41-60 percent non-White percentile, as does the City average of 43 percent non-White. A small portion of the Oso

Ranch site is located in the same census tract as the City's highest non-White population (tract 423.12); however, the site is vacant and is not expected to increase any racial or income-based segregation and a very small area of the site is in this tract. Additionally, Oso Ranch is planned to provide housing units for all income levels, thereby increasing diversity and access to opportunity and resources.

Figure 34 displays the RHNA sites and the percent of the population that is low-moderate income population and the accompanying Figure 35 displays the comparison of RHNA Units and sites acreage by low-moderate income percentile. Capistrano Center, and the Industrial housing overlay are in areas with a higher percentage of low-moderate income population; however, the sites are located close to the downtown area with access to services and transit. The Price Club Specific Plan site is also located in an area with high low-moderate income population, but has good access to the Metrolink and Amtrack Rail. Oso Ranch is a vacant site and includes a mix of low, moderate, and above moderate-income units. Sites are not anticipated to cause any additional income-based segregation across the City.

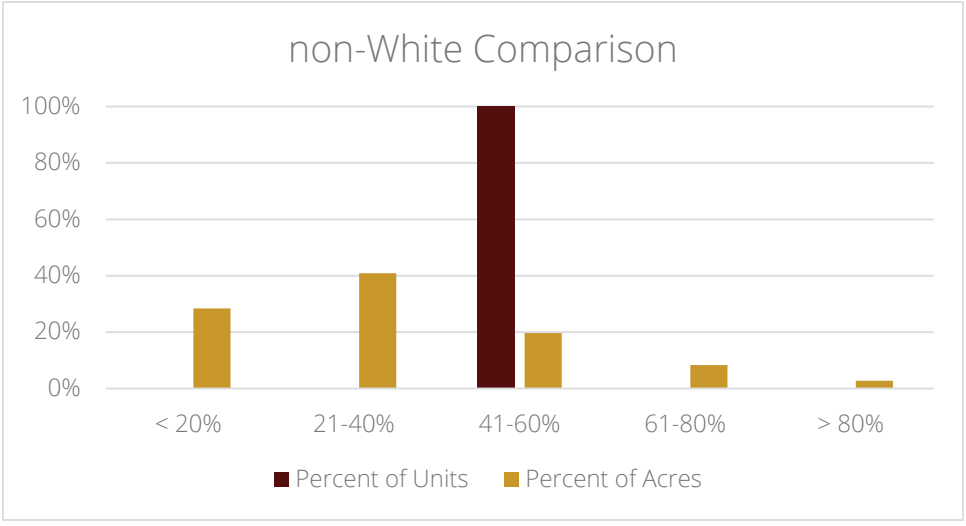
There is no geographic pattern or concentration of persons with disabilities in the City; sites are not expected to cause one to occur. There is no concentration of single-headed or female-headed households in the City. The sites are not expected to have an effect on the distribution of familial status across the City.

Figure 32: RHNA Sites and Percent non-White Population



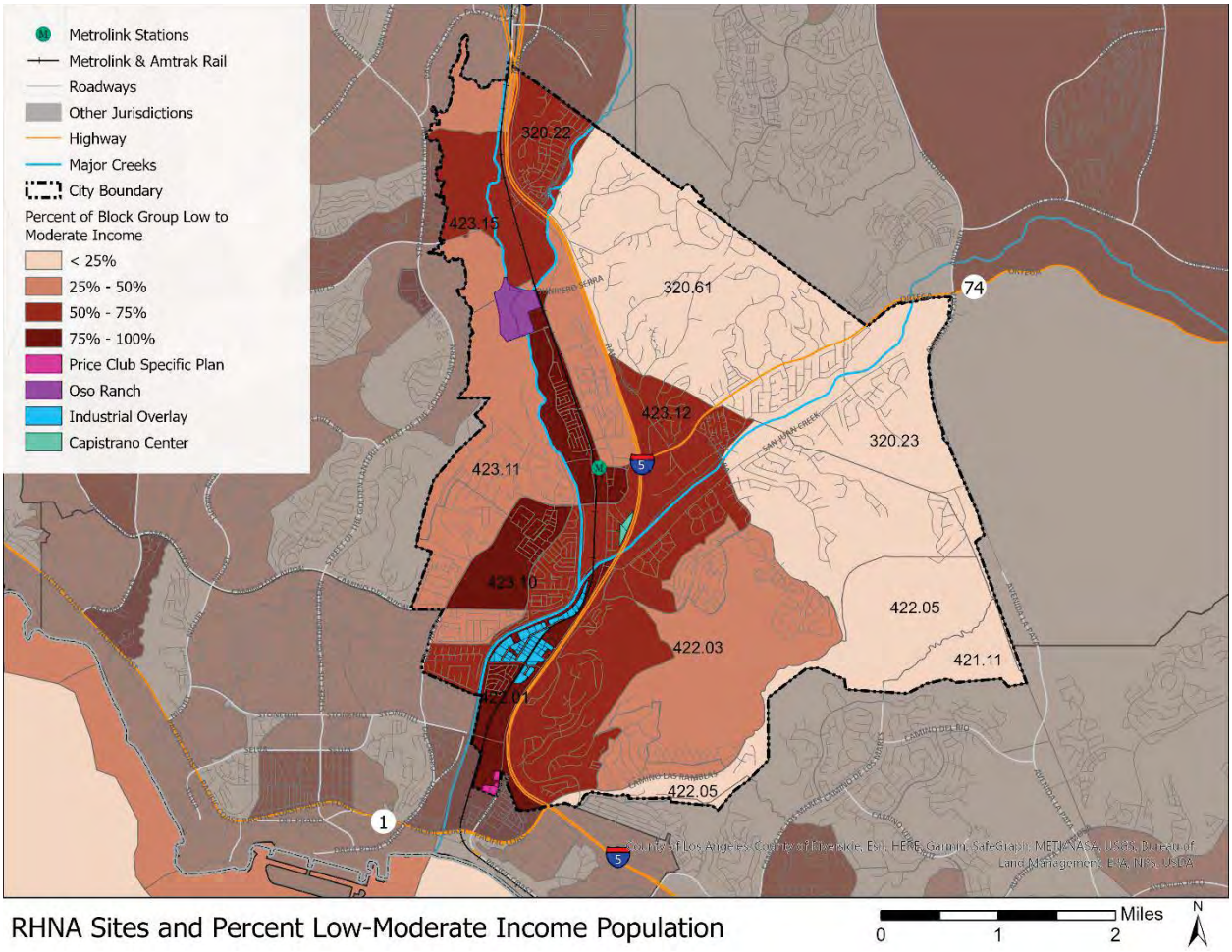
Source: HUD AFFH Mapping Tool.

Figure 33: RHNA Site Distribution by Percent non-White Population



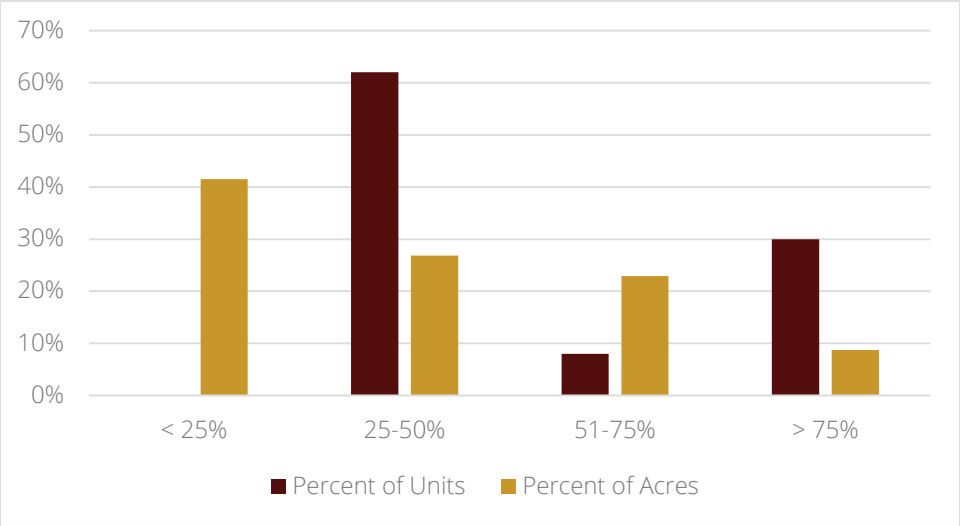
Source: HUD AFFH Mapping Tool and City of San Juan Capistrano.

Figure 34: RHNA Sites and Percent Low-Moderate Income Population



Source: HUD AFFH Mapping Tool.

Figure 35: RHNA Site Distribution by Percent Low-Moderate Income



Source: HUD AFFH Mapping Tool and City of San Juan Capistrano.

Racially and Ethnically Concentrated Area of Poverty

There is no R/ECAP in San Juan Capistrano; thus, no sites are located within a R/ECAP. Sites are not anticipated to cause the creation of a R/ECAP.

Disparities in Access to Opportunities

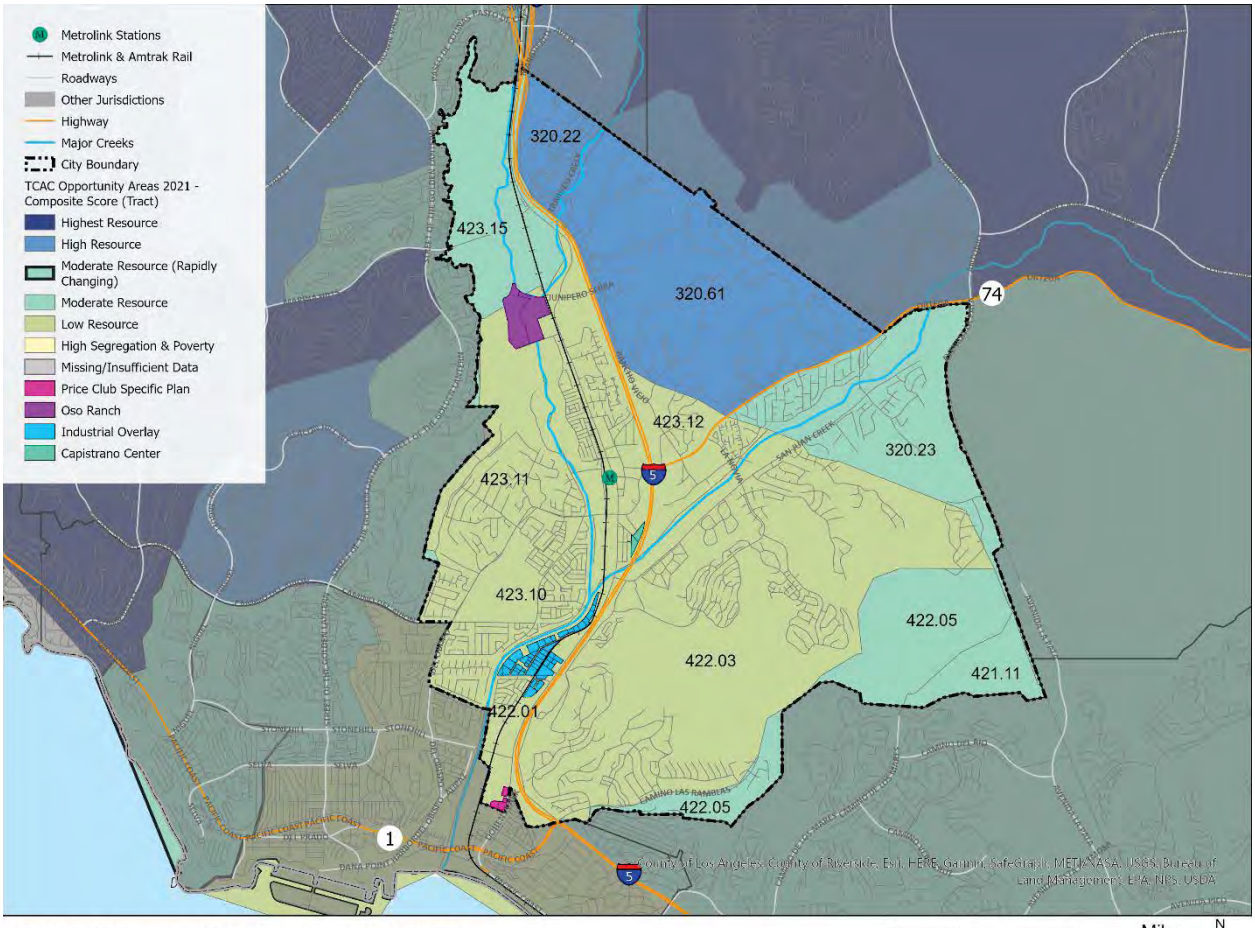
Overall, most of San Juan Capistrano scores relatively low on the environmental, economic, and access to opportunity factors. The proposed sites reflect the overall scores and patterns of the City, and are shown in Figure 36. A comparison of RHNA Site Inventory and acreage is shown in Figure 37. All of the sites are in the low resource category, as is roughly 60 percent of the City acreage. The moderate and high resource areas of the City have large portions of land that are not suitable for site due to topographic constraints. The Industrial housing overlay and Capistrano Center are located in the central portions of San Juan Capistrano. This affords each site excellent access to bus and rail transit, the free circulator trolley, existing infrastructure, employment and service centers, civic facilities, schools, and parks and recreation. The Industrial housing overlay zone is in close proximity to downtown and contains underutilized properties with good access to the freeway, train station and free circulatory trolley. The Price Club Specific Plan site has good access, fully improved utilities and infrastructure, proximity to transit and a large parking fields that are suitable infill development. Oso Ranch is a vacant site that is close to JSerra Catholic High School health facilities, and parks. The development is expected to include community benefits with its development and is anticipated to increase the access to opportunities in the area. It has easy access to the freeway and downtown San Juan Capistrano.

CalEnviroScreen 4.0 percentile scores and the RHNA sites are shown in Figure 38. Figure 39 compares the CalEnviroScreen percentile of the RHNA units and City acreage. The majority of

sites are located in an area with a low CalEnviroScreen score, indicating positive environmental outcomes. Though Capistrano Center is located in the tract with the lowest CalEnviroScreen 4.0 score, it is adjacent to the freeway, train station and neighborhood-serving commercial amenities. These land use considerations are essential factors in addition to housing cost toward achieving overall affordability for lower-income households. These areas are also close to the rail line and I-5, which contribute to air quality issues. Further, the central portion of the City include the older, higher-density, and lowest-cost housing, which is occupied by the City's lowest-income residents, including the Hispanic and senior citizen and retired communities.

The Industrial housing overlay Zone, Price Club Specific Plan, and Oso Ranch are not located in tracts with high CalEnviroScreen 4.0 scores.

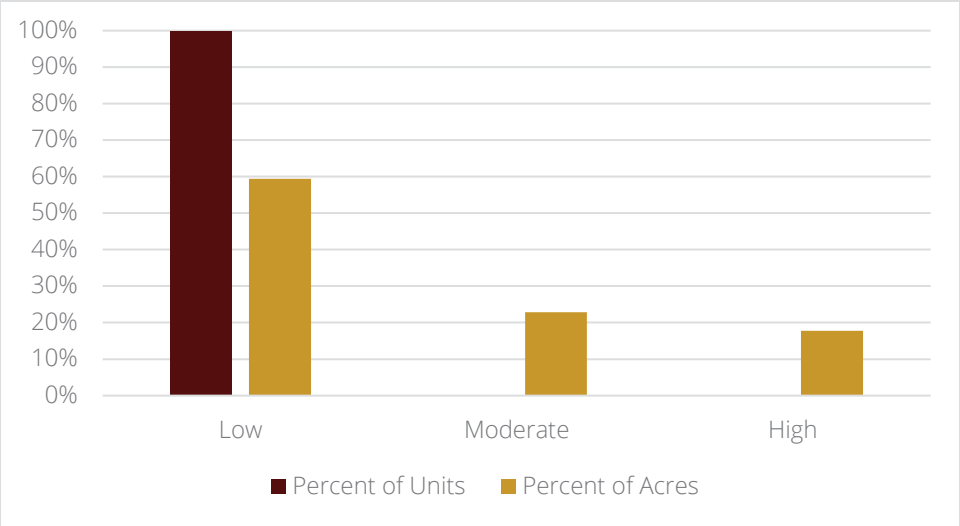
Figure 36: RHNA Sites and TCAC Composite Scores



RHNA Sites and TCAC Composite Score

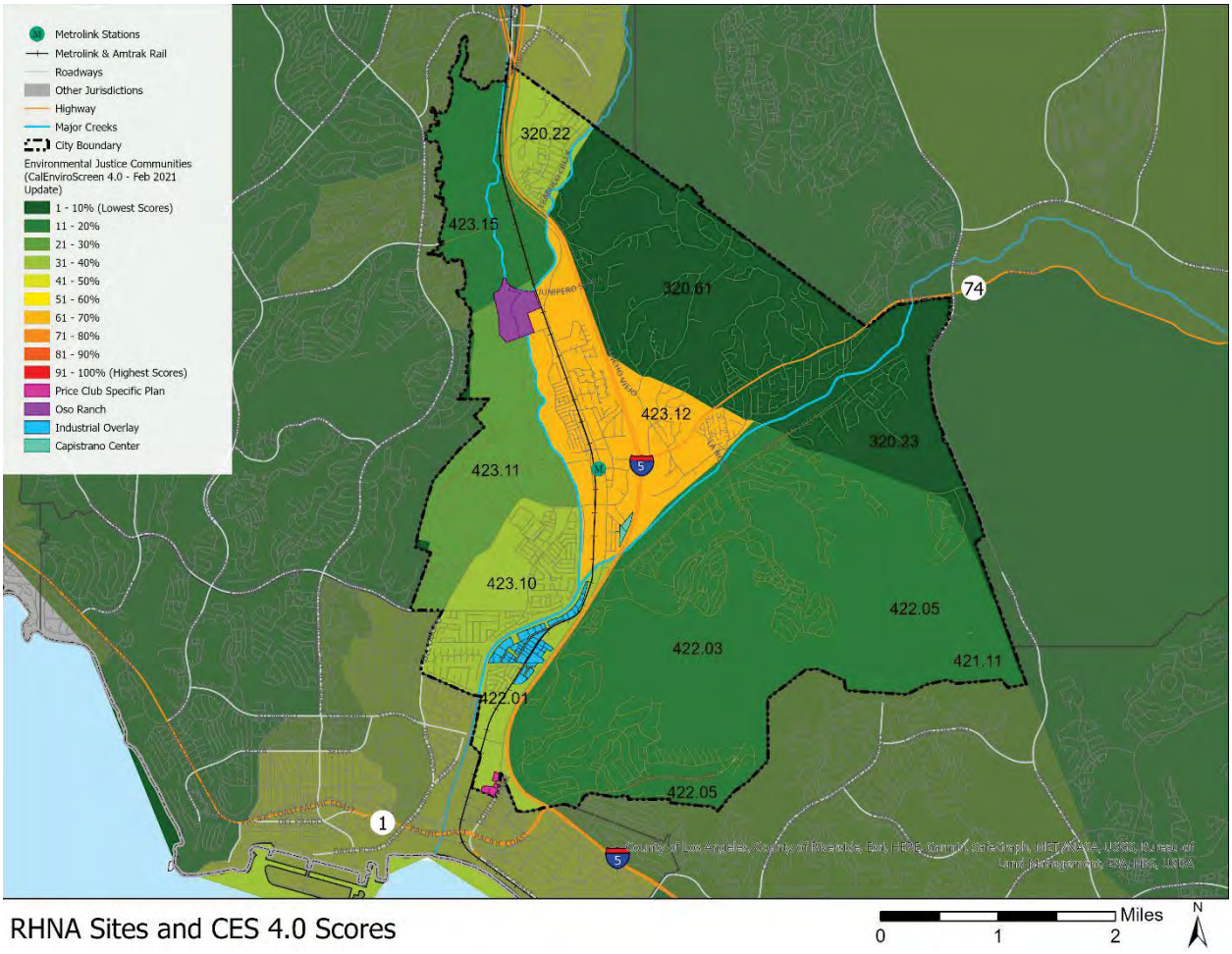
Source: HUD AFFH Mapping Tool.

Figure 37: RHNA Site Distribution by TCAC Resource Category



Source: HUD AFFH Mapping Tool and City of San Juan Capistrano.

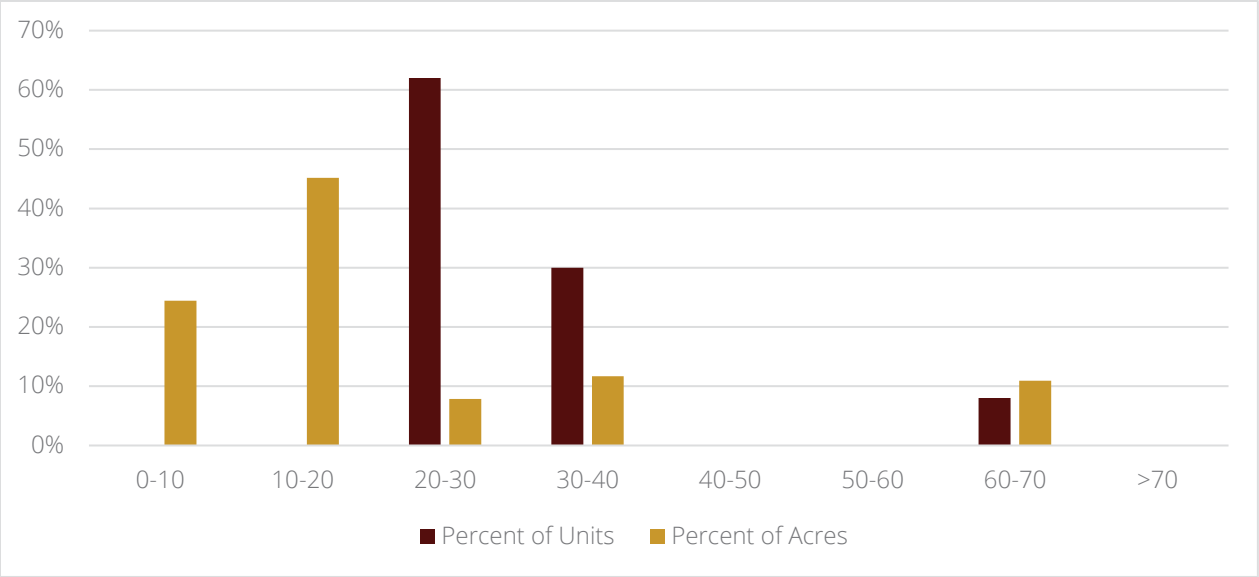
Figure 38: RHNA Sites and CalEnviroScreen 4.0 Percentile Scores



RHNA Sites and CES 4.0 Scores

Source: HUD AFFH Mapping Tool.

Figure 39: RHNA Site Distribution by CalEnviroScreen 4.0 Percentile



Source: HUD AFFH Mapping Tool and City of San Juan Capistrano.

Disproportionate Housing Needs

While Capistrano Center is located in the central census tract 423.12, it is not in the EJ Element Community of Focus that displays the greatest level of disproportionate housing needs, including a 26 percent overcrowding rate. Capistrano Center is adding to potential for additional low and moderate-income units in the central area of the City. This helps to address the disproportionate needs of the central area of the City by adding new housing opportunities at a variety of income levels and stabilizing existing renters in close proximity to the site. Additional housing options in prime locations close to the community of focus will allow for more flexibility in housing choice for new and existing residents.

The sites are not anticipated to pose any displacement risk. While a small portion of Oso Ranch is in an area identified as vulnerable to displacement, tract 423.12, it is currently a vacant site. Capistrano Center and the Industrial housing overlay involve redevelopment of commercial or industrial zoned sites, and therefore do not pose a displacement risk. Modern construction will include high-efficiency HVAC air filters to ensure excellent indoor air quality to mitigate the proximity to I-5 and the railroad. New housing in these areas achieves multiple goals of adding housing stock in smart growth areas and enhancing existing neighborhoods with new housing choices.

Identification of Issues, Contributing Factors, and Meaningful Actions

Table 46 displays the identified fair housing issues, contributing factors, and meaningful actions to address them.

Table 46: Issues, Contributing Factors, and Meaningful Actions

Fair Housing Issue	Contributing Factor	Meaningful Actions
Outreach Capacity	Limited local private fair housing outreach and enforcement	• City to contract directly with a fair housing services provider to provide specific services for San Juan Capistrano residents. **(Program 19)** • Continue increased bilingual translation and interpretation services as well as alternative events and workshops times, locations, and formats to enable and facilitate meaningful participation from the Community of Focus. **(Program 20)**
Disproportionate Housing Needs	Overcrowding in Capistrano Villas Limited affordable and accessible low-income housing	• Provide tenant/landlord training about fair housing laws, requirements, services and resources. **(Program 19)** • Pursue development of a program to increase maintenance and necessary repairs and safety of overcrowded rental units through voluntary owner certifications and randomized inspections in a manner that does not rely on tenant complaints or lead to increased threat of retribution or displacement. **(Program 16)** • Implementation of Environmental Justice Element Programs in Community of Focus • Density Bonus Ordinance Update **(Program 14)**
Access to Opportunity	Inability to afford and take advantage of local educational, recreational activities	• Continue to coordinate and support community-based organizations that support after school programs, self-help training, food-assistance and counseling and access to other resources. **(Program 19)** • Annually, as part of the Capital Improvement Plan, coordinate with Public Works to prioritize these EJ / Community of Focus areas for actions and capital improvements. **(Program 21)**
Integration and Segregation	Private Discrimination against protected classes (in violation of Federal Housing Law) directly	• City to contract directly with a fair housing services provider to provide specific fair housing enforcement and testing services in San Juan Capistrano. **(Program 19)**

Fair Housing Issue	Contributing Factor	Meaningful Actions
	limits housing choice and mobility. Zoning standards that limit ability to achieve maximum permitted density. High concentration of Hispanic population in central census tract 423.12.	• Rezoning to permit high density residential development in higher resource areas **(Program 15)** • Increase housing choices through removal of regulatory and procedural barriers to higher density housing; increased incentives and requirements for construction of affordable housing. **(Program 15, 14, and 7)** • Amend the Inclusionary Housing Ordinance to increase minimum percentage of lower-income affordable housing units (or and in-lieu fees) to the extent feasible based on current economic analysis. **(Program 4)** • Review Architectural Control process to ensure objective design standards. **(Program 13)**
Displacement	Lower and moderate households may face displacement pressures as rents rise due to high overall housing costs.	• Continue Housing Rehabilitation Grant Program. **(Program 8)** • Continue to implement the mobile home park rent increase limits ordinance and the senior mobile home park overlay. **(Program 10)** • Consider new forms of rent stabilization and price control for older multi-family units to ensure existing residents are not priced out of their homes. **(Program 17)** • Implementation of Environmental Justice Element Programs in Community of Focus

Constraints on Housing

Governmental Constraints

Potential governmental constraints include, but are not limited to, growth management measures, land use controls, and development standards, building codes, processing fees and procedures, exactions, property taxes, and site improvement costs.

In San Juan Capistrano, governmental constraints include zoning code provisions, enforcement requirements, fees and exactions, processing and permit procedures, growth controls, and on- and off-site improvement requirements, including infrastructure and utilities. These constraints are discussed in this section.

Governmental constraints can limit or deter the operations of the public, private, and nonprofit housing development sectors, making it difficult to meet the demand for housing and limiting supply in a region. Such constraints can limit access to housing for various ethnic, racial, or social groups, or prevent lower-income segments of society from having adequate housing opportunities.

Land Use Controls

General Plan

Adopted in 1999, the City of San Juan Capistrano General Plan is a comprehensive, long-range general policy document that establishes the overall character and development patterns of the community. The Land Use Element of the General Plan provides for a variety of residential densities dispersed throughout the City. The Land Use Element promotes a broad range of housing types and densities. However, the Land Use Element creates constraints on housing production by limiting the areas and densities for residential uses in the City.

Much of the City can be characterized as residential and rural residential. A large portion of the remaining vacant land consists of parcels with environmental constraints, topographic and/or drainage constraints, or other limitations as identified in the Public Services and Utilities Element and Safety Element of the General Plan. Much of the land has been designated for single-family residential uses. Opportunities for multifamily development based on the multifamily land use designations can be found throughout the City, primarily clustered around the I-5 freeway and major thoroughfares.

Growth Management Measures

The City's General Plan as adopted in 1999 includes a Growth Management Element. The basis for the element is Measure M, passed in 1990, which requires Orange County cities to adopt a growth management element in order to receive funds from a half-cent sales tax for transportation improvements. As a developed community, San Juan Capistrano was only

required to address the transportation-related requirements of Measure M. However, the City has expanded the scope to address other public facilities, mainly ensuring sufficient infrastructure for new development. The four goals listed in the Growth Management Element are:

(1) ensuring rational and orderly growth so that public services and infrastructure can be provided to new development;

(2) working to provide sufficient regional transportation facilities to meet the transportation needs of the community;

(3) providing a balance between jobs and housing within the City; and

(4) coordinating and cooperating with other public agencies to address regional issues and take advantage of regional opportunities.

The Growth Management Element serves as a guide for planning infrastructure and facility improvements to accommodate acceptable service levels while development occurs. It neither poses a constraint on current or future housing production, nor impedes the City's ability to accommodate its share of the regional housing need. It does not include a cap to new development, maximum unit restriction, urban growth boundary, or any other mechanism that would constrain current or future housing production. Zoning Code 9-2.325 does allow the City Council to adopt an annual limit on residential growth, not to exceed 400 units per year of non-exempt projects. Affordable housing projects are exempts from the provisions of this section. The 400 unit annual limit has not been reached or enforced for many years. The City is including the removal of this provision in its Zoning Code Review and Cleanup Program 15.

Zoning Code

The City uses Title 9, Land Use, Chapter 3 Zoning Districts and Standards of the City Municipal Code (Zoning Code) to implement the land use designations assigned in the General Plan. The code contains detailed development standards, land use regulations, and procedures that ensure the City maintains a high-quality development pattern, protects its historic character, and preserves environmental resources. The code directly shapes the form and intensity of residential development by providing controls over land use, density, building heights, lot coverage, and floor area ratios, which regulate the bulk and mass of buildings on a site. While necessary to preserve the high quality of life in San Juan Capistrano, the development standards contained in the Zoning Code limit densities and control building form.

The land use controls and development standards for residential districts are described in Table 47 below. Several of these requirements can individually and cumulatively create constraints on housing by limiting the amount of land available for residential development and making it difficult to achieve the maximum density allowed by zoning or General Plan. Therefore, these regulations create potential constraints on housing. While the combined effect of the

City's development standards creates potential constraints on housing production, the City has still approved housing projects at a variety of densities and income levels in recent years.

Table 47: Existing Residential Development Standards, City of San Juan Capistrano

District	Maximum Density	Minimum Lot Area	Minimum Street Frontage (feet)	One Story[1]			Maximum Lot Coverage Ratio	Two Story[1]			Maximum Lot Coverage Ratio[9]	Maximum 2nd Floor/ 1st Floor Ratio	Build. Height (feet)
				Minimum				Minimum					
				Front Yard[3,4] (feet)	Side Yard[3,5,6] (feet)	Rear Yard[3,7,8,19] (feet)		Front Yard[3,4] (feet)	Side Yard[3,5,6] (feet)	Rear Yard[3,7,8,19] (feet)			
RA [10,11]	0.4 du/ac	2.5 acres	200	150	20	50	0.12	150	20	50	0.12	75%	35
HR [12,13]	Ref. 9-3.301 c(2)	10,000 s.f.	60	25-20	15-5	25/20	0.4	25-20	15-5	25-20	0.35	80%	35
RSE- 40,000[10,11]	1 du/ac	40,000 s.f.	150	30	20	25	0.15	30	20	25	0.15	75%	35
RSE- 20,000[10,11]	2 du/ac	20,000 s.f.	90	30	10	25	0.25	30	10	25	0.25	80%	35
RS- 10,000[10,11]	3.5 du/ac	10,000 s.f.	60	20	10-5	25	0.4	20	10	25	0.35	80%	35
RS- 7,000[10,11]	5 du/ac	7,000 s.f.	60	20	5	20	0.45	20	10-5	20	0.32	80%	35
RG- 7,000[10,11,15]	5 du/ac	7,000 s.f.	60.	20	10-0	20	0.45	20	10-0	20	0.32	80%	35
RS- 4,000[10,11,14]	8 du/ac	4,000 s.f.	50	18	5	16	0.5	20	10-5	20	0.35	80%	35
MRD- 4,000[10,11,17,18]	8 du/ac	4,000 s.f.	50	18	5	16	0.5	20	10-5	20	0.35	80%	35
RG- 4,000[10,11,14,15]	8 du/ac	4,000 s.f.	50	18	10-0	16	0.5	20	10-0	20	0.35	80%	35
RM*[10,16]	18 du/ac	1 acre	150	30	20	20	n/a	20	20	20	0.35	80%	35
VHD[10,16]	30 du/ac	1 acre	150	30	20	20	n/a	20	20	20	0.35	80%	35

Source: San Juan Capistrano Municipal Code, Section 9-3.301.

Note: For footnotes 1-19, see Table 3-2 in Section 9.3-301 of Municipal Code. Standards for mobile homes shall be per State law. du = dwelling unit. ac = acre

Minimum Lot Size

The Zoning Code specifies minimum lot sizes for all residential zones. The lot sizes range from 4,000 square feet to 2.5 acres for residential development. with The 2.5 acres allow residential properties to include private non-commercial farming of orchards, and non-commercial animal keeping raising only as accessory and incidental to the residential use. For estate style residential zones (RA, RSE-40,000, RSE-20,000) the City has large minimum lot sizes of 2.5 acres, 40,000 square feet, and 20,000 square feet. Other residential zones have much lower minimum lot sizes: between 4,000 square feet and 10,000 square feet. Minimum lot sizes on estate style and single-family lots have not constrained development. However, the 1-acre minimum lot size of the RM (Multiple Family Residential) and VHD (Very High Density) zones prevents multifamily development on smaller lots otherwise suitable for multifamily housing, creating a constraint. As a part of the Zoning Code Review and Cleanup Program 15, the City will amend the minimum lot sizes in multifamily zones.

Height Limits

The City has three types of height restrictions: a maximum height measured in stories and absolute height; a limit on the number and location of two-story homes in a development (a requirement for 1-story homes); and a limit on the size of the second story relative to the first story. The maximum building height in all residential zones in San Juan Capistrano is 35 feet and 2 stories. Typically, a height limit of 35 feet can support two-story developments, and in some cases, three-story developments. This 2-story and 35-foot height limit does not limit the ability to achieve the maximum density in the low- and moderate-density residential zones, but could make it difficult to achieve densities of 30 dwellings per acre in the VHD zone, making it a potential constraint, especially when combined with other development standards.

The second height limitation states that all new residential projects shall incorporate a combination of one- and two-story units adjacent to all master planned arterial streets, with at least 20 percent of the total project units being one story. This standard is intended to ensure that new development is not visually monotonous and that scenic vistas are preserved.

Generally set to 80 percent, the third height restriction limits the area of the second story relative to the area of the first story. This limits the total floor area that may be achieved for the maximum permitted building coverage or footprint.

When applied to the lower-density zones, the requirement for one-story homes may improve affordability and accessibility for smaller and lower-income families through reduced sales prices. However, for multifamily development, each of the three height limits creates a potential constraint on the ability to achieve the maximum permitted housing density. The City is including Program 15 to study the height limit and ratio and make amendments as necessary to ensure that the maximum density can be achieved in multifamily zones.

Lot Coverage Ratio

The City applies a lot coverage ratio, which determines the percentage of the gross site area that may be covered by any building or covered parking space. Lot coverage ratios range from 0.12 in the RA district to 0.35 in the VHD district for two-story structures. This equates to a maximum of 15,246 square feet for the first level or cantilever second floor for a 1-acre lot. The City currently applies the lot coverage ratio as equivalent to the percentage of a lot covered by a building, but the code also includes language indicating that the lot coverage ratio considers the total floor area, which would make it function more like a floor area ratio.

When applying the lot coverage and floor to floor ratio, the second story is allowed to be 80 percent of the first, or 12,197 square feet for a total of 27,443 square feet or an effective floor area ratio (FAR) of 0.63. However, the maximum floor area may not be adequate if a project is not able to maximize the first floor area and lot coverage because any underutilized ground floor lot coverage cannot be shifted to a second or third floor.

To remove the constraints that the lot coverage ratio has on housing, the City will clarify the definition/applicability of "lot coverage ratio" to remove any ambiguity and study the standard and make amendments as necessary to ensure that the standard does not impede development of housing. Once the City revises the definition, the lot coverage ratio is not anticipated to be a constraint on housing development.

Setbacks

All residential zones have setbacks, which are the minimum distances between a structure and a lot line. In non-agricultural residential zones, setbacks typically range from 20 feet to 30 feet. Setbacks have the effect of reducing the total amount of buildable land on a property and constitute a potential constraint on housing production. The minimum 20 feet between multifamily buildings effectively limits certain housing types, including zero-lot line developments, row homes, and typical mixed-use development, and is a potential constraint on development. As a part of the Zoning Code Review and Cleanup Program 15, the City will study and revise minimum setbacks to ensure that they do not pose a constraint on development.

Minimum Street Frontages

Residential zones in the City have minimum street frontage widths. These range from 60 feet in lower-density zones to 150 feet in the RM and VHD zones and 200 feet in the RA zones. The minimum frontage length is a constraint on housing production, particularly small-lot single-family and multifamily housing production, as it essentially precludes smaller scale multi-family development. The required street frontage can prohibit or discourage smaller lots and make compact housing development infeasible. As a part of the Zoning Code Review and Cleanup Program 15, the City will review, and if necessary, amend, its street frontage standards to ensure that they do not create constraints on housing production.

Planned Community Zones and Specific Plans

As outlined in Section 9-3.315 of the Municipal Code, planned community districts are utilized by the City to provide for a variety of land uses within a specified area. A comprehensive development plan (CDP) is adopted for each planned community district in the City. CDPs facilitate the development of their respective planned community. CDPs and specific plans have the potential to either create or reduce constraints based on their content.

A CDP or specific plan can provide flexible and innovative development standards. Rather than dictating average and maximum densities for individual lots, General Plan designations only provide general parameters for development. This allows for specific densities to be identified during the creation of a specific plan or CDP. Additionally, the Municipal Code's district and supplemental regulations are not applied, and specific development standards are established in the specific plan or CDP. The City uses specific plans and CDPs to provide for a diversity of uses, site-specific development standards, and building relationships to achieve a coordinated and well-planned development project in compliance with the General Plan. The City currently has 10 specific plans and 10 CDPs.

Parking

The provision of parking is a significant cost for all forms of development. The costs include land and improved costs. Parking standards for single-family and low-density residential are generally addressed on-site and impact the supply of housing by limiting the amount of land available for more units on the site. Parking for higher density development may require parking structures which can easily quadruple the cost of surface parking on a per space basis. The City's residential parking requirements are shown in Table 48 below. The current City parking standards require more spaces for residential development than typical recommended industry standards. For example, the requirement of 2.5 parking spaces per studio apartment unit is extremely high, and constrains the production of smaller, more affordable rental units by requiring that a significant amount of developable area is reserved for parking. These high minimum parking requirements pose a constraint to housing development as they limit land available for units, do not allow for flexibility such as tandem parking in multifamily residences, and can greatly increase the cost of development. The City will reduce parking requirements so that they no longer create constraints on development as a part of its Zoning Code Review and Cleanup Program 15. The City will specifically explore reductions in parking requirements for multi-family development, senior housing, and affordable housing. The City will also study and reduce guest parking requirements and allow tandem parking. Additionally, the City will consolidate parking requirements for "multi-family" and "apartment" uses.

Table 48: Residential Parking Requirements

Land Use Type	Required Off-Street Parking
Apartment – Studio	2.0 off-street parking spaces per dwelling unit, at least 1 space per dwelling unit shall be in a garage; and 0.5 spaces per dwelling unit visitor parking
Apartment – One (1) bedroom units	2.0 off-street parking spaces per dwelling unit, at least 1 space per dwelling unit shall be in a garage; and 0.5 spaces per dwelling unit visitor parking
Apartment – Two (2) bedroom units	2.5 off-street parking spaces per dwelling unit, at least 1 space per dwelling unit shall be in a garage; and 0.5 spaces per dwelling unit visitor parking
Apartment – Three (3) or more bedroom units	3 off-street parking spaces per dwelling unit, at least 1 space per dwelling unit shall be in a garage; and 0.5 spaces per dwelling unit visitor parking
Senior Apartments (age restricted)	1.0 space per unit
Boarding and lodging houses, student housing, dormitories, fraternity and sorority housing	1.0 off-street parking spaces per guest room and 1.0 per each dwelling unit
Mobilehome Parks	2.0 off-street parking spaces per dwelling unit, at least 1 space per dwelling to be covered, 1 space may be tandem; 0.4 spaces per dwelling site for visitor parking, plus the spaces required for recreation centers, if any
Multiple-family residences	2.0 off-street parking spaces per dwelling unit, at least 1 of which shall be either in a garage or covered (tandem parking prohibited); and 0.8 spaces per dwelling unit visitor parking
Single-family residences (single-family detached dwellings, two-family dwellings [duplexes], and zero lot line dwellings utilizing a common wall)	2.0 off-street parking spaces per dwelling unit in a garage; and 0.8 spaces per dwelling unit visitor parking

Source: City of San Juan Capistrano Municipal Code as amended via Ordinance 1082.

Density Bonus

The City's Density Bonus Ordinance (Section 9-3.505 of the Municipal Code) allows up to a 35 percent increase in density where units are reserved for lower-income (minimum 10 percent) or very low-income (minimum 5 percent) residents, or condominium units are reserved for moderate-income residents (minimum 10 percent). Density bonuses are also available to applicants who provide at least 10 percent of their land for affordable housing (15 to 35 percent density bonus increase) or when a childcare facility is involved (matching square footage

increase). Projects that are eligible to receive a density bonus can benefit from other incentives, including reduced parking requirements and waiver or modification of certain development standards.

Assembly Bill (AB) 2345, passed in September 2020, amended the Density Bonus Law to increase the maximum density bonus from 35 percent to 50 percent. To be eligible for the maximum bonus, a project must set aside at least:

(i) 15 percent of total units for very low-income households,

(ii) 24 percent of total units for low-income households, or

(iii) 44 percent of for-sale units for moderate-income households.

Levels of bonus density between 35 percent and 50 percent are granted on a sliding scale. San Juan Capistrano must update its Density Bonus Ordinance to codify these new bonus requirements. Additionally, the state legislature passed new a new density bonus law in 2021. If signed into law, the City will incorporate the new provisions into its density bonus ordinance. The City has included Program 14 to amend its Density Bonus Ordinance. Once amended, the City's density bonus will be fully consistent with state law.

Inclusionary Housing Requirements

The City will continue to provide a broad range of housing types for all income groups necessary to meet the City's share of the regional housing needs. The City has recently developed affordable housing with a range of types and densities. For example, The Groves development was approved in 2019 and provides 74 units for very low- and low-income seniors. The Groves used a density bonus/concession to develop at three stories and with reduced side-yard setbacks. The Seasons development provides 52 units of affordable housing on 1.3 acres. The City, in partnership with Habitat for Humanity, built 27 affordable units on 4 acres in 2010. Finally, the City built, owns, and rents out 24 affordable single-family detached homes in the Little Hollywood development on approximately 4.5 acres. The last 10 units were constructed in 2009.

Developers of new residential developments with two or more units are required to provide 10 percent of the development as affordable housing or pay fees in lieu of reserving affordable housing units for very low-, low-, or moderate-income households. Affordable units provided by developers through Program 7 are deed restricted with an affordability covenant with a minimum of 10 years. Alternatively, a project proponent may pay in-lieu fees to provide a local funding source (e.g., direct subsidy, local match, gap financing loan) to facilitate the construction and/or assistance of affordable housing projects throughout the City. At the City Council's discretion, the fees are deposited in an affordable housing fund. The collected funds can only be used for programs outlined in the HOPE Plan (Housing Opportunities Program Empowerment Plan), as established by City Council, in order to meet the housing needs of very low-, low-, or moderate-income households. The HOPE Plan assists the City's housing needs

through the production, acquisition, rehabilitation, and preservation of affordable housing units. Funds from the HOPE Plan must be used for the development or preservation of affordable housing.

The amount of the in-lieu fees is calculated using housing market variables. Rental developments have a fee that is calculated annually, and ownership developments have a fee that is calculated monthly. The fee formula is in the City of San Juan Capistrano Municipal Code Section 9-5.103. Funds received by the City are dispersed in a timely manner to facilitate new affordable housing construction and rehabilitation/preservation of existing units in conformance with AB 1600, the Mitigation Fee Act (1989). The fees are calculated based upon the projected cost to construct a low-income housing unit.

The City collected in-lieu fees throughout the 5th Cycle to bring the total accumulated fund to $4.8 million. The $4.8 million was used for a 75-unit senior affordable housing development known as The Groves, which provides 22 units for very low income, 52 units for low income, and 1 moderate income manager's unit.

Fees collected through the City's inclusionary requirement or the actual cost to provide affordable units in a project could be viewed as a potential financial barrier for the provision of housing; however, the inclusionary fee provides funding for lower- and moderate-income housing developments. Additionally, the current inclusionary housing in-lieu fee does not appear to have discouraged development within the City. The City has permitted 497 above moderate units through the 5th Cycle, far exceeding the 5th Cycle RHNA of 267 units. The robust above-moderate construction provides direct evidence that the inclusionary requirement does not constrain overall housing development in San Juan Capistrano. The City continually monitors the fee and permit activity and developer response to avoid a deterrent to housing construction. Thus, the inclusionary housing requirements are not constraining housing development.

Building Code

The City has adopted and enforces the 2019 California Building Code as Title 8 of the Municipal Code. This code ensures that all housing units are built to specific standards, which are considered to be the minimum necessary to protect the public's health, safety, and welfare. The City has adopted the code with a few administrative amendments for fire safety and protection. These amendments place greater restrictions and requirements on development rather than reduce standards. Upgraded building codes and safety standards have generally been accepted as a cost of doing business particularly by most established developers, financial institutions, and insurance companies, which view them as minimizing overall risks for proposed projects both during construction and well after occupancy.

For example, the requirement that all rental and multifamily buildings install fire sprinklers adds approximately $2–$5 per square feet in construction costs. In most cases, the sprinkler requirement will not constrain multifamily projects, but it does add to the costs for building housing in San Juan Capistrano. In some instances, historic structures may be able to qualify for

exemptions or administrative remedies if they are included in the Inventory of Historical and Culturally Significant Structures, Objects, and Sites. Additionally, the City has a reasonable accommodation program to address any building code issues related to a disability, physical or mental impairment, or health-related concerns raised by individuals (wheelchair access ramp placement, use of energy-efficient lighting that may trigger seizures, etc.).

To ensure that standards for building construction are met, the City has a staged inspection program where inspectors review projects and also carry out inspections on a complaint basis. These enforcement activities are conducted in a sensitive manner and a minimum of two written violation notifications are given to violators. Although code requirements and enforcement are necessary, they do add a cost to the construction of affordable housing because the minimum safety requirements must be met by all development, and therefore set a minimum cost of a unit's construction.

Article 34

Adopted in 1950, Article 34 of the California Constitution requires a majority vote of the electorate to approve the development, construction, or acquisition by a public body of any "low rent project" within that jurisdiction. In other words, for any projects to be built and/or operated by a public agency where at least 50 percent of the occupants are low income and rents are restricted to affordable levels, the jurisdiction must seek voter approval (Article 34 authority).

In the past, Article 34 might have prevented certain projects from being constructed. In practice, most public agencies have learned to structure projects to avoid triggering Article 34, and public assistance typically comes in a variety of other ways. Furthermore, the State legislature has amended the Health and Safety Code to clarify ambiguities relating to the applicability of Article 34. OBJ The City is committed to administering and maintaining low-income rental housing while complying with Article 34. The City is committed to administering and maintaining low-income rental housing while complying with Article 34.

Transparency of Development Standards

The City makes its development standards available on its website. The Municipal Code, General Plan, and zoning/parcel maps can all be accessed on the City's website. Additionally, City staff are available to assist applicants or interested parties who do not have internet access. Therefore, the City complies with the requirements set forth in AB 1483.

Providing for a Variety of Housing Types

Housing Element law specifies that jurisdictions must identify adequate sites to be made available through appropriate zoning and development standards to encourage the development of a variety of housing types for all economic segments of the population. This includes transitional and supportive housing, emergency shelters, low barrier navigation centers, multifamily rental housing, mobile home parks, manufactured housing and accessory dwelling

units. Table 49 summarizes various housing types that are permitted within the residential districts throughout the City.

Table 49: Uses in Residential Districts

Use	RA	HR	RSE-4,000	RSE-20,000	RS-10,000	RS-7,000	RG-7,000	RS-4,000	MRD-4,000	RG-4,000	RM	VHD	MHP & MHP-SO	PRD	Notes and Exceptions
Accessory Dwelling Units (single family)	P	P	P	P	P	P	P	P	P	P	-	-	-	-	a. Subject to Section 9-3.501, Accessory uses and Structures. b. In the MRD-4,000 District, accessory dwelling units shall be permitted on lots of 6,000 square feet or greater in area
Alcoholism or drug abuse recover or treatment residential facilities that are licensed by the State for a maximum of 6 or fewer persons	P	P	P	P	P	P	P	P	P	P	P	P	P	P	See California Health and Safety Code Sec 11834.02 and 11834.23.
Boarding and rooming houses, long-term	-	-	-	-	-	-	-	-	-	-	P	P	-	-	
Boarding and rooming houses, short-term	-	-	-	-	-	-	-	-	-	-	P	P	-	-	
Community Care Facilities that are licensed by State for a maximum of 6 or fewer persons	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Family day care homes, large	C	C	C	C	C	C	C	C	C	C	C	C	C	C	
Family day care homes, small	P	P	P	P	P	P	P	P	P	P	P	P	P	P	

Use	RA	HR	RSE-4,000	RSE-20,000	RS-10,000	RS-7,000	RG-7,000	RS-4,000	MRD-4,000	RG-4,000	RM	VHD	MHP & MHP-SO	PRD	Notes and Exceptions
Manufactured and modular homes on a permanent foundation system	P	P	P	P	P	P	P	P	-	P	P	P	P	P	Manufactured or modular structures shall not be permitted in the MRD-4,000 District. Where permitted, both types of structures shall be subject to the design guidelines of subsection (c) of Sec 9-3.301 of the Municipal Code
Mobile home parks	-	-	-	-	-	-	-	-	-	-	-	-	C	-	
Residential dwellings (detached SFD)	P	P	P	P	P	P	P	P	P	P	P	P	-	P	
Residential dwellings (attached SFD)	-	-	-	-	-	-	P	-	-	P	P	P	-	P	
Residential dwelling units (duplex, two-family)	-	-	-	-	-	-	P	-	-	P	P	P	-	P	Must be located on a single lot or with each dwelling on its own lot.
Residential dwelling units (multi-family, apartments, and cooperatives)	-	-	-	-	-	-	-	-	-	-	P	P	-	P	
Residential dwelling units (multi-family, townhouses, condos)	-	-	-	-	-	-	P	-	-	P	P	P	-	P	

Source: City of San Juan Capistrano Municipal Code Sec. 9-3.

Transitional and Supportive Housing

The City adopted a supportive housing code (Section 9-3.550 of the Municipal Code) which permits emergency shelters, transitional housing, and supportive housing facilities within the Public and Institutional (P&I) zoning district by- right, meaning they are not subject to approval of a conditional use permit.

Additionally, the City allows for alcoholism or drug abuse recovery or treatment facilities and community care facilities that are licensed by the State for a maximum of 6 or fewer persons in all of its residential districts. The City defines community care facility in accordance with California Health and Safety Code Section 1502(a) as "any facility, place, or building that is maintained and operated to provide nonmedical residential care, day treatment, adult day care, or foster family agency services for children, adults, or children and adults, including, but not limited to, the physically handicapped, mentally impaired, incompetent persons, and abused or neglected children."

Per AB 2162, supportive housing meeting certain criteria shall be a use by-right where multifamily and mixed uses are permitted. AB 2162, passed in 2017, requires supportive housing to be a use by-right in zones where multifamily and mixed uses are permitted, including nonresidential zones permitting multifamily uses. Supportive housing for greater than 6 persons are currently allowed in the P&I zone, but not in residential zones. The City will review standards for supportive housing developments for greater than 6 persons to ensure AB 2162 compliance as a part of its Emergency, Transitional, and Supportive Housing Program 12. Specifically, the City will develop objective standards that provide clarity and certainty for supportive housing with 7 or more individuals in all zones where residential uses are permitted, mitigating constraints on supportive housing.

The permitting of agricultural/employer-based housing and transitional housing for migrant and/or farmworkers (six or fewer persons) is subject to the same development standards as conventional single-family units, consistent with the Employee Housing Act. In accordance with Health and Safety Code Sections 17021.5 and 17021.6, employee housing occupied by six or fewer employees in a single-family structure are treated the same as any other single-family dwelling in the same zone.

Emergency Shelters

An emergency shelter is a facility that provides shelter to individuals and families experiencing homelessness on a short-term basis. Emergency shelters are included in the supportive housing code, which permits emergency shelters, transitional housing, and supportive housing facilities within the P&I zoning district by right. The City has approximately 173 acres for this category. Several acres in the P&I zone are vacant, while substantial other portions have minimal development (e.g. parking lot, field) and could be quickly converted to emergency shelters use. These are suitable sites due to their access to opportunity, proximity to services, and ability to be converted to emergency shelters quickly. The 2019 Point In Time

Count identified 62 unsheltered persons experiencing homelessness in the City. The identified zone has more than enough suitable land for to accommodate 62 beds, which would require approximately 0.35 acres under City development standards (1 shelter bed per 250 sf of building area).

Currently, the zoning code requires that shelters provide off-street parking at the rate of 1 space per 3 shelter beds. The code also sets other development and operational requirements for emergency shelters, such as provisions for safety and security of shelter residents, staff, and neighbors. As a part of the Emergency, Transitional, and Supportive Housing Program 12, the City will amend zoning code Section 9-3.550 pursuant to AB 139 which sets parking standards for emergency shelters based on staffing level only. The City will also ensure that other development standards that apply to emergency shelters are consistent with other uses in the underlying zone.

Low Barrier Navigation Centers

Low barrier navigation centers (LBNC) are service-enriched shelters that are focused on moving individuals into more permanent housing. LBNCs provide temporary housing while case managers connect individuals experiencing homelessness to shelter, public benefits, and health services. Under the Housing for Homeless Act (2019), local governments are required to allow LBNCs by-right in areas zoned for mixed uses and nonresidential zones that permit multifamily uses.

The City will amend its zoning code pursuant to Senate Bill (SB) 48 to allow for LBNCs by-right in areas zoned for mixed uses and nonresidential zones that permit multifamily uses as a part of its Emergency, Transitional, and Supportive Housing Program 12.

Multifamily Rental Housing

The City has a Multiple-Family (RM) zone to identify areas of the City where multifamily housing, including multifamily rental housing, is allowed. In addition to this, various types of multifamily rental housing are allowed in other residential zones throughout the City. Duplexes and two-family units are allowed in the RG-7,000, RG-4,000, VHD and PRD zones. Multifamily apartments and cooperatives are allowed in VHD, and PRD districts. Multifamily townhouses and condominiums are allowed in the RG-7,000, RG-4,000, VHD and PRD zones.

Table 49 illustrates that the City generally has zoning providing for multi-family rental housing. However, some of the use based restrictions pose constraints on the production of housing, particularly multi-family rental housing. For example, the RG-4000 and RG-7000 zones do not allow for apartments and cooperatives but allow for townhomes and condominiums. This inconsistency between otherwise similar uses/typologies constrains the ability to produce apartments, which are typically more affordable than other multi-family types, acting as a constraint. As a part of the Zoning Code Review and Cleanup Program 15, the City will amend

its residential use regulations to ensure that multi-family housing is treated consistently in medium to high density zones.

Mobile Homes

The City has seven mobile home parks that are valuable resources for the provision of affordable housing. The mobile home parks constitute 11 percent of the City's housing stock (1,394 of 12,558 total units). The City has a mobile home park zoning category (MPH) that provides for such use. The City Council recognizes the role and value that mobile home parks play in providing affordable housing stock and has implemented a mobile home rent control ordinance to help preserve existing mobile home parks. The City also utilizes a Senior Mobilehome Park Overlay District as adopted in 2017 by Ordinance 1049. This overlay zone applies to four of the mobile home parks in the City. The overlay zone requires at least 80 percent of spaces in the mobile home park to be occupied by at least one person 55 or older.

Manufactured Housing

The permitting of manufactured housing on foundations is subject to the same development standards as conventional single-family units, consistent with Government Code Section 65852.3. Manufactured and modular homes on a permanent foundation system are allowed in all residential zoning districts, excluding the MRD-4,000 district. As a part of the Zoning Code Review and Cleanup Program 15, the City will amend the zoning code in MRD-4,000 to permit manufactured homes on permanent foundations as if they were single-family homes.

Accessory Dwelling Units

Accessory dwelling units (ADU) and junior accessory dwelling units (JADU) are attached or detached dwelling units that provide complete independent living facilities for one or more persons and are located on a lot with a proposed or existing primary residence. ADUs may be alternative sources of affordable housing for lower-income households and seniors. The City allows and regulates ADUs and JADUs in Section 9-3.501.1 of the Municipal Code and in compliance with California Government Code Sections 65952.2 and 65852.22. ADUs are permitted on lots located within a single-family or multifamily zoning district. They are subject to a ministerial approval process, which is highlighted on the City's website. ADUs must also comply with the development standards of the underlying zone, except where precluded by state law. Other requirements for ADUs include:

- A limit of 1 story and 16 feet in height.
- Rear yard setbacks of 4 feet and front yard setback of 30 feet.
- Lot coverage limits of 0.35.
- One off-street parking space per ADU.

- Maximum size of 850 square feet for studio or one-bedroom unit and 1,000 square feet for two-bedroom units. A maximum of two bedrooms is allowed.

The City's Municipal Code has been updated to incorporate all the recent changes to State law regarding ADU allowances. The City will ensure ADU requirements are all compliant with current State law as a part of its Facilitate ADU Production Program 3, which contains additional actions to encourage ADU development by increasing outreach and education, providing increased technical assistance, and considering more streamlined/expedited reviews through preapproved plans.

Development Fees

A developer is required to pay a number of fees to construct housing in the City. This includes building fees, planning fees, and, when applicable, in-lieu fees. In accordance with AB 1483, these fee schedules are all readily available on the City website, along with the in-lieu fee formula spreadsheet used for fee calculation and annual fee reports.

Building Fees

The City requires building fees as part of the permit process to construct housing in the City. Fees are outlined in the City's adopted Building Fee schedule and vary based on the valuation of the project. Valuation is determined by the square footage of the project multiplied by the Building Standards factors for this region's cost of construction per square foot. Therefore, the larger the unit, the more expensive the fees. Table 50 summarizes the building fees.

There are other fees in addition to building fees for residential projects. The school and transportation systems also require fees. The school system, Capistrano Unified School District, charges $4.08 per square foot for new residential developments, effective as of May 18, 2020. The transportation corridor fees range from $2,664 to $6,056 per unit depending on location and type of development. Transportation fees are increased by a fixed percentage annually on July 1. Each of these fees are charged by outside agencies and authorized by specific State legislation (SB 50).

On average, fees for a single-family development are comparable to the surrounding jurisdictions in Orange County and represent a reasonable level of fees necessary to retain the quality of development and infrastructure that characterizes the City's standards. The average fee is slightly less for multifamily units. Fees may represent a barrier to the construction of housing because they increase the minimum costs of a dwelling unit and are passed onto the purchaser or renter. However, as the City's fees are not excessive, and the City has seen robust housing production during the 5th Cycle, these development fees do not constitute actual constraints on the production of housing.

Table 50: Building Fees Summary, City of San Juan Capistrano

Descriptions	Fee
Building Permit Fees	Dependent upon valuation of project
Construction and Demolition	
Submittal	$92.74
Deposit	1% of valuation, with $250 minimum
Base Fees	
Base	ICBO Building Valuation Data per square foot (changes depending on type of development)
Building Permit	Dependent upon valuation of project

Source: City of San Juan Capistrano website, January 1, 2021. Building Fees Summary.

Planning Fees

Planning fees are different from building fees because they are based upon the type of application necessary for project approvals. The City processing fees are part of a development deposit, whereby an applicant deposits a specified amount of money to cover the actual costs of processing the application. If the deposit is exhausted, additional deposits are necessary; refunds also can occur (i.e., if there is money remaining within a deposit after the project has been officially approved or denied). These planning fees are another cost to development which affects the affordability of housing. The planning fees and developer deposits are shown in Table 51.

Table 51: Planning Related Fees, City of San Juan Capistrano

Applications	Fees/Deposits
General Plan Amendment	$10,000
Zone Change	$4,000
Zone Change with Comprehensive Development Plan, Specific Development Plan, or Code Amendments	$5,000
Zone Variance (not with other applications)	$2,000
Zone Variance (with Arch. Control and Conditional Use Permit applications)	$2,000
Conditional Use Permit	$8,000
Floodplain Development Permit	$1,500
Administrative Approval/Land Use Adjustment/Modification	$2,000
Architectural Control	$15,000
Tentative Parcel Map	$5,000
Tentative Parcel Map Waiver	$1,500
Tentative Subdivision (Tract Map)	$10,000

Source: City of San Juan Capistrano website, as updated March 18, 2020. Planning Fees Summary.

In San Juan Capistrano, total typical development fees (planning, building and impact fees) are approximately $47,000 per unit for a 2,500-square-foot single-family dwelling and $43,500 per unit for a multifamily unit of 900 square feet. While impact fees and connection fees contribute to development costs, the fees are necessary to provide sewer and water service to the developments, ensure cost-recovery to the City, and provide adequate funding to maintain the City's parks, schools, and roads.

Table 52: Residential Development Fees and Permitting Costs

City	Residential Development Fees and Permitting Cost	
	Single-Family	Multi-Family
San Juan Capistrano	$47,000	$43,500
Dana Point	$76,000	$46,000
San Clemente	$44,000	$35,000
Laguna Niguel	$22,000	$15,000
Laguna Beach	$31,000	$37,000

In-Lieu Fees

Developers of new residential developments with two or more units may be required to pay fees in lieu of reserving affordable housing units for very low-, low-, and moderate- income households. As discussed under Inclusionary Housing Requirements in the Land Use Controls section of this chapter, the purpose of the fees is to promote the construction and/or assistance of affordable housing projects throughout the City. The fees are dedicated to an affordable housing fund, used in conformance with AB 1600, and can only be used for programs outlined in the HOPE Plan. In-lieu fees are considered a constraint to housing as they increase the costs of development; however, they are necessary to provide increased housing stock for lower-income households.

The in-lieu fee for rental and ownership units is computed using the formula in Municipal Code Section 9-5.103 and shown as follows:

For Rental Units:

(Mean Monthly Market Rent - Mean Monthly Affordable Rent) x 10 yr Affordability Covenant = Δ

Δ x 10% = Obligation Per Unit

Obligation Per Unit – (10% Obligation Per Unit) = Housing In-Lieu Fee Per Unit

This fee is calculated annually and has generally been approximately $7,000 per unit in recent years.

For Ownership Units:

Market Sales Price – Affordable Sales Prices = Δ

Δ x 10% = Developer's Obligation

Developer's Obligation – (10% x Developer's Obligation) = Housing In-Lieu Fee Per Unit

This fee is calculated monthly and has ranged between $15,000 to $20,000 per unit over the last several years.

Affordable rent and sales prices are based on low-income households in Orange County. While some developers opt to include affordable units within their developments, several recent and proposed developments have utilized the City's in-lieu fee option as a cost-effective method meet the City's inclusionary housing requirement.

Permit Processing Procedures

The requirements of the permit processing procedure have the potential to act as a constraint to the development of housing. The time and uncertainty of the review and revision cycle can contribute significantly to the overall cost of the project, ability to obtain and maintain funding, ability to build during the current market cycle, and the cost of each dwelling unit.

The City review process is typically as follows:

1. Application Submittal
2. Development Advisory Board (DAB) meeting within two weeks of complete submittal
3. DAB Comment Letter provided within 30 days of application submittal
    a. Comment letter will identify if the Application is complete or what items are required to determine complete Application.
    b. Resubmittal in response to the DAB Comment Letter will restart the process at 1.
4. Design Review Committee Meeting scheduled within 30 days of determination of complete application.
    a. Design Review Committee is limited to one review to determine compliance with Design Review Committee Meeting, although an applicant can request additional workshops with the Committee.
    b. Design Review Committee comments may result in modifications to the plans.
5. California Environmental Quality Act Review
    a. Negative / Mitigated Negative Declarations (ND/MND) require between 3-6 months to process, including 30 days for public review of the Initial Study and determination of ND/MND.
    b. Environmental Impact Reports (EIR) require between 6 – 10 months to process, including public review and response to comments.
6. Planning Commission Public Hearing is scheduled 30-45 days after determination of:
    a. A complete application for projects which propose no physical site improvements and no CEQA review (project found to be exempt) the Planning Commission will hold a noticed public hearing.
    b. Completion of Public Review for Initial Study or Draft Environmental Impact Report, pending no significant change to document based on comments received.
7. City Council (if required) Public Hearing is scheduled 30-45 days after the Planning Commission Public Hearing.

Example of Processing Times:

- Creekside – 169-unit attached and detached residential development
    1. Applied for Rezone, Architectural Control (AC), and Tentative Parcel Map on June 26, 2019.
    2. The Applicant requested two worksessions with the Design Review Committee for site plan design refinement, held September 26 2019 and January 23, 2020.
    3. Application determined to be complete on July 15, 2020
    4. Design Review Committee worksession and meeting held July 23, 2020 and October 8, 2020
    5. Environmental Impact Report Review Initiated September 3, 2019. Public Review of Draft available from September 10, 2020 through October 26, 2020.
    6. Planning Commission hearing scheduled October 27, 2020. Applicant requested postponement of hearing and ultimately withdrew in January 2021 due to concerns with potential litigation.

- The Farm – 169-unit detached residential development
    1. Applied for Code Amendment, AC, and Final Tract Map on September 18, 2020
    2. Application deemed complete on November 24, 2020
    3. Design Review Committee meeting held December 10, 2020
    4. Planning Commission hearing held January 26, 2021
    5. City Council hearing held May 4, 2021
    6. Permit Issuance:
        a. Rough Grading
            i. Applied June 30, 2020
            ii. Issued December 17, 2020
        b. Precise Grading
            i. Applied March 11, 2021
            ii. Issuance Anticipated October, 2021
        c. Building
            i. Applied March 15, 2021
            ii. Ready to Issue as of 7/29/21 (pending pad certs from grading permits)

- The Groves – 75-Unit apartment residential development
    1. Applied for AC on June 24, 2019
    2. Design Review Committee meeting held August 22, 2019
    3. Application determined to be complete on August 30, 2019

4. Planning Commission hearing held September 24, 2019
5. Permit Issuance:
    a. Precise Grading
        i. Applied December 10, 2019
        ii. Issued September 15, 2020
    b. Building
        i. Applied December 10, 2019
        ii. Issued September 15, 2020

Historical and Cultural Landmark Site Plan Review

The City of San Juan Capistrano has a proactive developmental review process that provides certainty to the development community and the residents of the City. The City provides information regarding the application processes through pamphlets available at the planning department and on the City's website. Pursuant to Section 9-2.327 of the Municipal Code, the site plan review process ensures that new development conforms to the City's General Plan, the Secretary of the Interior's Guidelines, and, if necessary, the Los Rios Specific Plan guidelines for projects located in federal- and State-recognized historic districts/properties. The process spells out the submission requirements, including the application packet contents, fees required, and other materials.

The review process consists of three main steps; each step is written out specifically so that the development community is aware of the requirements prior to submittal. A summary of the key features of the site review application process is described in the following paragraphs:

1. The first step is the pre-application. The applicant meets with the staff and becomes familiar with General Plan, historical guidelines, and zoning requirements applicable to the project. Thus, certainty regarding the requirements is provided at the outset of the process. These standards also are on the City website, as are all forms, aerial photographs, examples of projects, and other extensive helpful data.
2. The second step is the submittal of the application. Within 30 calendar days of submittal (at least twice a month), City staff holds a Development Advisory Board meeting to review the application for completeness. Key senior staff members from all key departments meet simultaneously with the applicant to go over the proposal, clarify details, and offer suggestions to ensure expeditious processing and certainty. A formal, written follow-up letter is promptly provided to the applicant by staff (normally within five working days) to confirm the details discussed and increase certainty in the process. Thus, the applicant will know at the outset if any additional elements are required as part of the application.
3. The third step is a public hearing on the application. Depending on the project, it is review by either the Zoning Administrator, the Planning Commission, or City Council. The Zoning Administrator conducts public hearings for zone variance and some conditional use

permits. The Planning Commission conducts public hearings for the majority of land use applications and makes the final decision based on staff recommendation and public testimony on the project. The City Council makes decisions on all tentative subdivision maps, rezones, and General Plan Amendments. The decision is made after a public hearing.

After receiving developmental approval, an applicant must apply for grading and building permits. Although the Building Division reviews plans within an average of 30 days, applicants are usually required to revise their plans to comply with the State of California established Building Code requirements. The revision process also affects the time frame for receiving a building or grading permit. However, the developers' design team can greatly reduce this latter impact through participation in the pre-application meeting process.

Design Review (Architectural Control)

The City has instituted an Architectural Control (AC) review procedure for residential projects with a zoning designation of eight units per acre or higher and/or the construction of three or more units on a lot, pursuant to Section 9-2.313 of the Municipal Code. The AC review process is in place to ensure that new development conforms to the City's General Plan, Land Use Code, and Architectural Design Guidelines. The process requires an application to be submitted to the Planning Department. The reviewing authority is the Planning Commission. The City reviews the AC application concurrently with other discretionary approval requirements (e.g., rezoning, subdivision, use permits, variances).

These steps are similar to the site plan review described above except the hearing takes place before the Planning Commission. The AC application process spells out the submission requirements, including the application packet contents, fees required, and other materials in a manner similar to the site review process. Information regarding the AC application process is available in pamphlets through the Planning Department and on the City's website.

The design review process may be considered a constraint due to the cost it incurs and time it takes to execute the review. As such, the City shall include Program 13 to study its process to streamline review time and procedures. Section 9-2.313(c) includes the standards in the form of required findings. Several of the findings are based on subjective determinations of consistency, adequacy, and compatibility that will require revision or amendment. The program will analyze current design standards to ensure guidelines are based on purely objective criteria and revise the design guidelines, as necessary. Additionally, the City will explore options for streamlining/expediting its design review to further mitigate other costs and time incurred by the process.

Permit Processing Time

Government Code Section 65943 states that local governments have 30 days after an application for a housing development project is submitted to inform the applicant whether or not the application is complete. If the local government does not inform the applicant of any

deficiencies within that 30-day period, the application will be "deemed complete," even if it is deficient. If the application is determined to be incomplete, the local government shall provide the applicant with a comprehensive list of items that were not complete pursuant to the local government's submittal requirement checklist. Information not included in the initial list of deficiencies in the application cannot be requested in subsequent reviews of the application.

The processing time needed to obtain development permits and required approvals is commonly cited by the development community as a prime contributor to the high cost of housing. The City's committee and commission process for larger projects may take three to eight months. The "holding costs" associated with waiting for project approval can affect the affordability of housing. These costs are passed along into the final price of the housing unit.

Certainty and consistency in permit processing procedures and reasonable processing times is important to ensure that the development review/approval process does not discourage developers of housing or add excessive costs (including carrying costs on property) that would make the project economically infeasible. The City is committed to maintaining comparatively short processing times. Table 53 summarizes the typical processing procedures and timelines of various types of projects in the City.

Table 53: Processing Time by Application Type

Application Type	Processing Time
Conditional Use Permit	3-6 months
Design Review (Architectural Control)	3-8 months
General Plan Amendment	18-24 months
Environmental Impact Reports	18-24 months
Plan Check/Building Permits	1-4 months
Variance	2-3 months
Zone Changes	12-18 months

Source: City of San Juan Capistrano.

Housing for Persons with Disabilities

Persons with disabilities have a number of specific housing needs, including design and location. Design needs generally include the removal of architectural barriers that limit the accessibility of dwelling units, and construction of wheelchair ramps, railings, and other necessary features. Location needs include accessibility to public transportation, commercial services, healthcare, and supportive services. Some persons with disabilities need group housing opportunities, especially those who are very low income or experiencing homelessness.

The City has adopted the 2019 California Building Code. Standards in the code include provisions to ensure accessibility for persons with disabilities. These standards are consistent with the

Americans with Disabilities Act (ADA). The City ensures that new housing developments comply with Title 24 of the California Code of Regulations. The City provides information to applicants or those inquiring about City regulations regarding accommodations in zoning, permit processes, and application of building codes for persons with disabilities.

Furthermore, no local amendments that would constrain accessibility or increase the cost of housing for persons with disabilities have been adopted. The City has no requirements regarding the maximum concentration or siting requirements for residential care facilities. Parking requirements are currently the same as other developments; however, persons with disabilities have different needs and may not require the same amount of parking spaces. As providing parking can be costly, the City will review its parking standards for housing for those with disabilities and amend them as seen fit as a part of its Zoning Code Review and Cleanup Program 15.

On November 3, 2015, the City adopted an ordinance implementing a procedure for reasonable accommodation to ensure that housing for people with disabilities is attainable without discretionary review. To obtain an accommodation, an applicant needs to submit a form with contact information, a short description of the basis of the request, a description of the relevant City code or regulation, and an explanation of why the accommodation is necessary. City staff also provide assistance for applicants who are unable to complete the reasonable accommodation request by themselves. The simple, clear, and transparent nature of the reasonable accommodation process ensures that it is not a constraint.

The City also provides housing rehabilitation loans to help with reasonable accommodations for disabled owner-occupied low-income households. Since 2020, the City has provided eight new loans averaging $30,000 each. The loans are 0% interest and are due for payment when the property is sold or transferred.

Modifications designed to improve accessibility (e.g., a wheelchair ramp) that encroach on the public right-of- way need a permit. Encroachment permits for structures within public rights-of-way are handled administratively by the Engineering Services Department. The applicant provides a drawing of the proposed improvements in relation to the public right-of-way, which is then reviewed by the City Engineer. The improvements must be completed by a licensed and insured general contractor. There is a nominal permit fee as well as a small recording fee. The City's permit processes for waivers and encroachments are relatively simple and expeditious and do not constitute a constraint to reasonable accommodations for persons with disabilities.

Efforts to Remove Regulatory Constraints for Persons with Disabilities

Existing State law supersedes City discretion for review of small group home projects (six or fewer residents). The City does not impose additional zoning, building code, or permitting procedures other than those allowed by State law. There are no City-initiated constraints on housing for persons with disabilities caused or controlled by the City. The City does not have any planning requirements regarding concentrations of residential care facilities.

The City will continue to implement its reasonable accommodation ordinance. The City will continue to monitor the zoning code and procedures to ensure that it continues to provide flexibility in, and does not constrain the development of, housing for persons with disabilities.

The City allows residential retrofitting to increase the suitability of homes for persons with disabilities in compliance with ADA requirements. The City works with applicants who need special accommodations in their homes to ensure that application of building code requirements does not create a constraint. Per the City's Municipal Code Title 9 Appendix A, family is defined as: "A group of individuals that live together as a single housekeeping unit."

Permits and Processing

The City does not impose special permit procedures or requirements that could impede the retrofitting of homes for accessibility. The City's requirements for building permits and inspections are the same as for other residential projects. City officials have no record and do not report of any instances in which an applicant experienced delays or rejection of a retrofitting proposal for accessibility to persons with disabilities; also, the City has not had a request for exceptions in a site plan for housing for persons with disabilities. However, the Planning Director has the discretion to accept exceptions and process them as part of the permit process. The City has not had a request to change parking standards for housing for persons with disabilities. Again, the Planning Director has the discretion to consider such requests and process them as part of the permit requirements.

The City also has the ability to consider such developments under the planned community or specific plan processes, which offer even more flexibility for exceptions and parking flexibility. The City allows group homes of six or fewer persons by-right, as required by California State law. No conditional use permit or other special permitting requirements apply to such homes. Group homes of more than six persons are permitted as "supportive housing." which is allowed as a principal permitted use in the Public & Institutional zone. Additionally, they are permitted by-right in the RM and VHD residential zones through the "Boarding" use. As an implementation for Program 13, the City will consolidate and streamline its use allowances for large group homes to ensure that they are treated the same as other uses in the same zones. The City does not impose special occupancy permit requirements for the establishment or retrofitting of structures for residential use by persons with disabilities. Generally, if structural improvements were required for an existing group home, a building permit would be required. If a new structure were proposed for a group home use, discretionary review would be required as for any other new residential structure. Many residential projects in the City require some level of design review. The design review and hearing process is the same for group homes and special needs housing for persons with disabilities as for other residential projects. The City's design review process has not been used to deny or substantially modify a housing project for persons with disabilities to the point where it is no longer feasible.

Building Codes

The City provides reasonable accommodation for persons with disabilities in the enforcement of building codes and the issuance of building permits through its flexible approaches to retrofitting or converting existing buildings and construction of new buildings that meet the shelter needs of persons with disabilities. The City adopted and implements the 2019 California Building Code, which incorporates and amends the 2018 International Building Code (IBC). The only additions that the City has made to its code is a requirement that multifamily housing have fire sprinklers and a requirement to use Class "A" roof materials, which are fire resistant.

Code Enforcement and On- and Off-Site Improvement Requirements

On- and Off-Site Improvements

On- and off-site improvements represent a substantial amount of the housing construction costs. Projects in San Juan Capistrano are required to provide underground utilities; install streetlights and traffic signals; and provide water transmission facilities, drainage, and sanitary sewers. In addition, if a project is anticipated to directly and significantly impact an existing roadway or other facility, the City can require additional fees or improvements necessary to mitigate impacts in accordance with California Environmental Quality Act provisions. These costs also increase the cost of housing production and can represent a barrier to housing development in the City. However, the improvements required by the City are necessary to provide adequate infrastructure and health and safety standards in the community.

Code Enforcement

The City's Code Enforcement staff responds to potential violations of the City of San Juan Capistrano Municipal Code. The City has two code enforcement officers as of July 2021 who are responsible for investigating complaints of property maintenance and Municipal Code violations. Code enforcement occurs on a reactive basis. After an inspection is made to determine the validity, nature, and extent of violation(s) and if the code violation is observed, the property owner is informed and given an opportunity to bring the property into compliance.

If corrective action is not completed in a reasonable time or manner, the City may fine the property owner or file a criminal complaint through the City Attorney's office. Through the code enforcement process, the number of blighted properties throughout the community has significantly been reduced.

Estimates on the number of units that are blighted, substandard, or in need of significant repairs are based on the City's Owner-Occupied Rehabilitation Program 8 waiting list of those who identify substandard housing and need assistance in bringing their houses up to code. The current estimate as of July 2021 is 30-40 homes that are blighted, substandard, or need significant repairs to meet building code. The City will continue to implement its Residential Rehabilitation Program 16 to provide funding and technical assistance for residential rehabilitation.

The City provides online services for filing potential Code Enforcement violations, as well as access to the City's Municipal Code and other resources that assist homeowners in correcting code deficiencies.

Nongovernmental Constraints

A number of other factors contribute to the cost of housing, including land costs, construction costs, financing, and the limited availability of federal, State, and local funding sources, all of which affect the availability of affordable housing.

Land Costs

High land costs in the City may act as a constraint to development of affordable housing. As the City is mostly built out, there are few remaining vacant parcels in the City. Many remaining parcels are difficult to develop on due to factors such as lot configuration or topography.

The following anecdotal information from the development community working in Orange County, areas in the City, and close to the City provides insight into land and construction costs. Land costs are approaching and, in some cases, exceeding $1.1 million or more per acre in the City's "urban" areas (higher in the back country areas), about $90-150 per square foot. Land costs vary widely depending on site configuration and views, and can rise to close to $4 million an acre. Table 54 displays acreage and land costs for recent vacant lot sales in the City. Land cost varies greatly depending on lot location, size, configuration, and the ability to support development.

Table 54: Recent Vacant Lot Sales in San Juan Capistrano

Acreage	Land Cost ($)
0.25	975,000
0.71	562,000
0.99	1.7 million
1.32	1.02 million
2.19	3 million
2.6	1.65 million
3.1	820,000
4.3	850,000
15	2.1 million

Data compiled from Zillow, Realtor.com & landwatch.com

Construction Costs

Construction costs include the cost of materials and labor. Materials costs include the cost of building materials (wood, cement, asphalt, roofing, pipe, glass, and other interior materials), which vary depending on the type of housing being constructed and amenities provided. In general, construction costs can be lowered by increasing the number of units in a development, until the scale of the project requires a different construction type that commands a higher per square foot cost.

One indicator of construction costs is Building Valuation Data, compiled by the International Code Council (ICC). The unit costs compiled by the ICC include structural, electrical, plumbing, and mechanical work, in addition to interior finish and normal site preparation. The data are national and do not account for regional differences, nor include the price of the land upon which the building is built. The most recent Building Valuation Data, dated February 2021, reports the national average for development costs per square foot for apartments and single-family homes as follows:[7]

- Type I or II, R-2 Residential Multi-family: $157.74 to $179.04 per square foot
- Type V Wood Frame, R-2 Residential Multi-family: $120.47 to $125.18 per square foot
- Type V Wood Frame, R-3 Residential One- and Two-Family Dwelling: $130.58 to $138.79 per square foot
- R-4 Residential Care/Assisted Living Facilities generally range between $152.25 to $211.58 per square foot

Additionally, labor costs are influenced by the availability of workers and prevailing wages. In January 2002, SB 975 expanded the definition of public works and the application of the State's prevailing wage requirements. It also expanded the definition of what constitutes public funds, capturing significantly more projects (such as housing) beyond just public works that involve public/private partnerships. Except for self-help projects, SB 975 requires payment of prevailing wages for most private projects constructed under an agreement with a public agency providing assistance to the project. As a result, the prevailing wage requirement substantially increases the cost of affordable housing construction. In addition, a statewide shortage of construction workers can impact the availability and cost of labor to complete housing projects. This shortage may be further exacerbated by limitations and restrictions due to the current COVID-19 pandemic. Although construction costs are a significant factor in the overall cost of development, the City of San Juan Capistrano has no direct influence over materials and labor costs.

[7] https://cdn-web.iccsafe.org/wp-content/uploads/BVD-BSJ-FEB21.pdf

Identified Densities and Approval Time

Requests to develop housing at densities below those anticipated in the Housing Element may also constitute a constraint to housing development. Over the last housing cycle, the City received one request to develop sites at below-anticipated densities. The Ventanas site saw 132 units developed on a site identified in the previous element for 230 units. The City also saw one request to develop above the identified density. The Groves Senior apartment development is constructing 75 units where 48 were previously identified in the housing element. These sites are summarized in Table 55.

Table 55: Multifamily Projects Developed During the 5th Cycle

Site (APN, Address)	Anticipated # of Units	Actual # of Units	Anticipated Density (du/ac)	Actual/Proposed Density (du/ac)
Ventanas/Tirador 666-131-09/-13/-15	230	132	25.6	14.7
The Groves Senior Apartments	48	75	12.8	19.7

Source: City of San Juan Capistrano.

The average turnaround for building permits is 30 days (2-week initial submittal and 10-day correction/revision review). The average turnaround for grading permits is 3 months (4-week initial submittal review and 2-week correction/revision review). Efforts by the City to reduce the gap between a locality's planning for development and construction of housing include continual efforts to expedite the development processing timeline. The time between approval of a discretionary permit and an application and issuance of grading and building permits include factors beyond the control of the City, including financing, project marketing and sale to a builder, and changes in the market conditions that affect the project feasibility.

Financing Availability

Interest rates affect homeownership opportunities throughout the City. In March 2021, Freddie Mac's primary mortgage market survey listed interest rates on home loans at 3.09 percent on a 30-year fixed-loan rate.[8] While low interest rates are expected to prolong the availability of financing, low housing inventory can create competition among potential homebuyers, especially for first-time homebuyers. The sales price of housing is typically adjusted for changes in mortgage rates. The City provides a list of Orange County Home Buying Assistance Programs for first-time homebuyers on its website.

Table 56 displays the number of loan applications received in 2020 for the purpose of purchasing a home in the Anaheim-Santa Ana-Irvine metropolitan statistical area, which includes

[8] http://www.freddiemac.com/pmms/archive.html

San Juan Capistrano. Specifically, the table provides the number of total applicants, the number of originated applications, the number of applications that were approved but not accepted, and the number of applications denied across various types of loans. Conventional purchasing loans had a high level of applicants with a low level of denials, while home improvement loans were much more likely to be denied even with significantly fewer applicants.

Table 56: Disposition of Home Loans (2020)

Loan Type	Total Applicants	Originated	Approved Not Accepted	Denied	Withdrawn/ Other
Conventional - Purchase	44,614	25,813 (57.9%)	1,513 (3.4%)	3,665 (8.2%)	13,623 (30.5%)
Government-Backed - Purchase	4,810	2,392 (49.7%)	108 (2.2%)	309 (6.4%)	2,001 (41.6%)
Home Improvement	9,434	5,122 (54.3%)	354 (3.8%)	1,862 (19.7%)	2,096 (22.2%)
Refinance	69,160	33,470 (48.4%)	2,062 (3.0%)	10,299 (14.9%)	23,329 (33.7%)
Total	129,733	67,749 (52.2%)	4,083 (3.1%)	16,236 (12.5%)	45,665 (35.2%)

Source: Lendingpattern.com.

"Percent Other" includes withdrawn or incomplete applications

Federal and State Programs

There is limited funding available for housing assistance programs from the State and federal governments. Current funding sources being used by the City include continued participation in the Community Development Block Grant program, HOME Investment Partnership program (HOME), Mortgage Credit Certification program, program income, Housing Choice Voucher (HCV) rental assistance, and use of tax credits programs, such as the Low-Income Housing Tax Credit (LIHTC). The City has received $930,630 in HOME funding since 2014. The funds have been used to assist 32 households with necessary home rehabilitations, including bringing units up to code (plumbing, electrical), health and safety improvements (railing, flooring, and roof repairs), and weatherization upgrades (energy-efficient appliances, double-pane windows). Around $20 million of LIHTC funds were received by projects in the City. These funds are supplemented by the City's Housing In-lieu Fee Program 4.

Community Response to Density and Intensification

As the housing shortage in the region continues to put pressure on communities to redevelop and intensify, community resistance is a potential constraint to new construction of housing. There has been little opposition to or complaints about the market-rate and affordable housing projects that the City has approved, and which have been built over the last eight years. Typical

comments include complaints about increasing traffic, congestion, and lack of parking. However, there has been strong and organized opposition, including lawsuits from adjacent property owners, to several projects. Several projects have been proposed and ultimately withdrawn on one property. Strong opposition from an adjacent business also led to the withdrawal of an approved housing project on a vacant industrial property. While not adjudicated, the resistance, lawsuits, and delays contributed to the withdrawal of several development applications for properties that remain vacant or underdeveloped.

Impacts of COVID-19

The COVID-19 pandemic has had a dramatic impact on market conditions and appears to favor more development of housing on nonresidential sites. One anticipated long-term impact of the COVID-19 pandemic has been the rapid acceleration, expansion, and broad adoption of the long-term trend toward increased telecommuting and remote working. Many office spaces have become vacant, idle, and/or obsolete in this changing employment shift. There is broad evidence of the rapid adaptation and some increased efficiencies in worker productivity as a result of reduced commuting and increased virtual meetings. This has further softened the nonresidential market and creates additional opportunities and incentives for redevelopment for or with residential uses. While a recovery in commercial activity is expected in retail and office markets, it is not clear how long it might take to achieve pre-pandemic levels, if at all.

Environmental and Infrastructure Constraints

Environmental and infrastructure constraints can impact the provision of housing. In the City of San Juan Capistrano, these constraints include sewer and water availability and site location on hillsides, within a floodplain, or within fire hazard areas.

Steep slopes pose an environmental constraint to development as it is more costly and difficult to develop on parcels with high slopes. The City has a Hillside Residential district with its own development standards and dwelling unit calculations based on the total percentage of land in each slope category.

Parts of the City are located in Special Flood Hazard Zones, the high hazard portion of the 100-year floodplain. This includes areas along San Juan Creek, Oso Creek, and Trabuco Creek. Development in the floodplain is subject to additional risk and cost, floodplain standards, and mandatory flood insurance, which may act as a constraint to housing development. To reduce this constraint, the City has adopted special floodplain standards and maintains a Floodplain Management District to ensure safe development in the floodplain. The City provides support for residents located in flood zones and is a participant in the National Flood Insurance Program, which provides federal flood insurance and federally financed loans for property owners in flood-prone areas. Residential development in the floodplain is allowed, provided that the finished floor is located above the base-flood elevation. Since the City has adopted standards for residential development in floodplain areas of the City, the floodplains will not create any constraints on housing developments.

A few portions of the City fall into the Very High Fire Hazard Severity Zone. This includes a southern portion of the City along Camino Las Ramblas, an eastern portion of the City surrounding Avenida Linda Vista and Rolling Woods Lane, and two slivers of the City on the eastern border. Location within these severity zones increases the cost of construction for new developments as it influences the choice of construction materials and building techniques. Much of the new housing growth in the City is located outside of very high fire hazard severity zones, so fire hazard is not expected to be a significant constraint on future housing production.

Currently, all parcels in the City have water and sewer service available to them. The City has the water and sewer capacity to service new developments. New development applications and subsequent permitting may have land use entitlements or conditions of approval based on water supply conditions. Thus, the availability and cost of the water supply may act as an infrastructure constraint to new development; however, the City is not under any mandatory use restrictions and has no supply issues as of July 2021. As the City conducts the environmental review for rezoning to accommodate the RHNA, it will conduct the required water supply assessment/environmental review.

Endangered Species Act

Some of the remaining vacant land designated for residential development by the General Plan is either partially or wholly impacted by the animals and plant species that are listed under the Endangered Species Act. Such lands are currently being evaluated as part of the coordinated effort by the State and federal governments to create the Natural Communities Conservation Plan (NCCP) for the Orange County region. Final disposition of the impacts of the NCCP may create some limited constraints on the development of these properties in the City. For those properties that would possibly result in a partial take, significant mitigation fees or actions are imposed by the US Fish and Wildlife Service and California Department of Fish and Wildlife to develop the property. In many instances, the permit processing time associated with these two agencies is prolonged and can add a significant cost to the price of housing. Although this is an issue of statewide importance, the costs of preservation will continue to be a constraint to creating affordable housing as well as limiting available land for other residential purposes at the local level.

Energy Conservation Standards

Certain energy conservation standards must be met when applying for permits. The City has adopted the most recent energy standards (minimum) as required by the State of California. Although the City has not imposed increased standards for energy conservation based upon the initial increased cost of construction, the City worked with local utility companies to include energy-saving methods on the City's website as a public information service.

The City, which has long been a leader on the environmental front, continues to work to reduce its carbon footprint. In December 2007, the City adopted a sustainability charter, green building standards and temporary solar energy program (subsequently continued as a streamline permit

process). In adopting the sustainability charter, the City expressed its desire to meet current environmental, economic, and social needs without compromising the ability of future generations to do the same. The City found solar photovoltaic systems readily available and that the use of these systems promotes the City's commitment to become a sustainable community, since they consume no fossil fuels and generate no air pollution and therefore increase energy efficiency. The City held workshops to educate the community, businesses, residents, and developers on the benefits of solar energy and provided input on rebates and tax credits. There is currently a streamlined review process in place for solar photovoltaic systems. Additionally, the City has a low-flow toilet retrofit incentive program ($200 water bill credit per toilet up to two) and recommends residents access water conservation rebates through the Municipal Water District of Orange County and rebates for energy-efficient equipment through San Diego Gas & Electric. The City has committed to continue the above programs and will continue to aggressively pursue its energy conservation and sustainability efforts through programs and actions.

Housing Sites and Resources

Land Inventory

The resources available for the development, rehabilitation, and preservation of housing in San Juan Capistrano are addressed in this section of the Housing Element. This section provides an overview of available land resources and residential sites for future housing development and evaluates how these resources can work toward satisfying future housing needs. Also discussed are the financial and administrative resources available to support affordable housing and energy conservation opportunities.

Housing Allocation

State law requires that a community provide an adequate number of sites to allow for and facilitate production of the regional share of housing. To determine whether a jurisdiction has sufficient land to accommodate its share of regional housing needs for all income groups, each jurisdiction must identify "adequate sites." Under State law (California Government Code Section 65583[c][1]), adequate sites are those with the appropriate zoning and development standards, with services and facilities, to facilitate and encourage the development of a variety of housing for all income levels. San Juan Capistrano's Regional Housing Needs Allocation (RHNA) for the 2021-2029 planning period has been determined by SCAG to be 1,054 housing units, including 270 units for very low-income households, 173 units for low-income households, 183 units for moderate-income households, and 428 units for above moderate-income households. Table 57 illustrates the City's RHNA for the 6th Cycle.

Table 57: 2021–2029 RHNA

	Very Low-Income*	Low- Income	Moderate-Income	Above Moderate-Income	Total
RHNA	270	173	183	428	1,054

SOURCE: SCAG.

*Note: Pursuant to AB 2634, local jurisdictions are also required to project the housing needs of extremely low-income households (0-30% AMI). In estimating the number of extremely low-income households, a jurisdiction can use 50% of the very low-income allocation or apportion the very low-income figure based on Census data. Therefore, the City's very low-income RHNA of 270 units can be split into 135 extremely low-income and 135 very low-income units.

No Net Loss Buffer

Recent changes to State law have required cities to continually maintain adequate capacity in their sites inventories to meet their RHNA. In the event that a site is developed below the density projected in the Housing Element, or at a different income than projected, the City must have adequate sites available to accommodate the remaining balance of the RHNA, or it must identify and rezone new sites that can accommodate the remaining need. For these reasons, the City is

including a buffer of 20 percent above the RHNA in each category. Therefore, the City is planning for a capacity of 1,266 total units, including 532 lower (low and very low) units in its Sites Inventory.

Table 58: No Net Loss Buffer

	Very Low	Low	Moderate	Above Moderate	Total
Unit Allocation	270	173	183	428	1,054
Buffer (20% of Allocation)	54	35	37	86	212
Total Units with Buffer	324	208	220	514	1,266

Realistic Capacity

Very High Density Multifamily Zones

Generally, multifamily developments in the City have had mixed results in achieving the maximum density allowed by the zoning ordinance or projected in the RHNA.

For example, the 9-acre Ventanas site had capacity for approximately 270 units, but the approved project only constructed 132 units. This is a yield of approximately 49 percent of the maximum allowed. However, The Groves, a City-financed affordable development project, constructed a total of 75 units on a 3.85-acre site, achieving development on an irregularly shaped lot which previously was identified to only have 2 acres of developable area, and a yield of 65 percent of the maximum allowed by zoning.

While the average of these two projects suggests that developments could achieve approximately 59 percent of the maximum allowed by zoning, the City will instead implement the minimum required development project density established by the general plan, which will help guarantee that the City will achieves the densities specified in the Sites Inventory. The minimum density is 18.1 units per acre, which corresponds to approximately 60.3 percent of the maximum capacity. Therefore, the City is using a calibration estimate of 60.3 percent for VHD zoned properties. This estimate is close to recent trends and is highly feasible and realistic during the 6th Cycle.

Industrial Housing Overlay

The City is pursuing an industrial housing overlay zone which will provide the ability for property owners in the IP and CM zones to redevelop their properties for high-density residential uses. The overlay will allow for residential developments pursuant to the VHD zoning standards. While many of the buildings within the industrial housing overlay are likely to be converted and redeveloped for housing during the 6th Cycle planning period, the City acknowledges that not all of the available properties will be redeveloped. Therefore, the City is taking an extremely conservative estimate of realistic capacity of the overlay area and is assuming a cumulative 13 percent yield across all sites. This means that independently, each parcel illustrates low capacity,

but cumulatively, the area can accommodate a substantial portion of the RHNA units for lower- and moderate-income households.

Assumed Affordability – Density and Size

Density

The California Government Code states that if a local government has adopted density standards consistent with the population based criteria set by State law (at least 30 du/ac for San Juan Capistrano), the California Department of Housing and Community Development (HCD) is obligated to accept sites with those density standards (30 du/ac or higher) as appropriate for accommodating the jurisdiction's share of regional housing need for lower-income households. Per Government Code Section 65583.2(c)(3)(B), the City's Very High Density (VHD) Residential designation is consistent with the default density standard (30 du/ac) for metropolitan jurisdictions such as San Juan Capistrano and therefore considered appropriate to accommodate housing for lower-income households.

The City's VHD zone allows for multifamily development at up to 30 du/ac. This zone, along with future overlays allowing up to 30 du/ac in select industrial and commercial areas of the City, is expected to accommodate the City's share of lower-income housing.

Moderate-income housing can be accommodated through medium- and higher-density zones, with maximum densities ranging from 15 to 30+ du/ac. These densities support a variety of multifamily housing typologies, including townhomes and garden-style apartments, which may be affordable to moderate-income households. Above moderate-income housing needs may be met through lower-density, single-family typologies, typically in the 0 to 15 du/ac range.

Table 59: Densities and Affordability

Income	Density Range (du/ac)	San Juan Capistrano Implementing Zones
Above Moderate	0-15	RA, HR, RSE-40,000, RSE-20,000, RS-10,000, RS-7,000, RS-4,000, RG-7,000, RG-4,000, HR
Moderate	15-30+	PRD, RM, VHD
Low	30+	VHD
Very Low	30+	VHD

Size

Pursuant to the Government Code, sites presumed to be affordable to lower incomes must have a size of 0.5 to 10 acres. In general, the lower-income eligible sites have gross acreages within this size range. One exception is the Oso Ranch site, which has a cumulative area larger than 10 acres. This site is further described below. Sites that may otherwise meet the 30 du/ac default

density but are smaller than 0.5 acres are presumed to be affordable to moderate-income households.

Affordability by Site

The proposed rezoning of the sites to VHD zone and 30 dwelling units per acre would allow all of the units to count toward the very low- and low-income household RHNA. However, the units on the Capistrano Center, the Industrial housing overlay, and the sites were distributed between very low-income (48 percent), low-income (38 percent), and moderate-income categories (14 percent).

The Oso Ranch site was distributed differently based on the City's negotiations with the property owner and developer. The City is currently working through a development agreement with a housing developer pursuing a housing project on the site. The developer has made preliminary commitments to include 200 below market rate units as part of a planned rezone of the site that would accommodate a projected 700 total units. This translates into a cumulative below market rate percentage of approximately 28.6 percent. This 28.6 percent was distributed evenly among the below market-rate RHNA allocation, with 43 percent held for very low, 28 percent for low, and 29 percent for moderate income households.

Environmental and Infrastructure Constraints

The inventory above takes into account any environmental constraints (habitat, flood and noise hazards, steep slopes, and others), as part of the City's site-by-site analysis. Any environmental constraints that would lower the potential yield (e.g., steep slopes) have already been accounted for in the site/unit capacity analysis. In general, the 25 percent deduction from maximum capacity will cover and accommodate any reductions in site capacity due to environmental constraints.

Fire

Several areas of San Juan Capistrano fall within high or very high fire hazard severity zones, as defined by the California Department of Forestry and Fire Protection (Cal Fire). Fire service in the City is provided through a partnership with the Orange County Fire Authority (OCFA), which reviews all plans for fire safety compliance.

The OCFA has some policies that may reduce the capacity of individual sites. In particular, the OCFA requires that all developments with more than 150 units have a secondary access for emergency egress. This may pose constraints on some sites in general; however, the areas and capacity included in the Sites Inventory have secondary access via trail and utility service roads and will not be subject to the 150-unit limitation. The specific conditions are described on a site-by-site basis in the inventory section below.

Slopes

The City of San Juan Capistrano has many areas with slope constraints. These areas were generally excluded from considerations for sites in the inventory. The Oso Ranch site is partially constrained by slopes, but these slopes were removed from consideration when anticipating the site capacity; both the City and developer believe that the site can accommodate 700 units on its less steep portion. The other sites in the inventory are substantially free from steep slopes and are typically infill opportunities on already graded/developed property.

Floodplain Constraints

San Juan Capistrano is bisected by multiple creeks and drainages and has substantial land areas within flood hazard zones, as defined by the Federal Emergency Management Agency (FEMA). Most of these areas have an "A" designator, indicating that the property is in a 100-year flood inundation area. Essentially, this means that the area has a 1 percent chance of flooding every year. Other areas of the City are within a 500-year floodplain. Additionally, the City has substantial areas within a floodway, which is characterized by high velocities and depths during wet weather events.

The City allows for residential development within its floodplains, provided mitigating strategies and design choices are made to ensure safety and limit flood damage. For properties within the 100-year floodplain, this means that the finished floor must be above the flood elevation, and that buildings below the flood elevation must be designed to withstand the hydrostatic pressure of any flood.

Some RHNA sites are located within 100-year floodplains. In particular, portions of the industrial housing overlay, Capistrano Center, and Oso Ranch sites are located within floodplains. While the requirements for floodplain development may act as minor constraints to housing production, they are not expected to reduce development yields or preclude new housing production in general. The City does not have any RHNA sites within floodways, which is a water channel that directly conveys stormwater and experiences rapid velocities during wet weather events.

Infrastructure

Full urban level infrastructure services are available throughout the City and to most of the sites in the inventory. Such services are (or will be) in place prior to development and adequate for the potential unit yield on each site. Specifically, water and sewer service are available to all parcels within the City, including each site in this inventory, and the City has the water and sewer capacity to service the number of units necessary to meet, and substantially exceed, the regional share goals. Dry utilities are also available throughout the City and on each RHNA site.

The Oso Ranch site will require extension of utilities to service development of the site. The City has sewer and water mains located close to the parcel, and development on the site may need to add short extensions or laterals for residential development. While full infrastructure does not

currently serve the site, this lack is not expected to be a constraint on the development of the RHNA units, as adequate capacity is located close by and can be extended in a cost-effective and efficient manner for future residential construction. Additionally, the City is working with a homebuilder, which has reviewed the available infrastructure and is developing multiple options for site development, including the necessary infrastructure extensions, including extension of Oso Road and a bridge over Oso Creek.

Entitled and Pending Projects

The City has approved or received multiple applications for several housing developments in the City. These projects can fully accommodate the above-moderate RHNA sites. Many developments included lower- and moderate-income units pursuant to the City's inclusionary housing ordinance. Lower- and moderate-income housing unit counts were based on the entitled projects and agreements or discussions with the property developers about stated intent. The pending affordable housing project at the City Hall site is discussed in greater detail below.

Table 60: Entitled & Pending Projects by Income Level

Entitled and Pending Projects	Very Low	Low	Moderate	Above Moderate	Total
The Farm	-	-	-	168	168
Distrito La Novia	10	8	9	113	140
San Juan Meadows	-	-	-	94	94
City Hall*	50	-	-	-	50

Source: City of San Juan Capistrano.

* Proposed Project (not yet entitled)

City Hall

The City is pursuing an affordable housing development on a portion of the City-owned "City Hall" site. The housing project will be constructed on a 1.2-acre portion of the site and is planned to accommodate up to 50 units for very low-income households with permanent supportive housing services. On April 7, 2020, the City Council unanimously approved an exclusive negotiation agreement with Jamboree Housing Corporation, an affordable housing developer active in Southern California. The City Council's decision and ongoing negotiations and coordination with the developer make it likely that this project will be constructed at the assumed affordability and unit and density during the 6th Cycle.

Accessory Dwelling Units

San Juan Capistrano has been approving ADUs at an increased pace since passage of recent State laws that remove constraints on ADU production. While the City can meet its RHNA capacity without using ADUs, ADUs will contribute to the 20 percent net loss buffer and provide a source of affordable housing and housing options across the City.

Production Trends

San Juan Capistrano has begun to recently see more activity and interest in ADU construction. Table 61 illustrates the ADU building permits issued since 2018. The average ADU production from 2018 prorated through the end of 2021 is 4.8 units per year.

Table 61: ADU Building Permits

2018	2019	2020	2021	Average
2	1	5	11*	4.8

SOURCE: City of San Juan Capistrano Annual Progress Reports.

*11 units calculated on a prorated scale based on permits processed as of June 2021.

Though the City experienced relatively low levels of ADU production over the past 3.5 years, the inclusion of 2018 and 2019 drastically skew the average down below the anticipated production during the 6th Cycle. Additional changes to state law in 2019 led to a significant increase in ADU production in 2020 and 2021. Importantly, San Juan Capistrano has permitted 5 ADU permits as of the second week of June 2021. Calculated on a linear, prorated scale, the City should expect to see 11 ADU permits issued during the 2021 calendar year. The 2020 and 2021 production trends provide a more accurate and realistic baseline for future ADU growth than the overall average. Programs and public education will further increase ADU production above the recent trends. Therefore, the City is assuming that approximately 6 ADUs will be permitted each year during the RHNA cycle.

Assumed Affordability

ADU affordability data specific to San Juan Capistrano is not available, so the SCAG regional ADU affordability study was used to estimate the projected affordability of ADUs toward the RHNA. Table 62 illustrates the distribution of ADU affordability by income levels as documented in the SCAG regional analysis for Orange County.

Table 62: ADU Affordability Assumptions

Income Category	Percent
Very Low Income (including extremely low income)	25%
Low Income	43%
Moderate	30%
Above Moderate	2%

SOURCE: SCAG Regional Accessory Dwelling Unit Affordability Analysis.

ADU Programs and Incentives

In order to spur additional ADU interest and production, the City is including multiple programs to remove constraints and provide City support for ADUs. These programs are expected to significantly increase the number of ADUs and will help the City achieve its RHNA.

- ADU Tracking. The City is including Program 3 to track and monitor its ADU production to ensure that annual production matches the RHNA assumptions. The City will begin to request information about ADU rents and affordability from applicants to better track the household income applicability of proposed ADUs. If ADU production does not meet the goals, the City is committed to further removing potential constraints on ADU production, as well as evaluating the RHNA to ensure that adequate sites are still provided for all income levels.
- Preapproved Plans. The City will adopt a set of preapproved or "model" ADU plans to reduce costs, increase applicant certainty, and expedite the development review process. This is expected to increase the number of ADUs built across the City.
- Outreach and Education. To further encourage ADU production, the City is developing an ADU education Program 3. The program will contain information for residents who may be unaware of their new ability to build an ADU on their properties, as well as detailed guidance on how to go through the ADU process. Educating residents and providing new guidance are expected to work in tandem and facilitate additional ADU developments across the City.

ADU RHNA Credit

Based on the 2020 and 2021 production, as well as the future programs that will incentivize more ADUs over the cycle, the City is assuming a production rate of 6 ADUs per year, leading to a total of 48 ADUs counted toward the 6th Cycle RHNA. Table 63 illustrates the projected ADU distribution by income category.

Table 63: ADUs Toward the RHNA

	Production/Affordability	Total ADUs
Assumed Annual ADU Production	6/year	48
Very Low Income	25%	12
Low Income	43%	21
Moderate	30%	14
Above Moderate	2%	1

SOURCE: City of San Juan Capistrano Annual Progress Reports; SCAG.

Ability to Meet the RHNA

Lower Income Shortfall

The City has low-income capacity through ADUs and pending projects, but the remaining low-income capacity will be met through rezoning. As shown in Table 64, ADUs and pending entitlements will be able to accommodate 101 lower-income units, which leaves a shortfall of 342 units. State law requires that if more than 50 percent of the lower income shortfall is met

through commercial or mixed-use (not exclusively residential) zoned sites, then the sites are subject to additional requirements and restrictions. Therefore, the City must identify capacity for at least 171 lower-income units on exclusively residential sites to avoid this requirement. Through the Oso Ranch and Capistrano Center rezones, the City will have 202 lower-income units in exclusively residential zones, and will not be subject to the floor area requirements established in Government Code 65583.2(h).

Table 64: Lower-Income Shortfall

Category	Units
Lower Income RHNA	443
Existing Lower Income Capacity (ADU & pending entitlements)	101
Lower Income Shortfall	342
50% of Shortfall	171
Lower Income Units on Exclusively Residential Zones	202

Rezoning

The City will need to rezone land to accommodate a shortfall in its inventory for lower- and moderate-income units. Future zoning will permit high-density residential development up to 30 du/ac and will meet the requirements for rezoned sites pursuant to Government Code Section 65583.2(h). In particular, the rezoned sites that accommodate lower-income units will be eligible for ministerial approval if 20 percent of the units are reserved for affordable households.

Overall, as shown in Table 65, rezoned sites are estimated to have a realistic capacity of at least 1,136 units spread over all income categories[9]. The rezoned sites provide 435 units toward the lower-income RHNA categories, accounting for 81 percent of total lower-income capacity (536 units). Of these rezoned sites, one third (145 units) of the lower-income units will be accommodated through the industrial housing overlay and 88 will be accommodated through the Price Club Specific Plan, while the remaining 202 lower-income units will be met through exclusively residential zones (Oso Ranch and Capistrano Center).

The City will rezone the following areas identified in Table 65 within three years of Housing Element adoption.

Table 65: Rezoned Site Capacity

	Very Low	Low	Moderate	Above Moderate	Total
Oso Ranch	86	55	58	501	700
Industrial (CM/IP) Overlay	85	60	75	0	220
Capistrano Center	36	25	27	0	88

[9] The existing 470 units of capacity in Oso Ranch is included in this total, as the site will be upzoned to accommodate additional units.

Price Club Specific Plan	52	36	40	0	128
Total	259	176	200	501	1,136

Overall Capacity

The City has adequate capacity to meet its RHNA for this Housing Element period as shown in Table 66, which summarizes residential development potential for ADUs, approved specific plans, issued building permits, and site capacity. The development considered in this table takes into consideration the community character as well as development constraints (emergency services, infrastructure, environmental, etc.) when evaluating each site's development potential. The assumptions are highly conservative, and the numbers are likely to be accomplished during this Housing Element cycle.

Overall, the City will have adequate capacity to address its RHNA for households at all income levels after rezoning. To meet the RHNA for lower-income and moderate-income households, the Housing Element Sites Inventory relies on sites with densities that allow 30 du/ac. The Sites Inventory demonstrates capacity for 536 very low- and low-income units. Therefore, all of the 443 unit lower-income housing need can be met with the proposed inventory. A total of 223 potential units were identified as suitable for moderate-income households, exceeding the 220 units needed to meet the RHNA and 20% net loss buffer.

Housing for the above moderate-income group can substantially be accommodated by approved and in process projects. The combination of The Farm, Distrito La Novia, and San Juan Meadows totals 375 units. Additionally, residential land on the Oso Ranch site also provides opportunity for above moderate-income housing. The City has additional capacity on sites that were not identified in the inventory. While not necessary to meet the RHNA, these sites may still provide additional capacity for development at various densities/incomes.

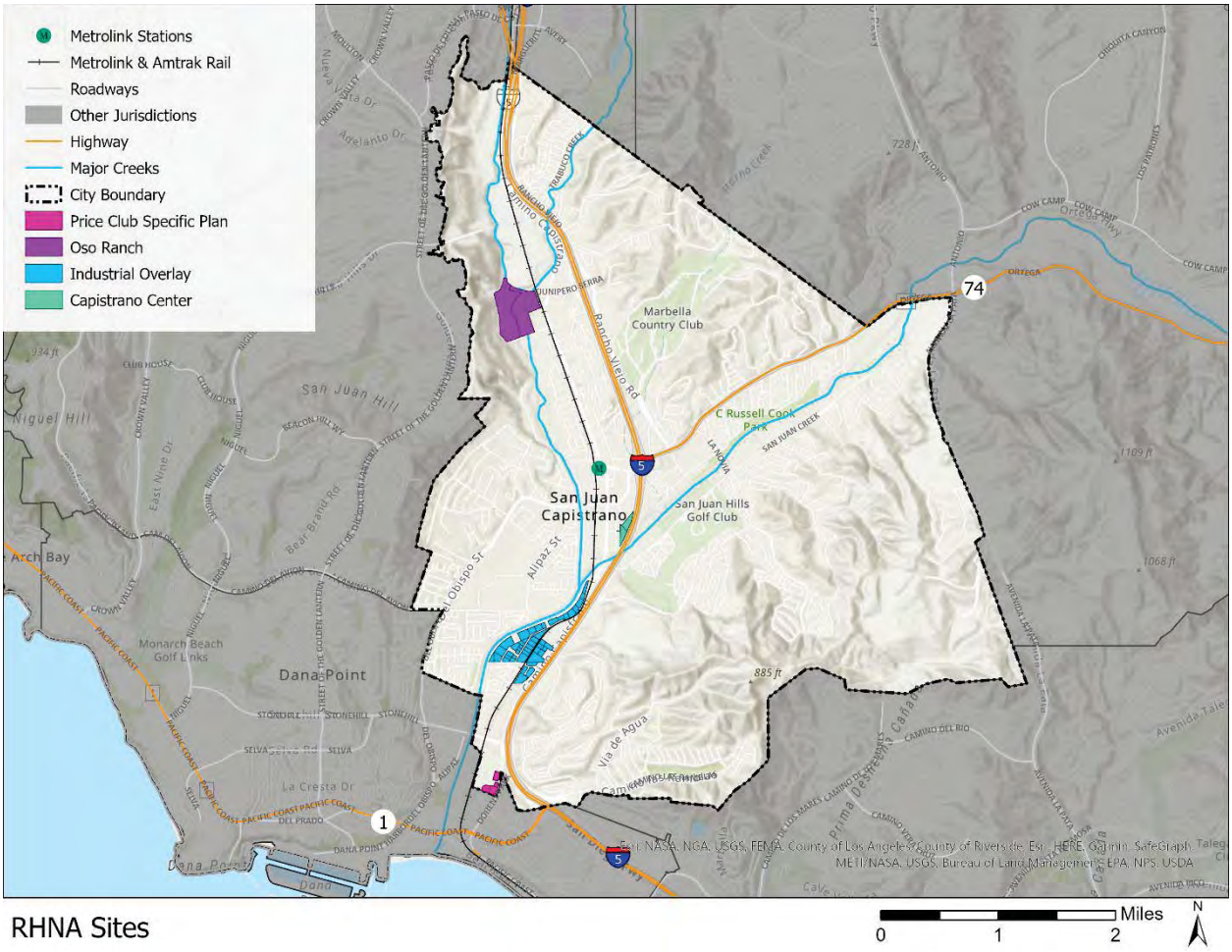
Table 66: Housing Capacity

Category	Very Low	Low	Moderate	Above Moderate	Total
TOTAL REQUIREMENT (RHNA + 20% buffer)	324	208	220	514	1,266
Pending Entitlements/Projects	60	8	9	375	452
The Farm				*168*	*168*
Distrito La Novia	*10*	*8*	*9*	*113*	*140*
San Juan Meadows				*94*	*94*
City Hall*	*50*				*50*
ADUs	12	21	14	1	48
Oso Ranch	86	55	58	501	700
New RHNA Sites	173	121	142		343
Industrial housing overlay	*85*	*60*	*75*		*220*
Capistrano Center	*36*	*25*	*27*		*88*
Price Club Specific Plan	*52*	*36*	*40*		*128*
TOTAL IDENTIFIED UNITS	331	205	223	877	1,636
Surplus/Deficit	7	-3	3	363	370

Source: City of San Juan Capistrano; * Proposed Project (not yet entitled)

Site Details

Figure 40: RHNA Sites



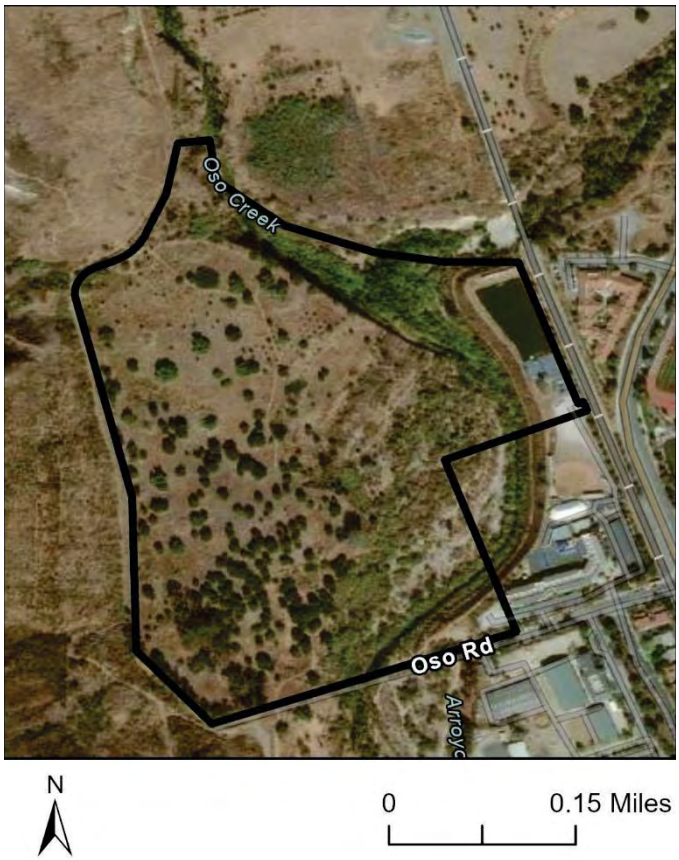
Oso Ranch

Oso Ranch consists of two undeveloped/vacant parcels in northwest San Juan Capistrano with a gross area of approximately 58 acres. The current property owners are actively seeking developers to construct residential projects on the site, and have been in detailed negotiations and contact with City staff to facilitate development. Existing zoning allows for up to 470 units, including 403 units at 30 du/ac and 63 units at 8 du/ac. City staff have been discussing the possibility of allowing additional high-density development on the site beyond what is allowed by existing zoning, which would lead to an increase of affordable units beyond those anticipated to accommodate the RHNA. As a part of the City's planned rezoning of medium density residential and institutional and public uses to very high density to meet the RHNA, the upzone of the property would allow for a projected 700 total units. The developer has provided a letter stating that that with an upzone, 200 below market rate units are financially feasible. The City is

negotiating a development agreement to ensure that units for all income levels are included in the final project.

This property is expected to accommodate a portion of the lower- and moderate-income housing allocation. While the property is larger than the 10-acre maximum set by the California Government Code, the developer has provided a letter stating that 200 below market-rate units are feasible for the project. Approximately 28 percent of the realistic capacity is projected for the very low-, low-, and moderate-income units. These percentages are higher than required by the inclusionary housing ordinance but are supported by the project's developer. The developer has provided a letter in support of the density and affordability as projected in the Housing Element.

Figure 41: Oso Ranch



Oso Ranch	Description
APNs	121-070-067; 127-070-57
Size	27.4 acres, 31.2 acres
Existing Zoning	Planned Community District (Very High Density, Medium Density, Public and Institutional)

Oso Ranch	Description
Existing General Plan Designation	Planned Community
Proposed Zoning	Planned Community District (Very High Density Residential)
Proposed General Plan Designation	Planned Community
Projected Incomes	Very Low, Low, Moderate, Above Moderate
Total Units	700
Very Low Income	*86*
Low Income	*55*
Moderate Income	*58*
Above Moderate Income	*501*

Infrastructure and Constraints

The property has several constraints that could potentially reduce the yield of the property. These constraints were accounted for in the realistic capacity calculation and are not expected to significantly inhibit or prevent development on the property. The property is bordered on the west by Arroyo Trabuco Creek and the north by Oso Creek. Any development would need to minimize encroachment into the waterway and floodplain, and would also need to obtain regulatory permission from state and federal agencies to build access and infrastructure across the creeks.

The site is accessed via Oso Road, but has secondary access easements running near Old San Juan Road to the south. The access easement will allow the site to accommodate more than 150 units pursuant to OCFA standards.

Infrastructure would also need to be expanded to the site. Currently, water, wastewater, and dry utilities are available on properties adjacent to Oso Ranch. These existing services could be easily extended to provide service for Oso Ranch, and they will not constrain development during the planning period.

Based on ongoing discussions with the property owners and residential homebuilders, these constraints listed above can be mitigated and will not preclude short-term development within the RHNA cycle.

Existing Use

The existing site is almost completely vacant. Approximately 2.4 acres in the northwestern corner of the site are occupied by multi-use sports fields and basketball courts owned by the Fairmont School. When the property is developed, this area will likely be split with ownership maintained by Saddleback, and is not expected to inhibit or constrain development. Surrounding

uses include largely undeveloped land to the west, south, and north of the site. Southeast of the site is Fairmont Schools, a private preschool through twelfth grade campus. East of the site across the rail line there is a memory care facility. Across Camino Capistrano to the east are sports fields associated with the nearby JSerra Catholic High School.

Industrial Housing Overlay

The City will rezone parts of its commercial manufacturing (CM) and industrial park (IP) districts to allow for housing at 30 du/ac and VHD standards. The area subject to the overlay is west of Camino Capistrano, north of Avenida Aeropuerto, and east of San Juan Creek. The overall acreage that will be subject to the overlay is approximately 99 acres (not including rights of way), but the City has only counted 57 acres of sites that are most likely to be developed within the planning cycle. The City excluded sites with active and high revenue uses like large local car dealerships, recently renovated buildings, and properties that are owned by the State of California.

It is not possible to know exactly which sites will be redeveloped during the planning cycle, so the City is projecting the realistic capacity by assuming that approximately 22 percent of the sites will develop at the minimum density of 18.1 du/ac (60 percent of the maximum density) during the planning cycle. By multiplying the two factors (22 percent and 60 percent), the City projects that the aggregate realistic capacity of the industrial housing overlay is 13 percent of its maximum capacity. This 13 percent realistic capacity is distributed between the lower- and moderate-income levels. On aggregate, this realistic capacity is likely to be achieved, as the upzoned area could potentially allow more than 1,700 new residential at maximum build-out.

A recent project in the El Camino Real Specific Plan saw the development of 95 multifamily residential units on a site which previously had three office buildings. The office buildings were demolished in 2017. This project illustrates the feasibility of redevelopment of commercial sites for residential development in San Juan Capistrano and that property owners are willing to convert previously occupied office/professional uses to housing in the City.

Figure 42: Industrial housing overlay



Industrial Housing Overlay	Description
Existing Zoning	IP, CM
Existing General Plan Designation	Industrial Park, Quasi Industrial
Proposed Zoning	IP, CM with VHD Overlay
Proposed General Plan Designation	Industrial Park, Quasi Industrial/High Density Residential, Mixed-Use
Projected Incomes	Very Low, Low, Moderate
Total Units	220
Very Low Income	*85*
Low Income	*60*
Moderate Income	*75*

Infrastructure and Constraints

Areas included in the industrial housing overlay are fully developed and have full access to dry and wet utilities. The area has a single access off Camino Capistrano via Avenida Aeropuerto,

which could limit the cumulative residential development allowed in some sections of the overlay. While properties adjacent to Camino Capistrano and Via de Anza have more than one access point, a substantial portion only has public access from Avenida Aeropuerto. Additionally, Avenida Aeropuerto has an at-grade rail crossing, which temporarily limits vehicular access during crossings for passenger and freight trains. Emergency access is available from a service road along the eastern edge of the San Juan Creek that connects to Stonehill Drive to the south.

The area west of the railroad along San Juan Creek have FEMA floodplain classifications of AO, indicating that they are within a 100-year floodplain. Zone AO is considered to be at a one in one hundred (1 percent) risk for shallow flooding annually. Residential properties built within an AO zone must generally obtain flood hazard insurance through the National Flood Insurance Program.

The City has adopted special floodplain standards to mitigate property damage and risks. The City allows residential development in the AO zone, provided that the finished floor be located above the base flood elevation. Typically, this involves minor grading and padding of a site, which is not expected to reduce yield or prevent development. Parking may also be provided at or below the base flood elevation, further mitigating constraints on residential development in this area.

Existing Uses

Existing uses consist of multiple warehouses, small business showrooms, auto dealerships, auto-repair facilities, storage, and low-intensity manufacturing facilities. The buildings are generally one to two stories in height and are 30 to 50 years old. Many properties contain substantial surface parking lots, which are suitable for residential conversion and reuse. The community is close to downtown San Juan Capistrano, with direct access to local and subregional retailers along Camino Capistrano. Figure 43 displays a selection of parcels from the industrial housing overlay zone, illustrating some of the underutilized surface parking with strong development potential. A City review of business license activity indicated a long history of high turnover rates — an indication that residential development is a viable and likely alternative during the 6th Cycle.

The City excluded some properties from the capacity consideration. High revenue local car dealerships, recently remodeled or renovated properties, and properties owned by the State of California were not included toward the RHNA.

The existing uses are not anticipated to preclude or constrain development. Because the City is using extremely conservative estimates by only counting 15 percent of the eligible sites' total capacity, it is likely that the development of only 9 acres of the approximately 100 acres within the overlay zone area would need to be developed to achieve the RHNA numbers. Over the course of the cycle, this would translate to only four or five properties being converted, something that is highly probable when considering a significant market incentive for residential redevelopment, new city programs removing constraints, and previous evidence of active commercial buildings being converted to housing in the City.

Additionally, housing may be located on a site while the existing use remains. Several existing properties have large surface parking lots that could be partially redeveloped for housing while retaining the existing commercial or industrial use.

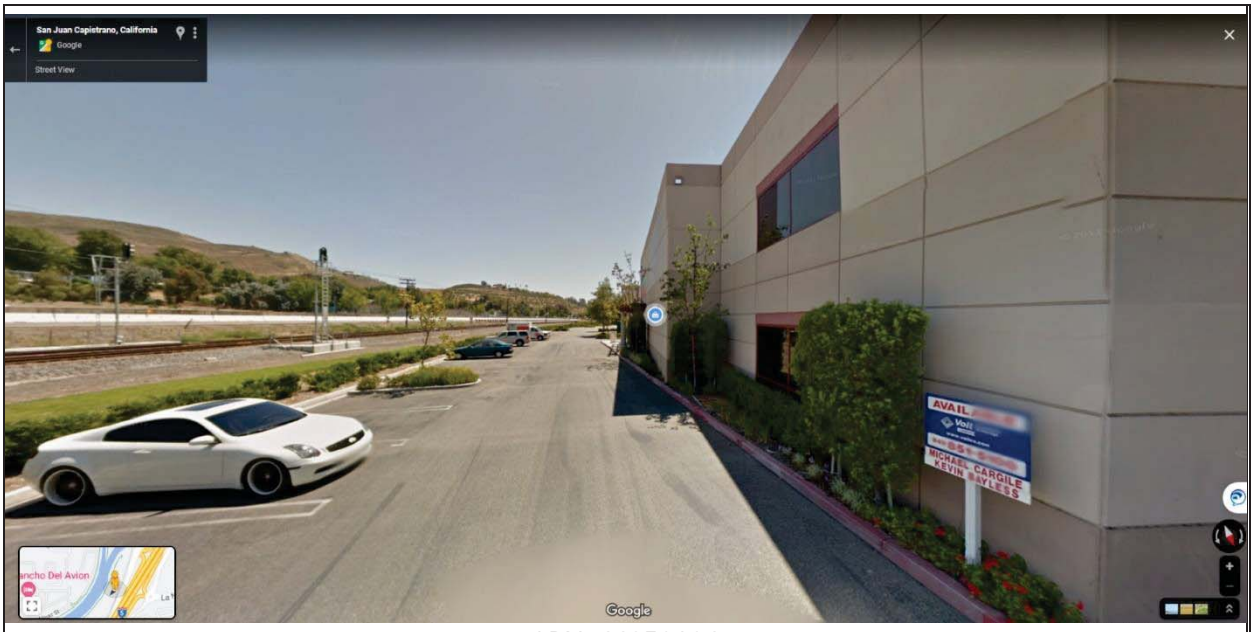
Figure 43: Industrial housing overlay



APN: 66850103
Address 32600 Calle Perfecto



APN: 66850101
Address: 32771 Calle Perfecto



APN: 66850106
Address: 32421 Calle Perfecto



APN: 66812115
Address: 33154 Paseo Cerveza

Capistrano Center

Capistrano Center is a medium-sized commercial center located between Camino Capistrano and Interstate 5. The site consists of two parcels and is currently occupied by a variety of commercial businesses. Many businesses consist of furniture or home goods stores, a function of previous zoning regulations that only allowed for home goods stores on the site. City staff

have identified the site as a location with high turnover and vacancy periods, and the property owner has previously expressed difficulty with maintaining full occupancy and good lease rates.

The high turnover is likely due to the site's location and access. Capistrano Center has more limited direct access than other commercial centers on Camino Capistrano. The property is isolated and difficult to find, leading to low levels of natural traffic and activity; however, the property has direct proximity to the downtown commercial core and close access to the Metro Link Station and other services, making it an excellent location for high density residential or mixed-use development.

Within three years of the Housing Element adoption, the City will rezone the Capistrano Center site to Very High Density Residential, which will be a catalyst for residential redevelopment on the site.

Figure 44: Capistrano Center



Site Data: Capistrano Center	Description
Existing Zoning	GC
Existing General Plan Designation	General Commercial
Proposed Zoning	Very High Density
Proposed General Plan Designation	Very High Density Residential

Site Data: Capistrano Center	Description
Projected Incomes	Very Low, Low, Moderate
Total Units	88
Very Low Income	*36*
Low Income	*25*
Moderate Income	*27*

Infrastructure and Constraints

The Capistrano Center is fully developed and has very few environmental constraints. The site also has access to full infrastructure necessary to build the projected housing.

A small portion of the property is located within a 100-year floodplain (Flood Zone AE). This is not anticipated to reduce development potential, as the site may still be used for residential uses, provided that the units are located above the base flood elevation.

Even though the site has irregularly shaped lots, there is still ample room to accommodate high-density housing projects.

The property has two separate access points: one from Plaza Drive, and the other from Avenida los Amigos. Redevelopment of the property is an opportunity to improve the accessibility, orientation, and establish a relationship of both the Capistrano Center with the adjacent commercial area and reposition the property to be a more natural and complementary component of the downtown.

Existing Uses

Existing uses on Capistrano Center consists of single-story big box and strip style retail establishments. Examples of existing uses include a paint store, a mattress store, multiple home furnishings stores, gyms, a restaurant, and various specialty retail establishments. While the complex has few vacancies, the overall trends and history of the site indicate that it has a very high potential of being converted to housing in the 6th Cycle. Local knowledge indicates that the central location, proximity to downtown, the Metrolink Station and services, and high turnover and vacancy periods of the site in combination with its rezone to VHD will increase the likelihood of development on the site. Table 67 displays some of the existing conditions of the Capistrano Center site.

Table 67: Capistrano Center Existing Conditions



APN: 66845101

Address: 31896 Plaza Dr



APN: 66824123

Address: 31894 Plaza Dr



APN: 66845101

Address: 31896 Plaza Dr

Price Club Specific Plan

The Price Club site consists of four parcels in a commercial development west of the I-5 on the southern border of the City. The site is currently a collection of properties built over 30 years ago (approved in 1987) that could benefit from additional development to refresh the plaza. Although currently occupied by restaurants, office supply stores, and mobile phone support locations, almost two thirds of this site is underutilized and underdeveloped surface lots. The site is also near many grocery stores, community parks, and other resources that make this area prime for future residential occupants. The Price Club will be rezoned for 50 du/ac to increase residential capacity of the site to 128 units. In total, the Price Club site includes four parcels. The current owner of three of the four parcels has written a letter of non-opposition to being rezoned.

Figure 45: Price Club



Site Data: Price Club Specific Plan	Description
Existing Zoning	Specific Plan
Existing General Plan Designation	Quasi-Industrial
Proposed Zoning	Specific Plan (50 du/ac)

Site Data: Price Club Specific Plan	Description
Proposed General Plan Designation	Specific Plan
Projected Incomes	Very Low, Low, Moderate
Total Units	128
Very Low Income	*52*
Low Income	*36*
Moderate Income	*40*

Infrastructure and Constraints

The Price Club Specific Plan site is served by existing wet and dry utilities. It is fully developed with adequate levels of infrastructure and no environmental constraints. It has access to the Metrolink and Amtrak lines.

The site is accessed from the east via two access points along Camino Capistrano and the south via an access road between two commercial centers.

A small portion on the westernmost edge of the site has a FEMA floodplain classification of AO, indicating that it is within a 100-year floodplain. Zone AO is considered to be at a one in one hundred (1 percent) risk for shallow flooding annually. Residential properties built within an AO zone must generally obtain flood hazard insurance through the National Flood Insurance Program.

As discussed above, the City has adopted special floodplain standards to mitigate property damage and risks. The City allows residential development in the AO zone, provided that the finished floor be located above the base flood elevation. Typically, this involves minor grading and padding of a site, which is not expected to reduce yield or prevent development. Parking may also be provided at or below the base flood elevation, further mitigating constraints on residential development in this area.

Existing Uses

Existing uses on the four sites include a Petsmart, El Pollo Loco, T-Mobile and Staples. There is also a large, existing surface parking lot covering about 2/3rds of the site. The site has access to the Amtrak and Metrolink line. The site is suitable for infill development, which will be encouraged by the change in zoning.

Financial Resources

Housing In-Lieu Fees

The City has required, and will continue to require, all new residential developments to provide a minimum of 10 percent of its units as affordable through its implementation ordinances. If a residential developer does not provide the units on-site, they may participate in the construction of affordable housing in another location in the City or be subject to payment of the Housing In-lieu fee, which is calculated using the housing market variables. The rental developments have a fee that is calculated annually, and ownership developments have a fee that is calculated monthly based upon the differential between the rent or sale price affordable to lower-income households and the market rate. The fee formula is in the City of San Juan Capistrano Municipal Code Section 9-5.103. The Housing In-lieu Fee is used to assist in the creation of affordable housing opportunities.

Countywide Programs

The Orange County Housing Authority administers the Housing Choice Voucher Program 5 (formerly the Section 8 Rental Assistance Program), which extends rental subsidies to very low-income households. The subsidy represents the difference between the excess of 30 percent of the recipient's monthly income and the federally approved fair market rents.

The City has resources for Orange County Home Buying Assistance Programs accessible on its website. These include California's Housing Finance Agency's Affordable Housing Partnership Program and California's Down payment Assistance Program, Neighborhood Housing Services of Orange County, the Orange County Mortgage Assistance Program, and the Mortgage Credit Certification Program.

Department of Housing and Urban Development Grants

The City has received CDBG/HOME funds through the competitive state HUD program as San Juan Capistrano is not an entitlement jurisdiction. Since 2008, the City has received $1,379,942 through State grants and reimbursements from loans for the Owner-Occupied Rehabilitation Program 8. This averages $275,988 received annually for the program, which offers $20,000 to $30,000 loans for lower-income households to correct code violations, address health and safety concerns, and make weatherization and/or accessibility improvements. Since 2020, the City has provided eight loans averaging $30,000 each.

Statewide Resources

There are a variety of statewide programs and resources available that provide . The City receives regular notification regarding state and federal funding and grant opportunities. Additionally, the

City pursues grants on a programmatic and project basis for active programs and projects in the City of San Juan Capistrano. The City applied for and was awarded $160,000 from Senate Bill 2 funding and $150,000 of Local Action Planning Grant (LEAP) funding for planning and technical assistance to conduct a site analysis for affordable housing and make necessary updates to the City's General Plan.

Administrative Resources

The City of San Juan Capistrano Development Services Department is the lead department implementing a number of the programs outlined in this Housing Element. The Development Services Department provides information and advisory services to decision makers and the public regarding the growth and development of the community to ensure balanced physical development. The Development Services Department has three divisions: Planning, Building and Safety, and Code Enforcement. The Planning division processes current and long-range development applications in accordance with the City's adopted General Plan and zoning regulations and provides staff support to the City Council, Planning Commission, Cultural Heritage Commission, Zoning Administrator, and Environmental Administrator. The Building and Safety division reviews and approves building plans, issuance of building permits, and inspection of buildings during and after construction. The Code Enforcement division responds to potential violations of the City of San Juan Capistrano Municipal Code. The department is also responsible for managing the City's preservation and maintenance of the City's historic structures. Opportunities for Energy Conservation

The primary uses of energy in urban areas are for transportation lighting, water heating, and space heating and cooling. The high cost of energy demands that efforts be taken to reduce or minimize the overall level of urban energy consumption. Energy conservation is important in preserving nonrenewable fuels to ensure that these resources are available for use by future generations. A number of benefits are also associated with energy conservation, including improved air quality and lower energy costs.

The City has included energy conservation standards within the regulations that must be satisfied when presenting plans for permit issuance. The City has adopted the most recent energy standards (minimum) as required by the State of California. Although the City has not imposed increased standards for energy conservation based upon the initial increased cost of construction, the City worked with local utility companies to include energy-saving methods on the City's website as a public information service.

The City's energy goals, stated in the Public Services and Utilities Element of the General Plan, make every effort to conserve energy in the City, thus reducing dependence on fossil fuels. The City's policies relating to energy include encouragement of the use of alternative energy systems, urban design that maximizes opportunities for solar energy use and energy conservation, and promotion of energy-conserving standards and requirements for new construction.

Title 24, Building Energy Efficiency Standards, establishes energy budgets or maximum energy use levels. The standards of Title 24 supersede local regulations, and State requirements mandate Title 24 requirements through implementation by local jurisdictions. The City will continue enforcement of local and state energy regulations for new residential construction and continue providing residents with information on energy efficiency.

Housing Goals, Policies, and Programs

Housing Goals

Provision of Adequate Housing Sites

Meeting the housing needs of all residents of the community requires the identification of adequate sites for all types of housing.

Goal 1: Provide a broad range of housing opportunities with emphasis on providing housing that meets the special needs of the community.

- Policy 1.1: Consistent with the Land Use Element, provide a range of different housing types and unit sizes for varying income ranges and lifestyles.
- Policy 1.2: Continue the City's program of allowing the placement of mobile homes and factory-built housing on vacant residential parcels in single-family zoning districts.
- Policy 1.3: Encourage both the private and public sectors to produce or assist in the production of housing with particular emphasis on housing affordable to persons with disabilities, elderly, large families, female-headed households with children, veterans, and homeless persons.
- Policy 1.4: Facilitate the development of accessory dwelling units on single-family parcels.

Housing Assistance to Meet the Needs of All Income Levels

The City of San Juan Capistrano encourages the creation and maintenance of affordable housing and recognizes that the success of any affordable housing programs requires financial assistance. In recognizing this fact, the City has several funding resources that can assist in this endeavor.

Goal 2: To the maximum extent feasible, encourage and provide housing opportunities for persons of lower and moderate incomes.

- Policy 2.1: Encourage the development of affordable housing.
- Policy 2.2: Facilitate housing development that is affordable to extremely low-, lower-, and moderate-income households by providing technical assistance, regulatory incentives and concessions, expedited development review, and financial resources as funding allows.

- Policy 2.3: Continue to utilize federal and State subsidies, as well as City Housing In-Lieu fees, in a cost-efficient manner and to the fullest extent to meet the needs of lower-income residents, including extremely low-income residents.
- Policy 2.4: Implement affordability agreements for all housing projects that receive financial assistance from the City.
- Policy 2.5: Encourage mixed-use development on a case-by-case basis to allow for increased housing opportunities.
- Policy 2.6: Target City-owned sites available for housing production for lower income households and working families.
- Policy 2.7: Encourage energy-efficient design in new and rehabilitated development and in existing housing units to lower housing costs.
- Policy 2.8: Encourage collaborative partnerships to maximize resources available for the provision of affordable housing to lower-income households.
- Policy 2.9: Continue the use of the inclusionary housing ordinance to facilitate the development of below market-rate units.

Removal of Governmental Constraints

Governmental constraints to the development of affordable housing exist in every community. Governmental constraints in San Juan Capistrano are typical of those constraints and include zoning regulations, code enforcement, on and off-site improvements, fees and exactions, processing, and permit procedures. These categories are required to protect the public's health and safety or to provide for necessary infrastructure to support the project. To ensure that such governmental constraints are minimized as a barrier to the creation of housing opportunities, the City must constantly monitor impacts on the feasibility of projects and remove constraints wherever possible.

Goal 3: Reduce or remove governmental constraints to the development, improvement, and maintenance of housing where feasible and legally permissible.

- Policy 3.1: Periodically review City regulations, ordinances, permitting processes, and residential fees to ensure that they do not constrain housing development and are consistent with State law.
- Policy 3.2: Continue cooperative agreements, as appropriate, with State, County, and other agencies, so that community housing needs are met to the greatest degree possible.

- Policy 3.3: Offer financial and/or regulatory incentives, where feasible, to offset or reduce the costs of developing quality housing affordable to a wide range of households.
- Policy 3.4: Accommodate housing needs for extremely low-income households and special needs persons in the City's development regulations.

Conserve, Preserve, and Improve the Housing Stock

Goal 4: Create and maintain decent housing and a suitable living environment for all households in the community.

- Policy 4.1: Encourage all households to maintain and rehabilitate housing to prevent deterioration.
- Policy 4.2: Preserve housing and neighborhoods throughout the City to maintain a safe environment to live, work and play.
- Policy 4.3: Encourage the rehabilitation of deteriorating houses where feasible and provide assistance when possible for households who cannot afford the costs of such improvements.
- Policy 4.4: Provide and maintain adequate levels of services and facilities in all areas of the City.

Equal Housing Opportunities

It is important that all segments of the community have equal access to all housing types. The City will proactively promote equal opportunities for all households.

Goal 5: Promote housing opportunity and mobility for all residents to reside in housing of their choice.

- Policy 5.1: Support enforcement of State and Federal fair housing laws.
- Policy 5.2: Continue efforts to facilitate the unimpeded access to housing without consideration of arbitrary distinctions.
- Policy 5.3: Accommodate persons with disabilities who seek reasonable waiver or modification of land use controls and/or development standards pursuant to procedures and criteria set forth in the zoning code.
- Policy 5.4: Continue adopted procedures whereby the City refers apparent violations of the law to enforcement agencies for consideration of remedial actions.

Quantified Objectives

Housing Element law requires that quantified objectives be developed with regard to new construction, rehabilitation, conservation, and preservation activities that will occur during the eight-year Housing Element cycle. Table 68 summarizes the City of San Juan Capistrano's quantified objectives for the provision of affordable housing opportunities based on its programs during the eight-year, 2021-2029, Housing Element cycle.

- The Construction Objective represents the City's RHNA of 270 units for extremely/very low-income households, 173 units low-income households, and 183 units for moderate-income households, and 428 units for above moderate-income households.
- The Rehabilitation objective represents rehabilitation assistance to 60 households through the City's Residential Rehabilitation Program 8.
- The Conservation/Preservation objective represents the conservation of the 1 unit at risk of converting to market rate and the affordability of the City's 1,396 mobile homes through implementation of the City's Mobile Home Park Rent Control Ordinance.

Table 68: Total Quantified Objectives San Juan Capistrano, 2021–2029

TARGET	Extremely Low Income	Very Low Income	Low Income	Moderate Income	Above Moderate Income	TOTALS
New Construction	154	116	173	183	428	1,054
Rehabilitation	0	30	30	0	0	60
Conservation/ Preservation	0	1	0	0	0	1

**Note: Pursuant to AB 2634, in estimating the number of extremely low-income households, a jurisdiction can use 50% of the very low-income allocation or apportion the very low-income figure based on Census data. As shown in Table 11 of the Needs Assessment, extremely low- and very low-income households total 3,510 households, with extremely low-income households comprising 57% of the 3,510 households. Therefore, the City's very low-income RHNA of 270 units can be split into 154 extremely low-income and 116 very low-income units.

Programs

The programs in this section of the Housing Element describe specific actions the City will carry out over the eight-year Housing Element cycle to satisfy the community's housing needs and meet the requirements of State law.

Housing programs define the specific actions the City will undertake to achieve the stated goals and policies with the eight-year (2021-2029) planning period. The City's housing programs for addressing community housing needs is described according to the following five issue areas.

- Provision of Adequate Housing Sites
- Housing Assistance to Meet the Needs of All Income Levels
- Removal of Governmental Constraints
- Conserve, Preserve, and Improve the Housing Stock
- Equal Housing Opportunities

As a small city, San Juan Capistrano has limited resources for implementing housing programs and participates in several State and Federal programs through the Orange County Housing Authority (OCHA).

Adequate Sites to Meet Regional Housing Needs

1. Provision of Adequate Housing Sites

The City of San Juan Capistrano has a RHNA of 1,054 units for the 2021-2029 RHNA period. The 1,054 units include 270 extremely/very low-income, 173 low-income, 183 moderate-income, and 428 above moderate-income units. The City will rezone to provide capacity for sites able to accommodate the combined RHNA and buffer of 1,266 across income levels through 2029.

The City has a projected shortfall of 342 lower-income units. To accommodate the City's remaining shortfall RHNA for 342 lower income units, to maintain adequate sites for all income groups throughout the eight-year planning period, and to foster additional residential growth in the City, the City will implement a rezoning plan within 36 months of the adoption of the Housing Element.

The rezoned sites will meet the requirements of Government Code 65583.2, including but not limited to a minimum density of 20 units per acre, minimum site size to permit at least 16 units on site, and zoned to allow ownership and rental housing by right in which at least 20 percent of the units are affordable to lower-income households. The rezoning plan will:

- Provide adequate sites to accommodate the City's entire RHNA allocation of 1,054 units (270 very low-income; 173 low-income; 183 moderate-income; and 428 above moderate-income).
- Create a by-right (ministerial) approval process for development projects where 20 percent of the units are affordable to lower-income households pursuant to Assembly Bill 1397. Applies to reused 5th Cycle sites (non-vacant) and vacant sites reused from the 4th and 5th Cycles, and on sites rezoned after adoption of the 6th Cycle housing element update to meet the 6th Cycle RHNA for lower-income households.
- Rezone the balance of the 58-acre Oso Ranch property to Very High Density Residential (VHD) to accommodate up to 700 total new units.

- Create an Industrial/Commercial Overlay Zone on approximately 57 acres to allow and incentivize Industrial Park (IP) and Commercial Manufacturing (CM) zones to redevelop pursuant to VHD standards.
- Rezone the 6-acre Capistrano Center and the sites to VHD.
- Rezone the Price Club Specific Plan to allow multi-family residential development at densities of 50 du/ac.

Implementing Agency: Development Services Department

Time Frame: The City will revise its zoning within 36 months of Housing Element adoption to ensure adequate sites.

Funding Source: General Fund

Quantified Objectives: Complete the rezones and code amendments to provide adequate sites to accommodate the City's entire RHNA allocation of 1,054 units (270 very low-income; 173 low-income; 183 moderate-income; and 428 above moderate-income).

2. Sites Inventory Monitoring

The City will implement an annual monitoring procedure of the capacity of affordable to lower-income units on identified sites to accommodate the RHNA.

- Maintain an inventory of available sites for residential development and provide it to prospective residential developers upon request.
- The City will identify and designate appropriately zoned sites to accommodate the shortfall, should approval of a development on a lower-income site result in a reduction of potential units to below the capacity needed to accommodate the RHNA.
- The City will monitor whether development on lower-income sites is occurring as expected related to development types, densities, and quantities. As necessary, in the event that the lower-income or moderate-income RHNA sites are not meeting intended objectives, the City will identify the availability of alternative sites with appropriate zoning in place.
- The City will annually report on the status and implementation of the Housing Element, including development occurring on identified sites.
- The City will act as a liaison between property owners and developers to facilitate housing production on non-vacant sites.

Implementing Agency: Development Services Department

Time Frame: Annually evaluate site suitability for lower-income RHNA sites on a case-by-case basis.

Funding Source: General Fund

Quantified Objectives: Provide adequate sites to accommodate the City's entire RHNA allocation of 1,054 units (270 very low-income; 173 low-income; 183 moderate-income; and 428 above moderate-income).

3. Facilitate ADU Production

The City has zoning provisions that allow accessory units by-right in all single- family residential zones. The City has also developed an approach to allow affordability covenants for new secondary dwelling units and will encourage interested property owners to use this mechanism to expand affordable housing opportunities in the City. The programs are intended to help the City meet its target of 6 ADUs per year.

- ADU Tracking. The City is including a program to track and monitor its ADU production to ensure that annual production matches the RHNA assumptions. The City will begin to request information about ADU rents and affordability from applicants to better track the income of proposed ADUs. If ADU production does not meet the goals, the City is committed to further removing potential constraints on ADU production, as well as evaluating the RHNA to ensure that adequate sites are still provided for all income levels.
- Preapproved Plans. The City will adopt a set of preapproved or 'example' ADU plans to reduce costs, increase applicant certainty, and expedite the development review process. This is expected to increase the number of ADUs built across the City. The City may choose to include preapproved plan sets from other jurisdictions.
- Outreach and Education. To further encourage ADU production, the City is developing an ADU education program. The program will contain information for residents who may be unaware of the ability to build an ADU on their properties, as well as detailed guidance on how to go through the ADU process. The City will provide pamphlets on the City website and at City Hall with detailed information on the ADU process. The pamphlets will be provided in both English and Spanish. Educating residents and providing new guidance are expected to work in tandem and facilitate additional ADU developments across the City.

Implementing Agency: Development Services Department

Time Frame: Implementation throughout the planning period.

Funding Source: General Fund

Quantified Objectives: Facilitate the construction of 80 ADUs over eight years.

Housing Assistance to Meet the Needs of All Income Levels

4. Inclusionary Housing and In-Lieu Fees

Developers of new residential developments with two or more units are required to provide 10 percent of the development as affordable housing or to pay fees in lieu of reserving affordable housing units for very low-, low-, and moderate-income households. The fees are dedicated to an affordable housing fund to promote the construction and/or assistance of affordable housing projects throughout the City. The collected funds can only be used for programs outlined in the Hope Plan (Housing Opportunities Program Empowerment Plan), as established by City Council, in order to meet the housing needs of very low-, low-, and moderate-income households through the production, acquisition, rehabilitation, and preservation of affordable housing units. In-lieu fees are continuously updated to match the current housing market: rental fees are recalculated monthly, and ownership fees are recalculated annually. The fee formula is in City of San Juan Capistrano Municipal Code Section 9-5.103.

As a part of its 6th Cycle Housing Element implementation, the City will amend its inclusionary housing requirements to require developers to include a mixture of low- or very low-income housing units. The City will also study the feasibility of expanding its inclusionary requirement from 10 percent to 15 percent.

Implementing Agency: Development Services Department

Time Frame: Before 2023; Implementation throughout the planning period.

Funding Source: General Fund, City Housing In-Lieu Fees

Quantified Objectives: Draft amendments to the inclusionary housing ordinance.

5. Housing Choice Voucher Program

The City will continue to participate in the County of Orange Housing Choice Voucher Rental Assistance Program. This program provides rental assistance to eligible very low- and low-income households. Property owners and managers cannot refuse a tenant with a Housing Choice Voucher based on source of income. The subsidy represents the difference between rent at 30 percent of a household's monthly income and the actual rent charged. The City will work with and support the County's efforts to maintain and, if funding permits, increase assistance levels. The 2020 Orange County Analysis of Impediments noted that HUD-provided demographic data for residents of publicly supported housing in San Juan Capistrano was not available. There are an estimated 60 vouchers being used in San Juan Capistrano. The Orange County Housing Authority, which facilitates the Housing Choice Voucher Program within the City of San Juan Capistrano, identified that over the last planning cycle, they assisted 165 households residing within the City through implementation of any rental assistance program, including the Housing Choice Vouchers.

Implementing Agency: Orange County Housing Authority

Time Frame: Implementation throughout the planning period.

Funding Source: U.S. Department of Housing and Urban Development

Quantified Objectives: When the Orange County Housing Authority reopens the waiting list, promote the household's applying for use of Housing Choice Vouchers with the goal of increasing the level of assistance and voucher holders in San Juan Capistrano.

6. Prioritize San Juan Capistrano Housing Needs

The City will formalize current efforts and agreements with affordable housing developers and managers to prioritize occupancy of affordable units to the specific needs that originate in the City of San Juan Capistrano. The City will amend the zoning code to require affordable units in San Juan Capistrano to be sold or leased with priority given to households which meet one or more of the priority parameters, including but not limited to:

- Residents of San Juan Capistrano
- Individuals working within the City of San Juan Capistrano
- Households experiencing homelessness
- Households in overcrowded dwellings
- Households which are residing in substandard, unsafe housing, or an uninhabitable dwelling unit pursuant to the provisions of the California Building Code.
- Households experiencing fair housing discrimination

Implementing Agency: Development Services Department

Time Frame: Before 2023; Implementation throughout the planning period.

Funding Source: General Fund

Quantified Objectives: Develop and implement the local priority amendments program.

7. Affordable Housing Funding

The City will facilitate or support the applications of experienced housing developers and homeless service providers for financing to develop affordable housing. As part of the City activities associated with this program, the City will meet with potential affordable housing developers, provide site information, assist in the entitlement processes, and consider on a case-by-case basis other incentives, including but not limited to fee deferrals and modification of standards. Additionally, the City will prioritize these funds to assist special needs households, such as extremely low-income households, large families, seniors, and persons with disabilities, including developmental. To make affordable housing development economically feasible, developers must layer financing from several State and federal financing sources. Below are some major public financing programs currently available:

- Low Income Housing Tax Credits — The CA Tax Credit Allocation Committee provides equity for investment for low-income rental housing projects.

- HOME Investment Partnership Program — The City competes for HOME funds. The County of Orange receives entitlement funds from HUD annually.
- Community Development Block Grant Funds — The City competes for CDBG funds. The County of Orange receives funds from HUD annually.
- Housing Choice Vouchers — The City participates in the County of Orange Housing Choice Voucher program.
- Review all requests for financial assistance on a case-by-case basis and provide financial assistance to the extent fiscally feasible.

Implementing Agency: Development Services Department, County of Orange

Time Frame: Implementation on an annual basis.

Funding Source: County of Orange; CA Tax Credit Allocation Committee; CA Debt Limit Allocation Committee

Quantified Objectives: Annual applications for available program and grant funds. Annual review for possible amendments to streamline the approval and construction of affordable housing.

8. Owner Occupied Rehabilitation Loan Program

The Owner-Occupied Rehabilitation Program provides loans for homeowners with substandard housing who need assistance in bringing their housing up to code. The City provides 0% interest loans to lower-income households for health and safety repairs. The loans average between $20,000 and $30,000.

Implementing Agency: Development Services Department

Time Frame: Implementation throughout the planning period.

Funding Source: CDBG, HOME program income loan repayments

Quantified Objectives: Loans to 30 very low and low-income households in eight years.

9. Little Hollywood Program

Continue to rent twenty-four City-owned single-family units to lower-income households for a three- to five-year time frame. The program includes monthly tenant education classes and counseling.

Implementing Agency: Development Services Department

Time Frame: Implementation throughout the planning period.

Funding Source: San Juan Capistrano Housing Authority – Successor to the Community Redevelopment Agency

Quantified Objectives: Full occupancy of the 24 units.

10. Mobile Home Park Rent Control Ordinance

The City's rent control ordinance governs the maximum annual rent increases in all seven of the City's mobile home parks to ensure that the City's mobile homes continue to be the most affordable homeownership option within the City.. The City assists mobile home parks residents by reviewing pro forma and paperwork, and conducting required public hearings including those regarding owners wanting to raise rents higher than the allowable rent increase amount.

Implementing Agency: Development Services Department

Time Frame: Implementation throughout the planning period.

Funding Source: General Fund

Quantified Objectives: Annual verification of maximum rent increases. Respond and coordinate tenant-landlord resolution of tenant complaints within 20 days of notice.

11. Mortgage Credit Certificate Program (MCC)

The City will continue to participate in and promote the MCC program through the County of Orange. This program entitles qualified first-time homebuyers to take a federal income tax credit of 15 percent of the interest paid on the mortgage. The credit reduces the buyers' income taxes and increases net earnings, thereby increasing the buyers' ability to qualify for a mortgage loan. Qualified applicants must be first-time homebuyers earning no greater than 120 percent of the area median income.

The City will increase awareness of the MCC program by providing information about the MCC program on the City's website with links to the County of Orange information website and the County's MCC Program Administrator's website. Flyers and brochures created by the County's MCC Program Administrator, National Homebuyers Fund, will be made available to residents at key public locations.

Implementing Agency: National Homebuyers Fund

Time Frame: Implementation on an annual basis.

Funding Source: California Debt Limit Allocation Committee (CDLAC)

Quantified Objectives: Increase the number of first-time homebuyers successfully using the program each year.

Removal of Governmental Constraints

12. Emergency, Transitional, and Supportive Housing

The City adopted a supportive housing code in 2013 which permits emergency shelters, transitional housing, and supportive housing facilities within the Public and Institutional (P&I) zoning district by-right, or not subject to approval of a conditional use permit.

Transitional and supportive housing units are allowed in the P&I zoning districts. Transitional housing provides longer-term housing (up to two years), coupled with supportive services such as job training and counseling to individuals and families who are transitioning from homelessness to permanent housing. In a supportive housing development, housing can be coupled with social services such as job training, alcohol and drug abuse programs, and case management for populations in need of assistance, such as the homeless, those suffering from mental illness or substance abuse problems, and the elderly or medically frail.

- To reflect State law, the zoning code will explicitly address transitional housing and supportive housing. Consistent with State law, transitional and supportive housing with fewer than 6 residents that is provided in zones that permit residential uses (including mixed-use) will be permitted, conditionally permitted, or prohibited in the same manner as the other zones that permit residential uses (including mixed-use).
- The City will monitor provisions of the supportive housing code to ensure that specific conditions and restrictions do not unduly constrain development of emergency, transitional, and supportive housing. If substantial constraints are identified, revise the Supportive Housing Code accordingly.
- The City will review standards for supportive housing for compliance with Assembly Bill 2162, including objective standards that facilitates the construction and permitting of supportive housing facilities with occupancy of 7 or more persons.
- The City will review and if necessary amend zoning code section 9-3.550 pursuant to Assembly Bill 139, which sets parking standards for emergency shelters based on staffing level only and ensure that development standards for emergency shelters are the same as for other uses permitted in the zone.
- The City will review and if necessary amend the zoning code to allow Low Barrier Navigation Centers (Senate Bill 48) as by-right residential uses in mixed-use and non-residential zones that permit multifamily uses.

Implementing Agency: Development Services Department

Time Frame: Within 18 months of adoption of the Housing Element; ongoing monitoring of the supportive housing code

Funding Source: General Fund

Quantified Objectives: Not applicable.

13. Objective Review and Ministerial Approval

The City will review its approval processes to ensure the projects are reviewed in accordance with objective standards:

- Establish objective review standards for housing projects to comply with Senate Bill 330/Housing Accountability Act.
- Review the Architectural Control process that is required for projects with more than three units or density greater than 8 du/acre. Where necessary, the City will establish objective review criteria in the guidelines to ensure that any determinations are made on purely objective standards.
- Accommodate Senate Bill 35 streamlined applications and by-right applications for permanent supportive housing and navigation centers.

Implementing Agency: Development Services Department

Time Frame: Within 18-24 months of adoption of the Housing Element Update

Funding Source: General Funds

Quantified Objectives: Not applicable.

14. Density Bonus Program

The City will update its density bonus program (zoning code Section 9-3.505) to ensure compliance with current state requirements including Assembly Bill 2345, Senate Bill 1763, and Senate Bill 1227.

Implementing Agency: Development Services Department

Time Frame: Within 18-24 months of adoption of the Housing Element Update

Funding Source: General Funds

Quantified Objectives: Not applicable.

15. Zoning Code Review and Cleanup

The City will review and amend as necessary its development standards to remove constraints on development. The City will adjust standards to ensure that all developments can reach the maximum density as set in the General Plan.

- Amend standards for manufactured homes in the MRD-4,000 zone to permit manufactured homes on permanent foundations as if they were single-family homes.
- Amend the Zoning Code to allow apartments and co-ops in RG-7,000 and RG-4,000 zones.
- The City will review and revise as necessary the following residential standards:
    - Reduce the 1-acre minimum lot size in multi-family zones.
    - Study and amend height limit and ratio to ensure sites can reach maximum permitted density in multi-family zones.

- Revise maximum lot coverage ratio standards and clarify the definition and implementation.
- Review street frontage standards to ensure they do not create constraints.
- Review the required off-street parking for residential developments and revise appropriately.
    - Reduce required parking for multi-family units
    - Remove requirement for garage/covered parking
    - Allow tandem parking
    - Consolidate apartment and multi-family parking requirements

- Amend the Zoning Code to clarify that farmworker housing up to 36 beds in a group quarters or 12 units designed for use by a single family or household is allowed as an agricultural use in the Agribusiness Zone; and clarify that the RA zone is a residential zone that allows only non-commercial crops incidental and accessory to the residential use.

Implementing Agency: Development Services Department

Time Frame: Within 18-24 months of adoption of the Housing Element Update

Funding Source: General Funds

Quantified Objectives: Not applicable.

Conserve, Preserve, and Improve the Housing Stock

16. Residential Rehabilitation

The City will continue to apply for grant funding (CDBG and HOME) to assist in the rehabilitation of housing. Starting in 2021, the City applies to the County of Orange for CDBG and HOME affordable housing grants. The City will:

- Investigate program opportunities for extending financial assistance for rehabilitation of affordable rental units.
- Assist property owners with understanding code language and how to comply with municipal housing codes.
- Consider implementing a volunteer program for providing housing assistance to elderly and indigent property owners, including assistance in complying with municipal housing codes. Examples in other cities include having neighborhood representatives who can identify common trends, who are trained on available resources, and who can assist neighbors in need so city staff can spend more time on more concerning instances of code noncompliance.

Implementing Agency: Development Services Department

Time Frame: Implementation throughout the planning period

Funding Source: County of Orange CDBG and HOME Funds

Quantified Objectives: No net loss of affordable housing units.

17.Displacement Prevention

The City will amend the Zoning Code by the end of 2023 to require the replacement of units affordable to the same or lower income level as a condition of any development on a non-vacant site consistent with those requirements set forth in State law.

Implementing Agency: Development Services Department

Time Frame: By 2023

Funding Source: General Funds

Quantified Objectives: No net loss of lower-income housing units throughout the 8-year planning period.

Equal Housing Opportunities

18. Fair Housing and Equal Housing Opportunity

The City will continue to abide by and enforce fair housing laws. To assist in education and understanding of fair housing rights and protections, including the most recent source of income protection (SB 329), the City will continue to distribute information on fair housing and refer fair housing questions and housing discrimination claims to the Fair Housing Council of Orange County. All housing advertising, housing public hearing notices, and contracts for housing-related work include fair housing language as required by the State of California. The City will continue to display the fair housing and equal housing opportunity logos on all housing information, housing website pages, at the Community Center, and at the front counter to the Development Services Department.

Implementing Agency: Development Services Department

Time Frame: Implementation throughout the planning period.

Funding Source: CDBG, HOME, and General Funds

Quantified Objectives: Assist 150 residents with fair housing issues and concerns over eight years.

19. Education, Training, and Resources

To assist in the enforcement of fair housing laws, the City will make educational and training resources available to tenants, landowners, homeowners, and any other residents who may be affected by fair housing policy. These materials will include information on fair housing testing,

arbitration, reporting health risks and discrimination, best rental practices, and more. The services will include fair housing testing and investigation to look for evidence of differential treatment and disparate impact, including providing services to low-income tenants reporting fair housing violations. The services will include fair housing presentations, mass media communications, and multilingual literature distribution; conduct fair housing presentations at accessible locations and conduct fair housing presentations for housing providers. The programs will use alternative formats for fair housing education workshops such as pre-taped videos and/ or recordings. Such formats could serve persons with more than one job, families with young children and others who find it difficult to attend meetings in person.

The City will promote housing vouchers, provide informational materials, and inform landlords that discrimination based on source of income (including vouchers) is prohibited.

The City will contract directly with one or more fair housing service providers to provide resources for both tenants and landowners. The City will continue to work with local community-based organizations to increase awareness and use of the available fair housing resources. Fair housing service providers and community-based organization partners include, but are not limited to:

- Fair Housing Council of Orange County
- Fair Housing Foundation
- Legal Aid Society of LA and OC
- OC Housing Authority
- Fair Housing & Equal Opportunity (FHEO)
- Community Based Organizations like Unidos or CREER
- Religious organizations
- Local Businesses

Implementing Agency: Development Services Department

Time Frame: Implementation throughout the planning period.

Funding Source: General Funds

Quantified Objectives: Contract with fair housing service provider(s) by Q2 2022. Quarterly educational training programs, and informational booths at civic events.

20. Increase Accessibility of Fair Housing Services

The City will continue to encourage improved community participation and representation in all official city business, events, and communications. The City will provide bilingual communications, including but not limited to interpreters and translation services, in official

governmental actions and communications including meeting and hearing notices and presentations.

Implementing Agency: Development Services Department

Time Frame: Implementation throughout the planning period.

Funding Source: General Fund

Quantified Objectives: Spanish versions of all flyers and official city announcements by 2022. Regular and increased attendance, representation, understanding of linguistically isolated residents at City Council meetings.

21. Place-Based Improvements

As part of its annual Capital Improvement Plan (CIP), the City will identify and prioritize capital improvements for underserved areas including the Community of Focus identified in the Environmental Justice Element. Recently planned place-based improvements include the Los Rios Park Phase II Improvements, funding of the Skateboard Park project, extension of the senior mobility and Summer Trolley program, resurfacing of the Stonefield Park, and expansion of the Mercy House homeless outreach supportive services agreement from a half-time to a full-time position.

Implementing Agency: Development Services Department, Department of Public Works

Time Frame: Next CIP plan cycle; Implementation throughout the planning period.

Funding Source: General Fund

Quantified Objectives: Updates on progress in the Capital Improvements Program Report

APPENDIX A: RHNA SITES LIST

APN	General Plan Zoning Designation (Current)	Zoning Designation (Current)	Zoning Designation (proposed)	Proposed Density (units/ acre)	Parcel Size (acres)	Existing Use/Vacancy	Identified in Last two Planning Cycles?	Maximum Allowed Units	Very Low Income Capacity	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Total Capacity
668-501-08	CM	Commercial Manufacturing District	Industrial Residential Overlay	30	1.07	Warehouse/ Storage/ Showroom	No	32	2	1	1	0	4
668-501-07	CM	Commercial Manufacturing District	Industrial Residential Overlay	30	0.74	Warehouse/ Storage/ Showroom	No	22	1	1	1	0	3
668-501-06	CM	Commercial Manufacturing District	Industrial Residential Overlay	30	1.44	Warehouse/ Storage/ Showroom	No	43	2	2	2	0	6
668-501-03	CM	Commercial Manufacturing District	Industrial Residential Overlay	30	1.09	Warehouse/ Storage/ Showroom	No	33	2	1	1	0	4
668-501-04	CM	Commercial Manufacturing District	Industrial Residential Overlay	30	1.61	Warehouse/ Storage/ Showroom	No	48	2	2	2	0	6
668-501-01	CM	Commercial Manufacturing District	Industrial Residential Overlay	30	0.91	Warehouse/ Storage/ Showroom	No	27	2	1	1	0	4
668-441-09	CM	Commercial Manufacturing District	Industrial Residential Overlay	30	0.784	Warehouse/ Storage/ Showroom	No	24	1	1	1	0	3
668-441-08	IP	Industrial Park District	Industrial Residential Overlay	30	1.39	Warehouse/ Storage/ Showroom	No	42	2	1	2	0	5

APN	General Plan Zoning Designation (Current)	Zoning Designation (Current)	Zoning Designation (proposed)	Proposed Density (units/ acre)	Parcel Size (acres)	Existing Use/Vacancy	Identified in Last two Planning Cycles?	Maximum Allowed Units	Very Low Income Capacity	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Total Capacity
668-441-03	IP	Industrial Park District	Industrial Residential Overlay	30	0.70	Warehouse/ Storage/ Showroom	No	21	1	1	1	0	3
668-291-24	CM	Commercial Manufacturing District	Industrial Residential Overlay	30	1.04	Warehouse/ Storage/ Showroom	No	31	2	1	1	0	4
668-291-23	CM	Commercial Manufacturing District	Industrial Residential Overlay	30	0.56	Warehouse/ Storage/ Showroom	No	17	1	1	0	0	2
668-291-21	CM	Commercial Manufacturing District	Industrial Residential Overlay	30	1.30	Warehouse/ Storage/ Showroom	No	39	2	1	2	0	5
668-291-19	CM	Commercial Manufacturing District	Industrial Residential Overlay	30	0.87	Warehouse/ Storage/ Showroom	No	26	1	1	1	0	3
668-291-18	CM	Commercial Manufacturing District	Industrial Residential Overlay	30	0.76	Warehouse/ Storage/ Showroom	No	23	1	1	1	0	3
668-291-17	CM	Commercial Manufacturing District	Industrial Residential Overlay	30	1.0	Warehouse/ Storage/ Showroom	No	30	2	1	1	0	4
668-291-01	CM	Commercial Manufacturing District	Industrial Residential Overlay	30	3.87	Warehouse/ Storage/ Showroom	No	116	6	4	5	0	15
668-231-01	IP	Industrial Park District	Industrial Residential Overlay	30	0.84	Warehouse/ Storage/ Showroom	No	25	1	1	1	0	3

APN	General Plan Zoning Designation (Current)	Zoning Designation (Current)	Zoning Designation (proposed)	Proposed Density (units/ acre)	Parcel Size (acres)	Existing Use/Vacancy	Identified in Last two Planning Cycles?	Maximum Allowed Units	Very Low Income Capacity	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Total Capacity
668-122-04	CM	Commercial Manufacturing District	Industrial Residential Overlay	30	1.01	Warehouse/ Storage/ Showroom	No	30	2	1	1	0	4
668-121-15	CM	Commercial Manufacturing District	Industrial Residential Overlay	30	1.66	Warehouse/ Storage/ Showroom	No	50	2	2	2	0	6
668-121-13	CM	Commercial Manufacturing District	Industrial Residential Overlay	30	0.94	Warehouse/ Storage/ Showroom	No	28	2	1	1	0	4
668-121-03	CM	Commercial Manufacturing District	Industrial Residential Overlay	30	2.70	Warehouse/ Storage/ Showroom	No	81	4	3	4	0	11
668-053-04	IP	Industrial Park District	Industrial Residential Overlay	30	1.49	Warehouse/ Storage/ Showroom	No	45	2	2	2	0	6
668-052-04	IP	Industrial Park District	Industrial Residential Overlay	30	0.93	Warehouse/ Storage/ Showroom	No	28	2	1	1	0	4
668-052-03	IP	Industrial Park District	Industrial Residential Overlay	30	1.20	Warehouse/ Storage/ Showroom	No	36	2	1	2	0	5
668-052-02	IP	Industrial Park District	Industrial Residential Overlay	30	1.13	Warehouse/ Storage/ Showroom	No	34	2	1	1	0	4
668-052-01	IP	Industrial Park District	Industrial Residential Overlay	30	2.12	Warehouse/ Storage/ Showroom	No	63	3	2	3	0	8

APN	General Plan Zoning Designation (Current)	Zoning Designation (Current)	Zoning Designation (proposed)	Proposed Density (units/ acre)	Parcel Size (acres)	Existing Use/Vacancy	Identified in Last two Planning Cycles?	Maximum Allowed Units	Very Low Income Capacity	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Total Capacity
668-051-15	IP	Industrial Park District	Industrial Residential Overlay	30	2.84	Warehouse/ Storage/ Showroom	No	85	4	3	4	0	11
668-051-14	IP	Industrial Park District	Industrial Residential Overlay	30	0.58	Warehouse/ Storage/ Showroom	No	17	1	1	0	0	2
668-043-03	IP	Industrial Park District	Industrial Residential Overlay	30	1.90	Warehouse/ Storage/ Showroom	No	57	3	2	2	0	7
668-043-02	IP	Industrial Park District	Industrial Residential Overlay	30	2.44	Warehouse/ Storage/ Showroom	No	73	4	3	3	0	10
668-042-06	IP	Industrial Park District	Industrial Residential Overlay	30	2.26	Warehouse/ Storage/ Showroom	No	68	4	2	3	0	9
668-042-02	IP	Industrial Park District	Industrial Residential Overlay	30	0.93	Warehouse/ Storage/ Showroom	No	28	2	1	1	0	4
668-042-01	IP	Industrial Park District	Industrial Residential Overlay	30	0.93	Warehouse/ Storage/ Showroom	No	28	2	1	1	0	4
668-041-37	IP	Industrial Park District	Industrial Residential Overlay	30	0.67	Warehouse/ Storage/ Showroom	No	20	1	1	1	0	3
668-431-09	IP	Industrial Park District	Industrial Residential Overlay	30	3.34	Warehouse/ Storage/ Showroom	No	100	4	3	4	0	11

APN	General Plan Zoning Designation (Current)	Zoning Designation (Current)	Zoning Designation (proposed)	Proposed Density (units/ acre)	Parcel Size (acres)	Existing Use/Vacancy	Identified in Last two Planning Cycles?	Maximum Allowed Units	Very Low Income Capacity	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Total Capacity
668-041-32	IP	Industrial Park District	Industrial Residential Overlay	30	1.37	Warehouse/ Storage/ Showroom	No	41	2	1	2	0	5
668-041-20	IP	Industrial Park District	Industrial Residential Overlay	30	0.66	Warehouse/ Storage/ Showroom	No	20	1	1	1	0	3
668-041-19	IP	Industrial Park District	Industrial Residential Overlay	30	0.89	Warehouse/ Storage/ Showroom	No	27	1	1	1	0	3
668-041-10	IP	Industrial Park District	Industrial Residential Overlay	30	0.85	Warehouse/ Storage/ Showroom	No	26	1	1	1	0	3
668-041-09	IP	Industrial Park District	Industrial Residential Overlay	30	0.40	Warehouse/ Storage/ Showroom	No	12	0	0	2	0	2
668-041-06	IP	Industrial Park District	Industrial Residential Overlay	30	0.40	Warehouse/ Storage/ Showroom	No	12	0	0	2	0	2
668-041-05	IP	Industrial Park District	Industrial Residential Overlay	30	0.42	Warehouse/ Storage/ Showroom	No	13	0	0	2	0	2
668-041-03	IP	Industrial Park District	Industrial Residential Overlay	30	0.399	Warehouse/ Storage/ Showroom	No	12	0	0	2	0	2
668-041-02	IP	Industrial Park District	Industrial Residential Overlay	30	0.62	Warehouse/ Storage/ Showroom	No	19	1	1	0	0	2

APN	General Plan Zoning Designation (Current)	Zoning Designation (Current)	Zoning Designation (proposed)	Proposed Density (units/ acre)	Parcel Size (acres)	Existing Use/Vacancy	Identified in Last two Planning Cycles?	Maximum Allowed Units	Very Low Income Capacity	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Total Capacity
668-441-07	IP	Industrial Park District	Industrial Residential Overlay	30	1.55	Warehouse/ Storage/ Showroom	No	47	2	2	2	0	6
668-451-01	GC	General Commercial District	VHD	30	2.35	Commercial Shopping Center	No	71	17	12	13	0	42
668-241-23	GC	General Commercial District	VHD	30	2.57	Commercial Shopping Center	No	77	19	13	14	0	46
121-254-09	SP(CDP87-01)	Specific Plan/Precise Plan District	VHD	50	1.57	Petsmart	No	78	14	10	11	0	35
121-254-25	SP(CDP87-01)	Specific Plan/Precise Plan District	VHD	50	1.58	El Pollo Loco	No	79	15	10	11	0	36
121-254-26	SP(CDP87-01)	Specific Plan/Precise Plan District	VHD	50	0.58	T-Mobile	No	29	5	4	4	0	13
121-254-46	SP(CDP87-01)	Specific Plan/Precise Plan District	VHD	50	1.97	Staples	No	99	18	12	14	0	44
121-070-67	PC(TBD)	Planned Community District	Specific Plan	30	27.42	Vacant	Yes: last cycle only	350	43	28	29	251	350
121-070-57	PC(TBD)	Planned Community District	Specific Plan	30	31.20	Vacant	Yes: last cycle only	350	43	27	29	250	350

APPENDIX B: OUTREACH

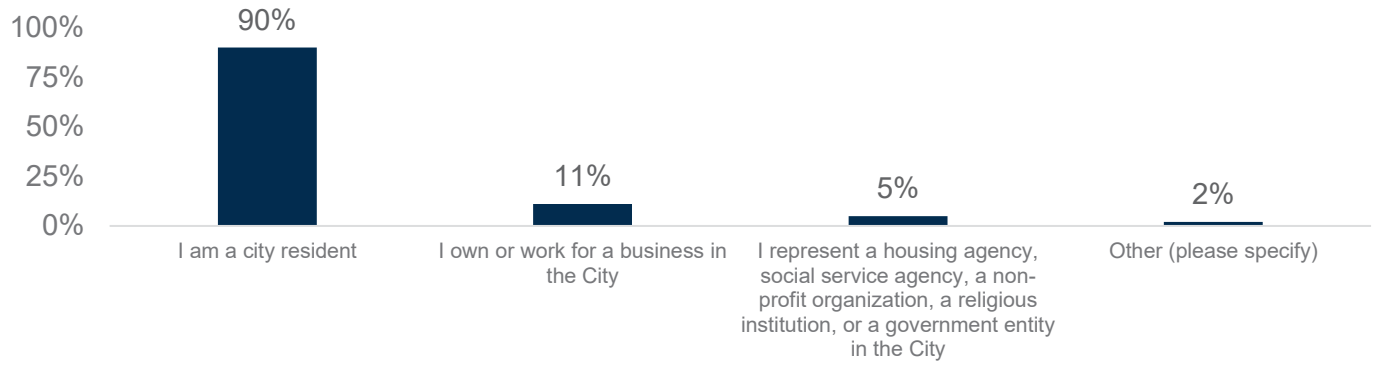
September 16, 2021

Survey results for the City of San Juan Capistrano as of September 15, 2021 – Housing Element Only

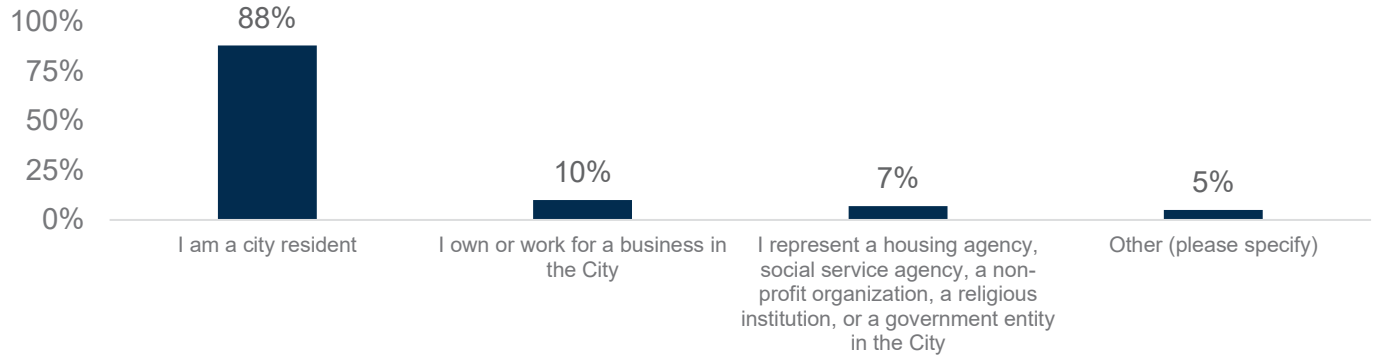
- English Responses: 58
- Spanish Responses:72
- Total Reponses: 130

Q1. What is your involvement in the City of San Juan Capistrano?

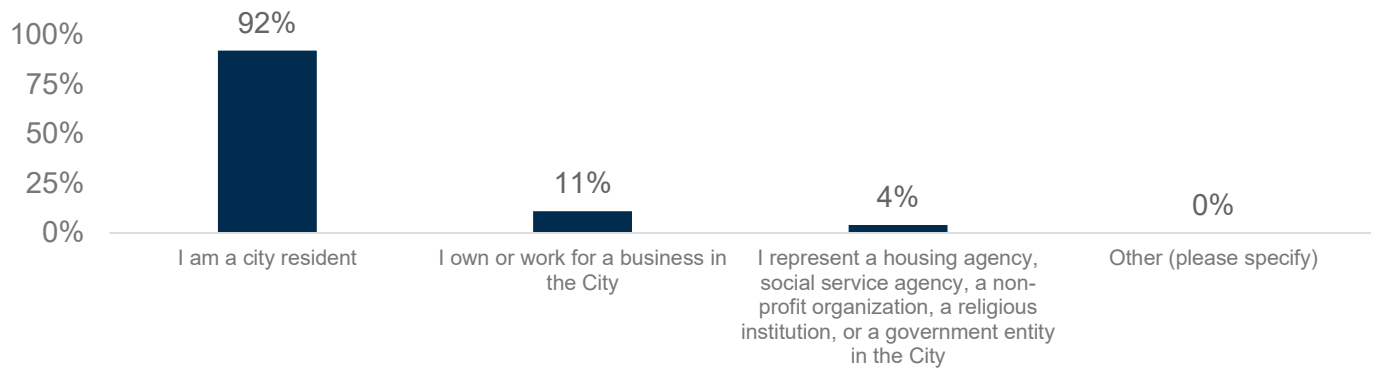
Total: Answers = 130; Skipped = 0



English: Answered = 58; Skipped = 0



Spanish: *Answered = 72; Skipped: 0*



Other response:

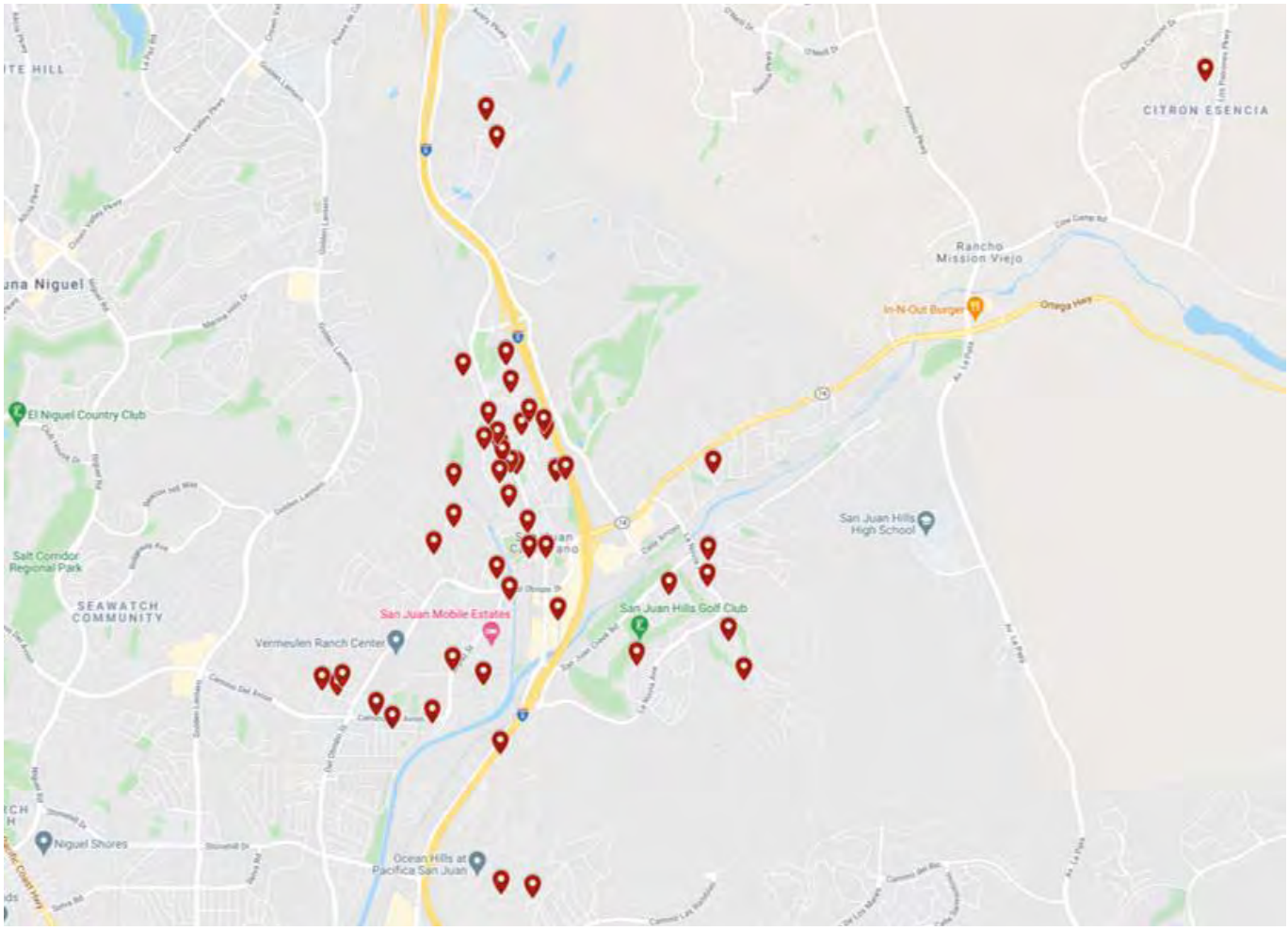
- Former resident
- Other

Q2. What street is your home/business/agency

Total: Answers = 114 Skipped = 16

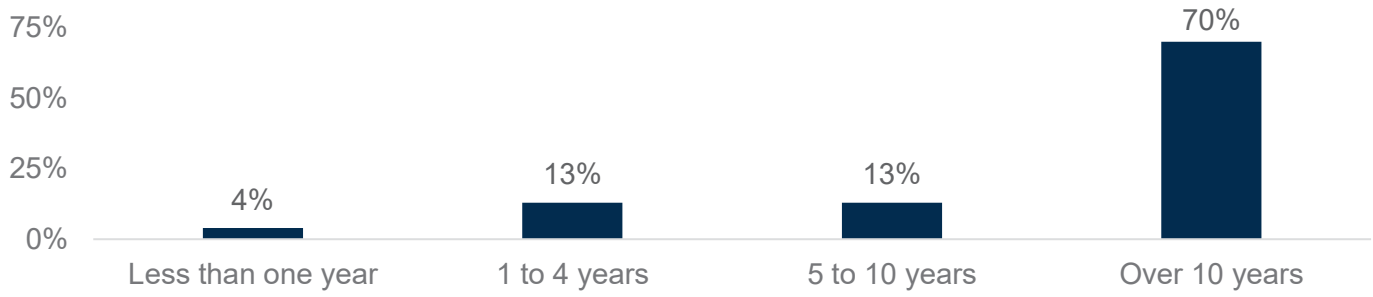
List of Streets Mentioned			
Aguacate	Calle San Diego	La zanja	Santa Clara
Alipaz Street	Calle San Francisco	La zanja	Valle Road
Alipaz Street	Calle San Luis	Los Rios	Via Capri
Alipaz Street	Calle Santa Rosalia	Los Rios	Via De Costa
Ave Los Amigos	Calle Santiago	Los Rios	Via Del Mar
Avenida de la Vista	Camino Capistrano	Los Rios St	Via El Socorro
Avenida Descanso	Camino Capistrano	Los Rios Street	Via Fajita
Avenida Larga	Camino Capistrano	Majeza Court	Via Flores
Avenida Mariposa	Carreterra Dr.	Old San Juan Capistrano Rd.	Via La Jolla
Avenida Salvador	Dana Mesa Dr.	Old San Juan Rd.	Via La Jolla
Calera	Del Zura	Oso Rd	Via Parra
Calle Chueca	Edgewood Rd	Paseo La Branza	Via San Vincente
Calle Chueca	La Matanza	Paseo Labranza	Via Santo Tomas
Calle de Bonanza	La Matanza St.	Paseo Marbella	Via Tonada
Calle Delphina	La Purisima	Paseo San Gabriel	
Calle Roberto	La Purisima	Purple Sage Lane	
Calle San Diego	La Purísima	Ridge Rd	

A total of 97% of respondents live in San Juan Capistrano

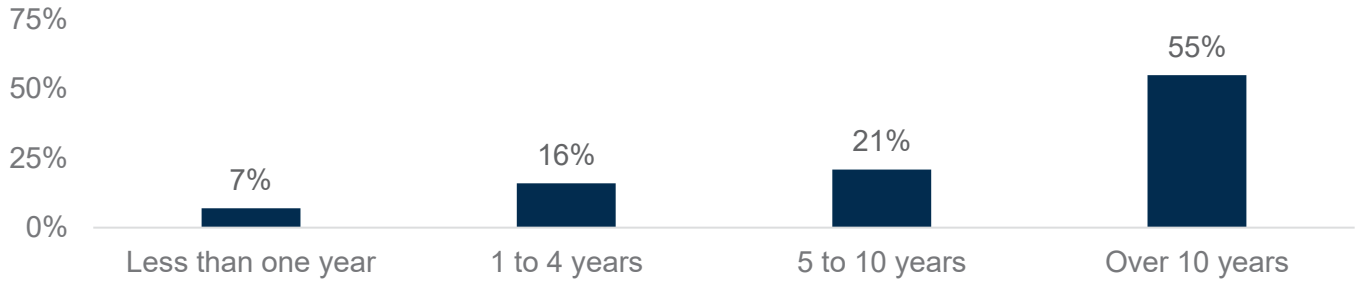


Q3. How long have you lived, owned a business, and/or worked in the City?

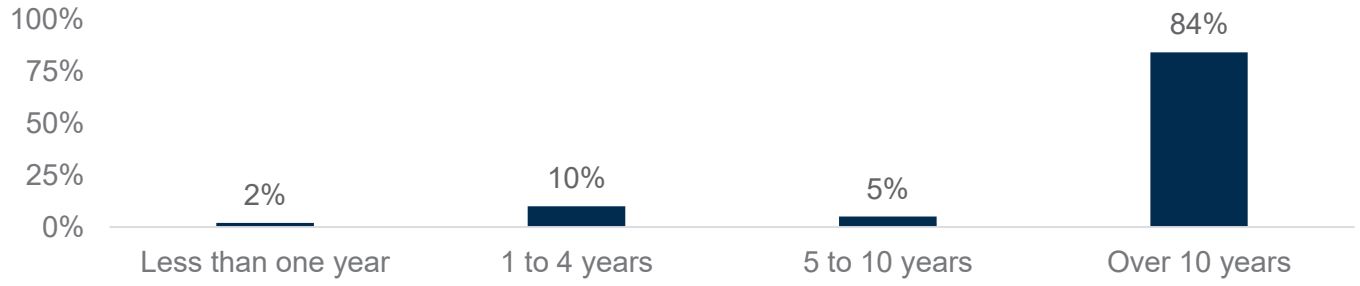
Total: Answers = 118; Skipped = 12



English: Answered = 56; Skipped = 2

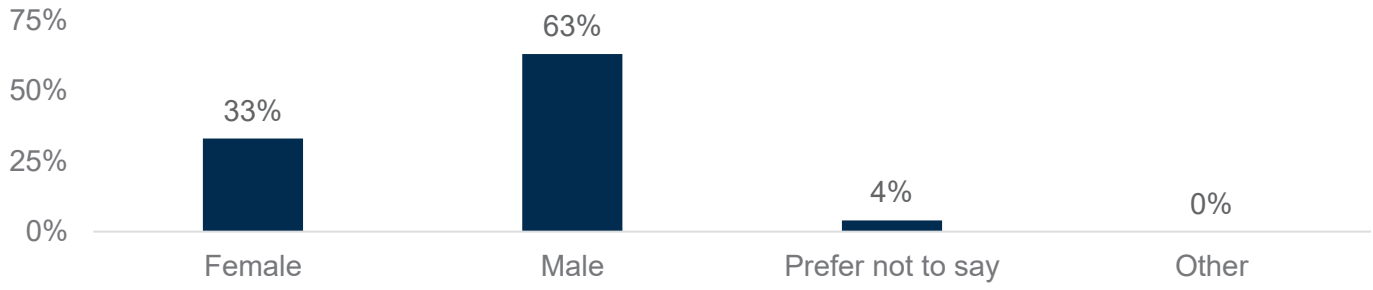


Spanish: Answered = 62; Skipped = 10

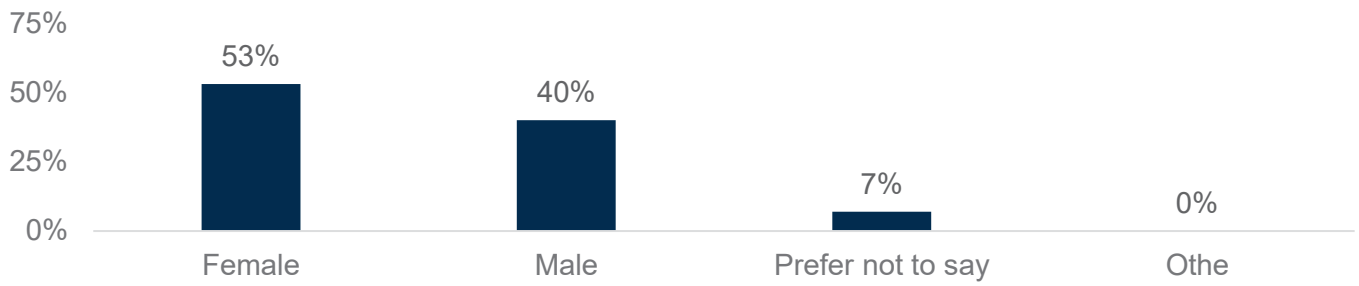


Q4. How do you identify?

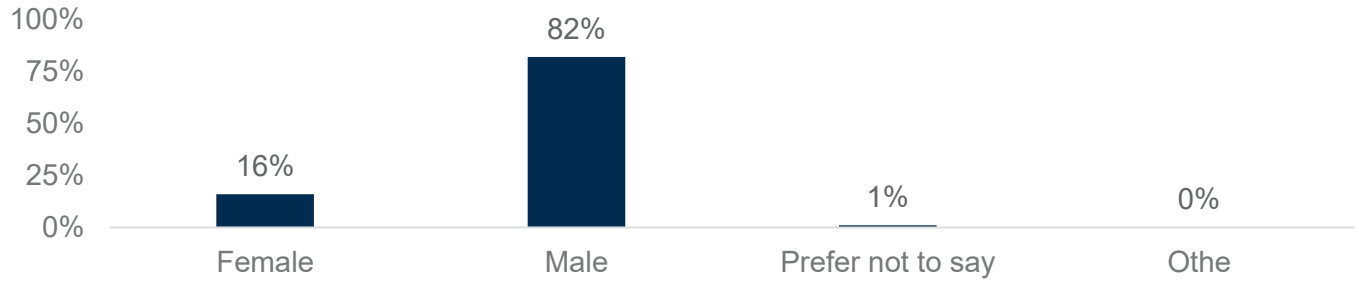
Total: Answers = 124; Skipped = 6



English: Answered = 57; *Skipped = 1*

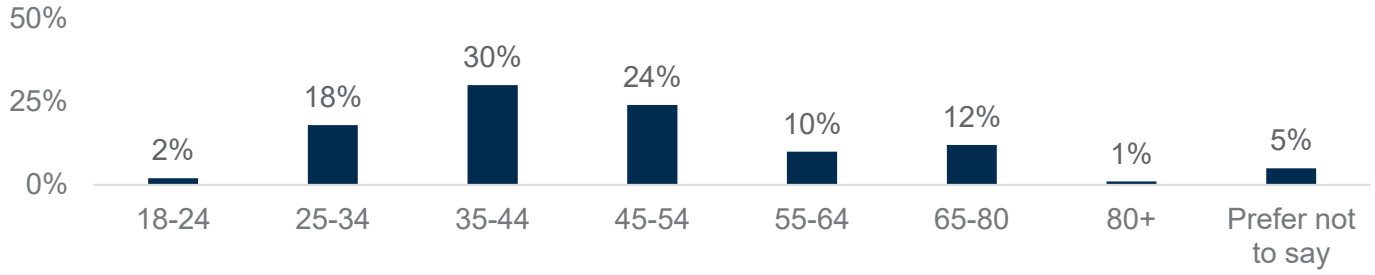


Spanish: *Answered = 67; Skipped = 5*

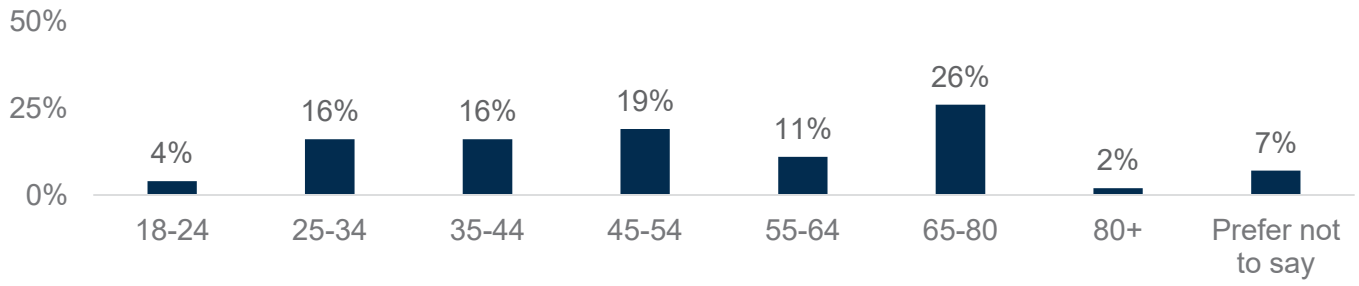


Q5. How old are you?

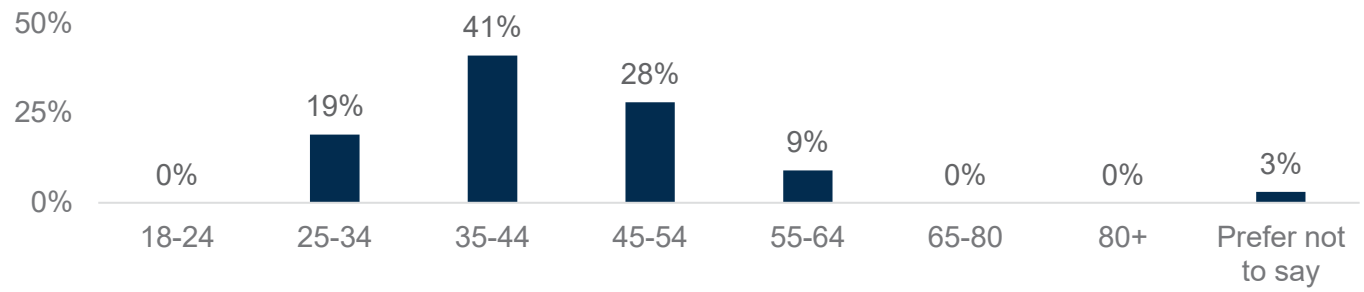
Total: Answers = 125; Skipped = 5



English: Answered = 57; Skipped = 1

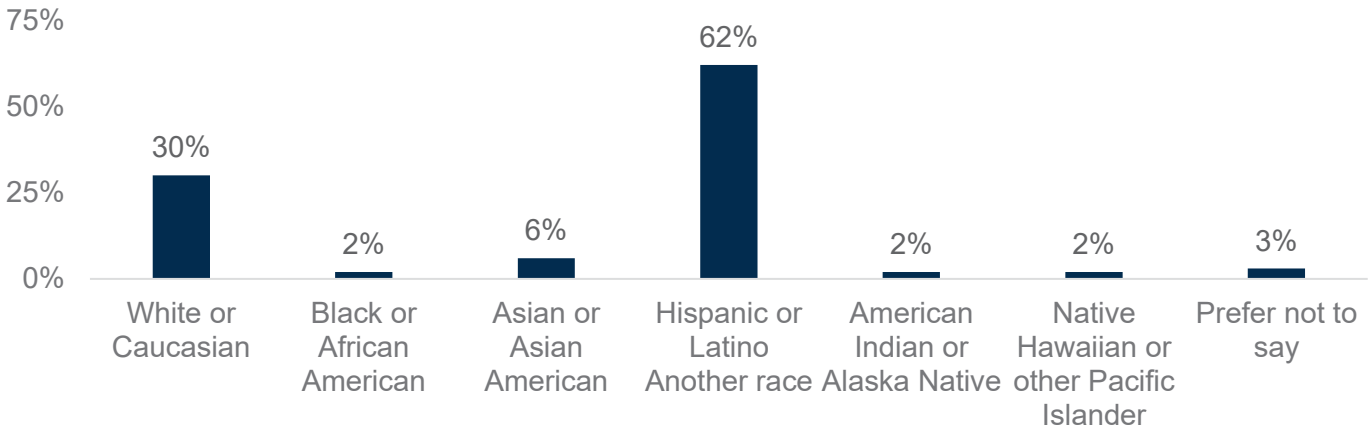


Spanish: Answered = 68; Skipped = 4

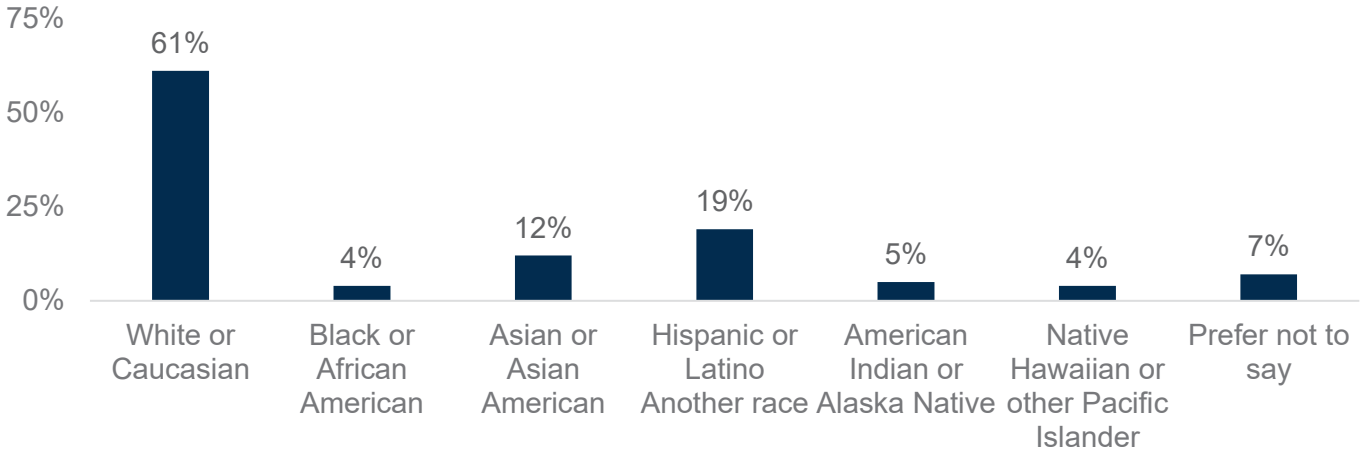


Q6. What is your race/ethnicity?

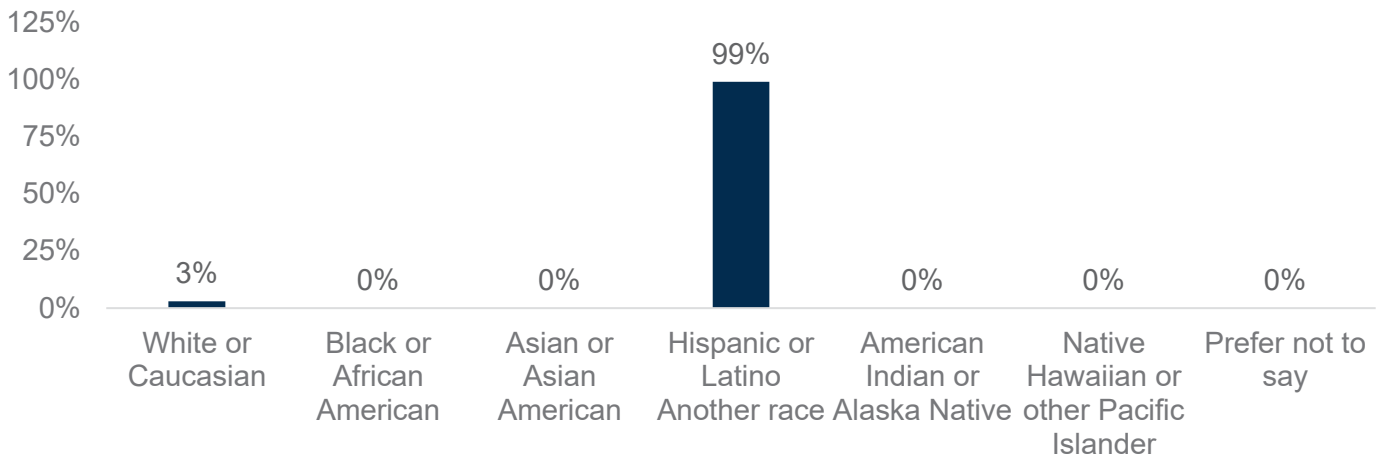
Total: Answers = 125; Skipped = 5



English: Answered = 57; *Skipped = 1*



Spanish: *Answered = 68; Skipped = 4*



Q7. What is the approximate total annual income for your household, based on the number of people in your household (HH)? (Please choose one bubble that applies to your situation).

Total: Answers = 107; Skipped = 23

	$1 to $9,999 or less	$10,000 to $14,999	$15,000 to $24,999	$25,000 to $34,999	$35,000 to $49,999	$50,000 to $64,999	$65,000 to $74,999	$75,000 to $99,999	$100,000 or more	Total	
1 person in HH	4	2	4	3	3	1	1	1	2	**21**	
2 persons in HH	1	1	1	5	5	3	3	5	18	**42**	
3 persons in HH	0	0	0	1	1	1	1	1	1	**6**	
4 persons in HH	2	0	4	1	3	2	1	0	6	**19**	
5 persons in HH	0	0	3	1	3	1	0	0	0	**8**	
6 persons in HH	1	0	0	2	1	0	0	3	0	**7**	
7 persons in HH	1	0	0	2	0	0	0	0	0	**3**	
8 persons in HH	0	0	0	1	0	0	0	0	0	**1**	
Total	**9**	**3**	**12**	**16**	**16**	**8**	**6**	**10**	**27**	**107**	**Answered**
Percentage	*8%*	*3%*	*11%*	*15%*	*15%*	*7%*	*6%*	*9%*	*25%*	**23**	**Skipped**

Top Answered

English: Answered = 50; Skipped = 8

	$1 to $9,999 or less	$10,000 to $14,999	$15,000 to $24,999	$25,000 to $34,999	$35,000 to $49,999	$50,000 to $64,999	$65,000 to $74,999	$75,000 to $99,999	$100,000 or more	Total	
1 person in HH	0	0	0	1	1	1	0	0	2	5	
2 persons in HH	0	0	1	3	2	1	3	5	18	33	
3 persons in HH	0	0	0	0	0	0	1	1	1	3	
4 persons in HH	0	0	0	0	0	0	0	0	5	5	
5 persons in HH	0	0	0	0	2	0	0	0	0	2	
6 persons in HH	0	0	0	0	0	0	0	2	0	2	
7 persons in HH	0	0	0	0	0	0	0	0	0	0	
8 persons in HH	0	0	0	0	0	0	0	0	0	0	
Total	**0**	**0**	**1**	**4**	**5**	**2**	**4**	**8**	**26**	**50**	**Answered**
Percentage	*0%*	*0%*	*2%*	*8%*	*10%*	*4%*	*8%*	*16%*	*52%*	**8**	**Skipped**

Top Answered

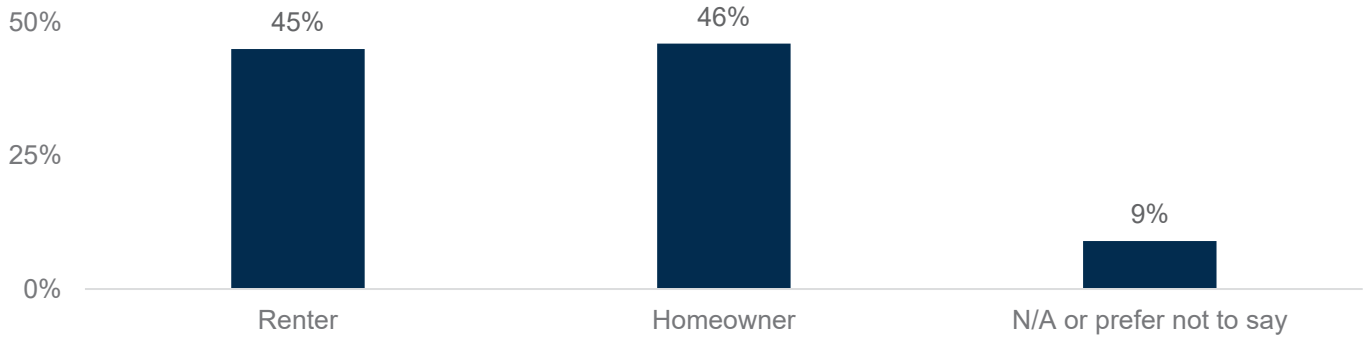
Spanish: Answered = 57; *Skipped = 15*

	$1 to $9,999 or less	$10,000 to $14,999	$15,000 to $24,999	$25,000 to $34,999	$35,000 to $49,999	$50,000 to $64,999	$65,000 to $74,999	$75,000 to $99,999	$100,000 or more	Total	
1 person in HH	4	2	4	2	2	0	1	1	0	16	
2 persons in HH	1	1	0	2	3	2	0	0	0	9	
3 persons in HH	0	0	0	1	1	1	0	0	0	3	
4 persons in HH	2	0	4	1	3	2	1	0	1	14	
5 persons in HH	0	0	3	1	1	1	0	0	0	6	
6 persons in HH	1	0	0	2	1	0	0	1	0	5	
7 persons in HH	1	0	0	2	0	0	0	0	0	3	
8 persons in HH	0	0	0	1	0	0	0	0	0	1	
Total	**9**	**3**	**11**	**12**	**11**	**6**	**2**	**2**	**1**	**57**	**Answered**
Percentage	*16%*	*5%*	*19%*	*21%*	*19%*	*11%*	*4%*	*4%*	*2%*	**15**	**Skipped**

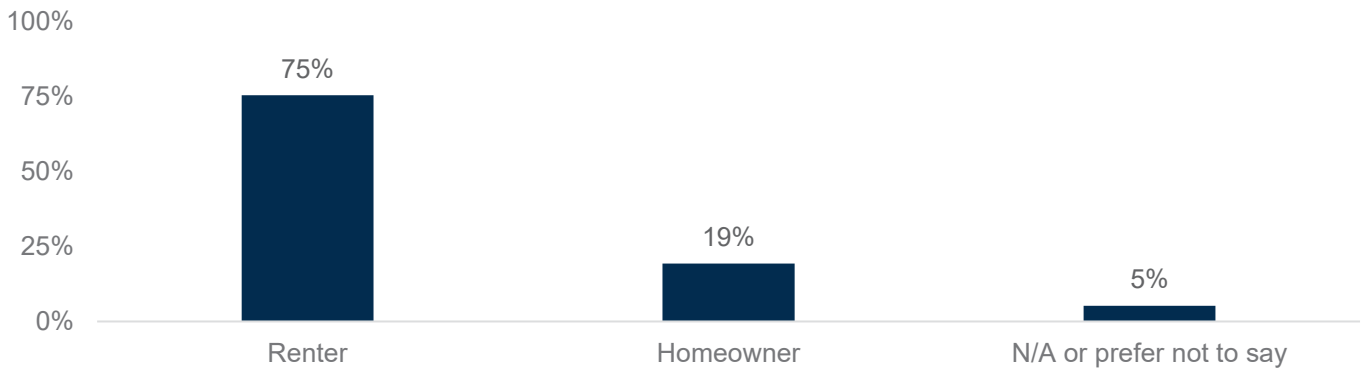
Top Answered

Q8. Are you a homeowner or a renter?

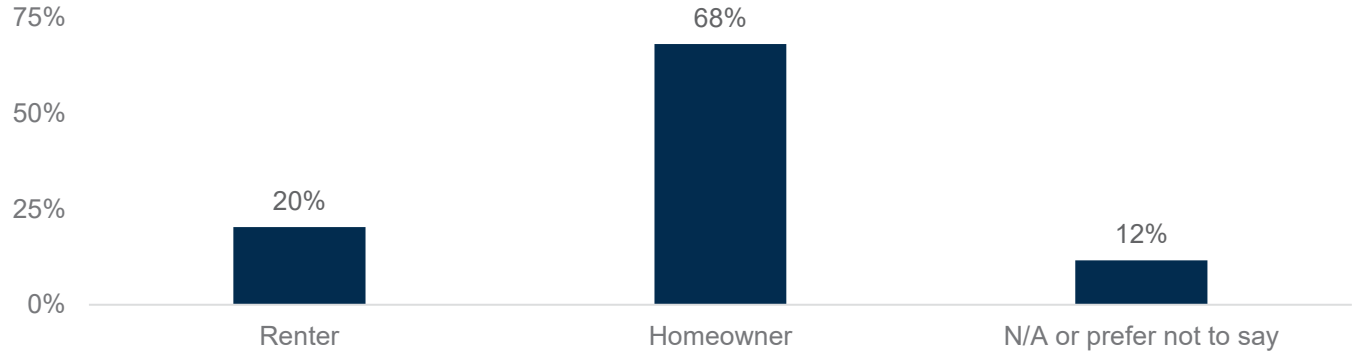
Total: Answers = 126; Skipped = 4



English: Answered = *57; Skipped = 1*

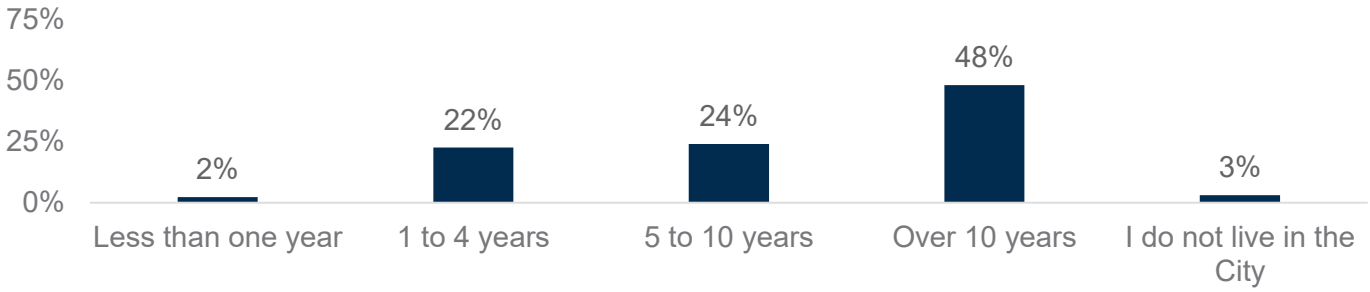


Spanish: Answered = 69; Skipped = 3

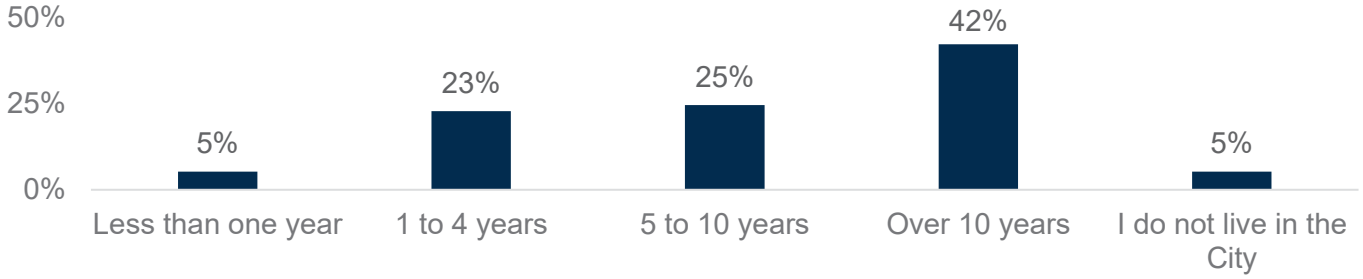


Q9. How long have you lived in your current housing unit?

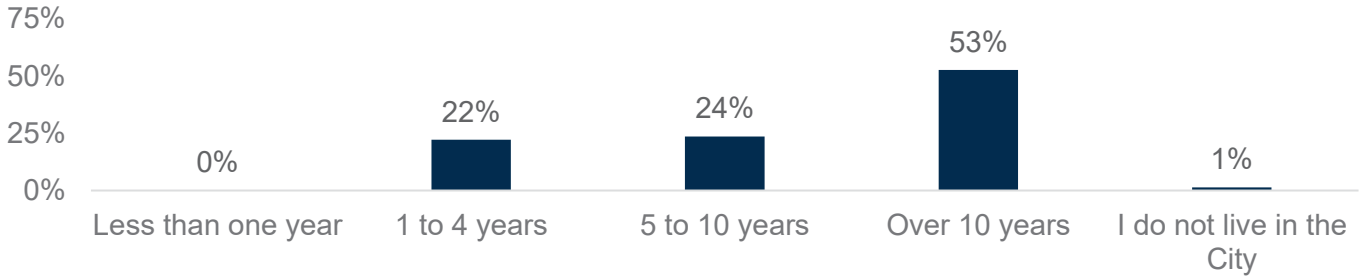
Total: Answers = 129; Skipped = 1



English: Answered = 57; *Skipped = 1*

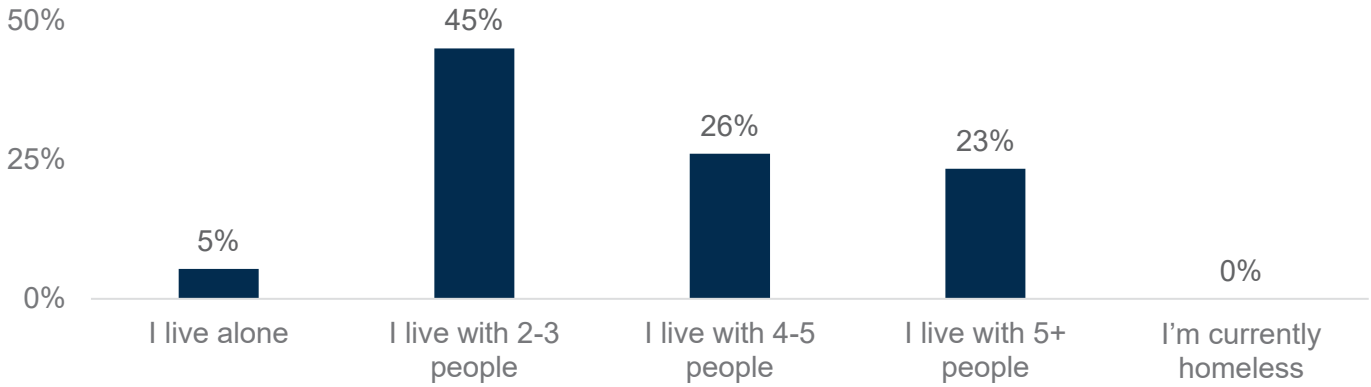


Spanish: Answered = 72; *Skipped = 0*

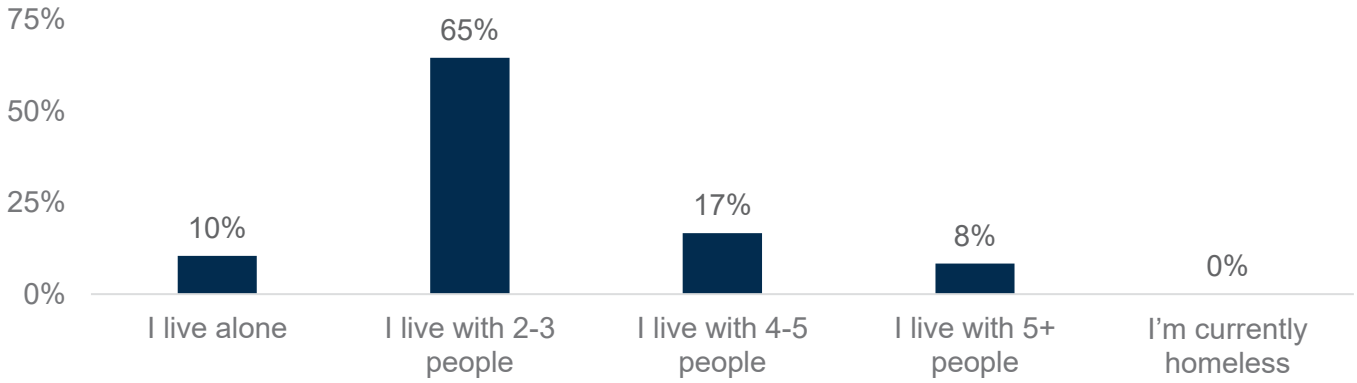


Q10. Your living situation is best described as:

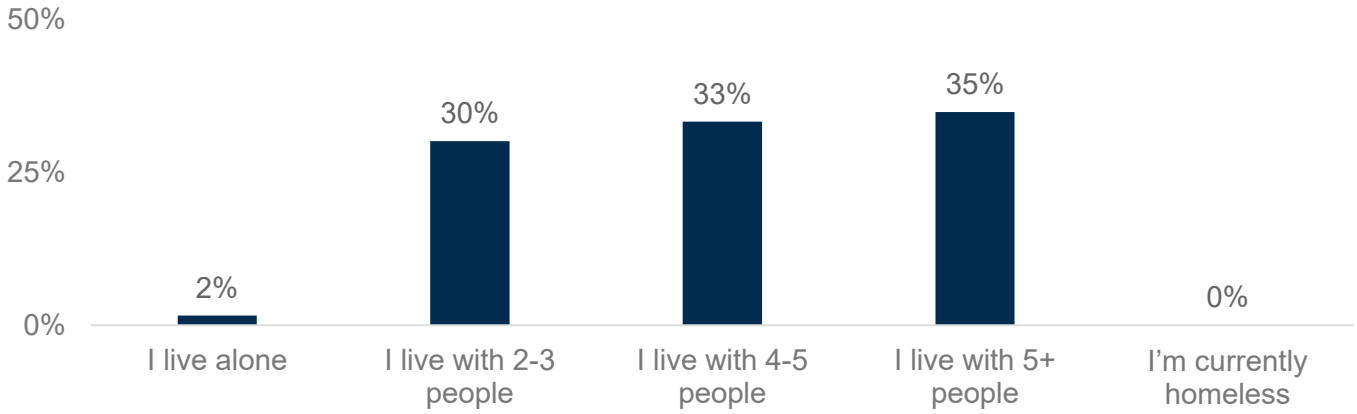
Total: Answers = 111; Skipped = 19



English: Answered = *48; Skipped = 10*

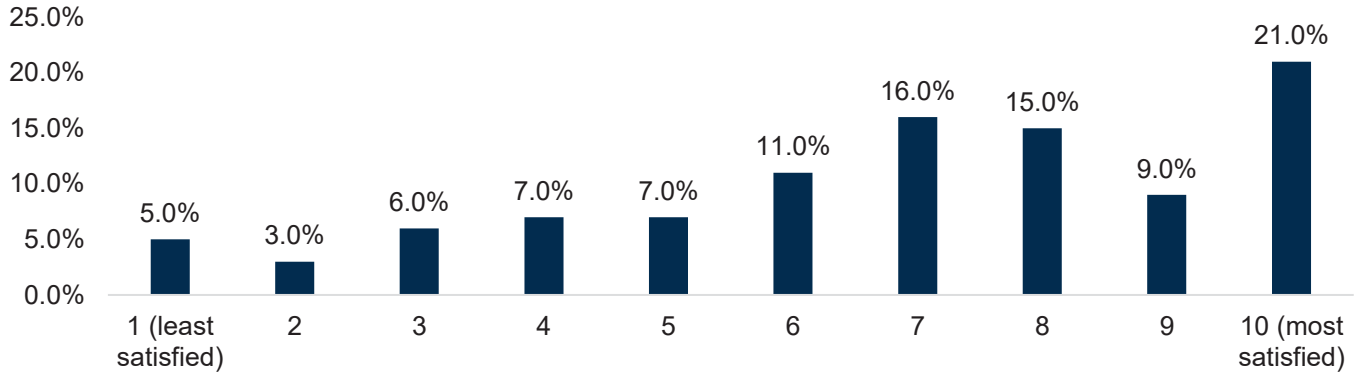


Spanish: Answered = 63; Skipped = 9

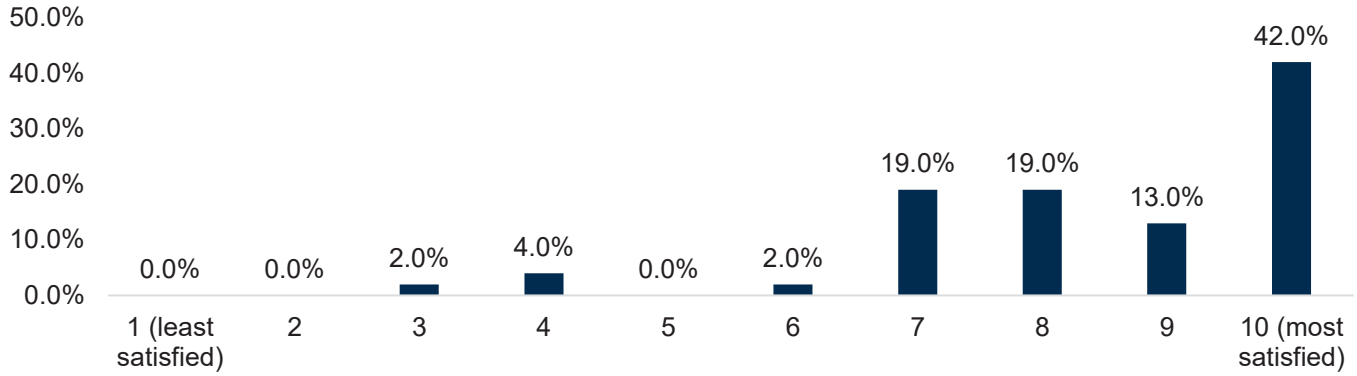


Q11. On a scale of 1 to 10, with 10 being the most satisfied, how satisfied are you with your current living situation?

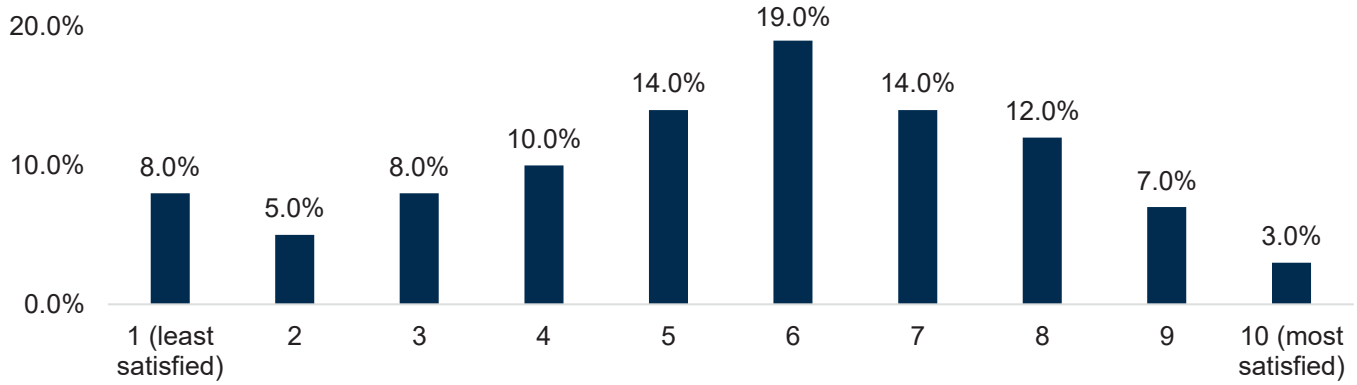
Total: Answers = 107; Skipped = 23



English: Answered = *48; Skipped = 10*



Spanish: *Answered = 59; Skipped = 13*



Reasons for Q11 answers

English Answers

- I own my manufactured home
- Born and raised
- Great location, quiet, and amenities I desire.
- The number of homeless/criminals within several hundred yards leaves my living situation scary and affects the value of my home.
- Happy family
- Location/Lack of Traffic/
- There are too many homeless around the City that should be fixed
- I have shelter; however, my HOA uses toxic chemicals in the neighborhood (pesticides and chemical fertilizers)
- I am very comfortable in my home and my neighborhood
- There isn't enough affordable housing available for sale.

- Increasing traffic & more to come with 150? New homes being built
- I'm very blessed
- Beautiful natural environment
- We moved here to be near grandkids and love this small, friendly city.
- We are first-time homeowners, and we are most satisfied with being able to walk to open space (trails and creek), City parks, coffee shop, restaurants, local bars, plant nurseries, and golf course.
- Nice home in safe neighborhood
- Do not like nearby SDGE substation or traffic in city
- Neighborhood is nice
- Our family can use more space
- Everything is so overpopulated. never any parking. The city doesn't care to help out the lower income communities and only glorifies the wealthier communities or popular tourist areas.
- Close to beach, not to crowded.
- Comfortable house, beautiful weather, family close.
- We love our street and community

Spanish Translated Answers

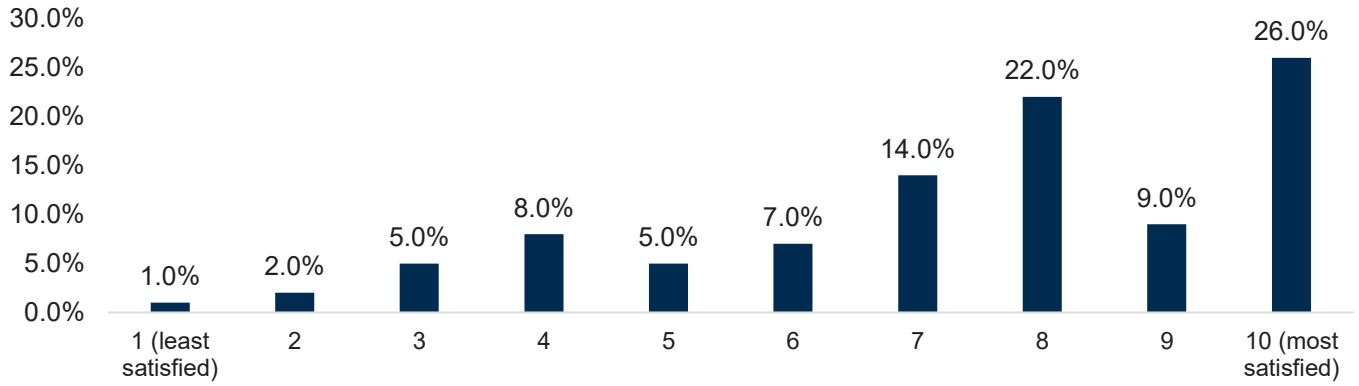
- Economic problems
- Unfortunately, due to the high cost of rent, we have to live with many people.
- High cost of rent, lack of parking, high levels of crime, etc.
- I feel dissatisfied by many things regarding the increase of the association fees.
- Rent is too expensive. I can't make ends meet.
- I really like where I live. What I do not like is that the train does not comply with speed limits, and my house is being destroyed because of the speed, as the whole building moves when the train passes by at fast speed.
- There are many people in the houses, because there are no houses for rent and the rent is too high.
- The association does not fulfill its duties, and the cost of rent is too high.
- Rent is too high, and the rooms are very old.
- Rent is too high. Additionally, there needs to be an assessment of the ability of the houses to endure the movement caused by the train.

- in comparison, you pay less for electricity.
- Because I live with my own family
- The reasons are because the neighbors do not respect each other, and issues with the stickers that they give for the cars, is the reason why there is no parking.
- Because I have a job to support my family.
- I work every day and earn a good amount of money, and when the rent is due, it all goes away.
- Because I live with my wife and two children
- The reasons for my current situation is that, due to the high cost of rent I cannot live alone with my family.
- I am not the owner or manager of where I live, as the rent is very high.
- Because we have a lot of problems with the high cost of rent, we feel frustrated every day.
- Rent is too high. I pay $2,100 plus utilities.
- It's very sad that, because San Juan Capistrano is considered a touristic destination, rents are too high.
- OK
- I live with other people in order to afford rent.
- I am proud of my achievements. We bought a small place, which we have improved, and we always have the desire to progress, to learn the language, and we have motivated our children to continue their schooling.
- Parking.
- Living with other families in our home.
- Due to the COVID-19 situation, our lives have drastically changed.
- Rent is too high.
- Rent is too expensive, and the owners refuse to do anything about it. The environment around us is bad. They constantly cut down trees, changing the environment. In my street there was a basketball court where my children and friends / neighbors played, they took it away and they haven't put it back. In the parks the benches are rotten because they are made of wood and they are not replaced. There is nowhere to sit while we watch our children play. The association just raises the dues, and they do nothing in return.
- Because currently I don't have a job.
- I would like to buy a home, but it is not within my reach

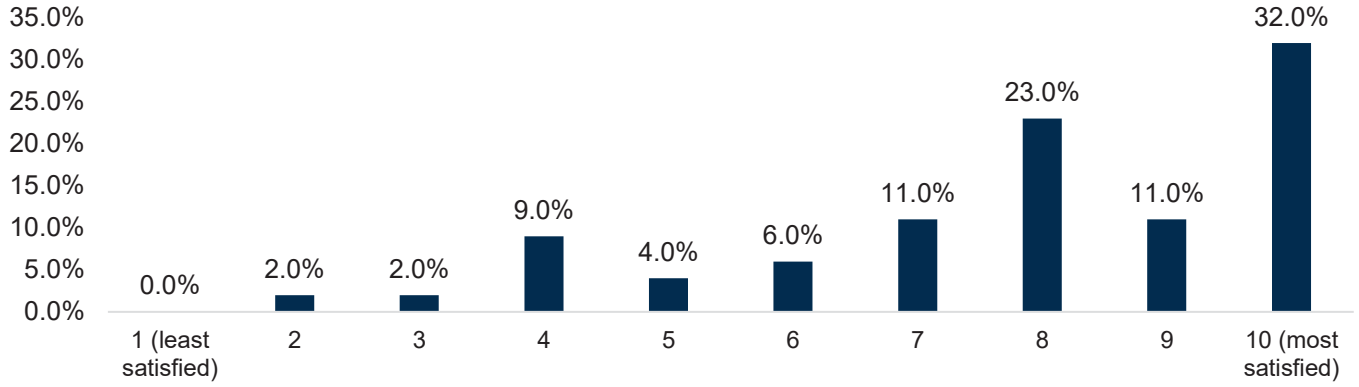
- In this house there are many problems with termites around the garage area and the association does nothing to solve the problem
- High cost of rent.
- I never find parking and the rent is too high.
- I feel happy because I am with my family.
- There is not enough space to live.
- There is a lot of work.[10]

Q12. On a scale of 1 to 10, with 10 being the most included or welcoming, what level of community acceptance have you experienced in San Juan Capistrano?

Total: Answers = 99; Skipped = 31

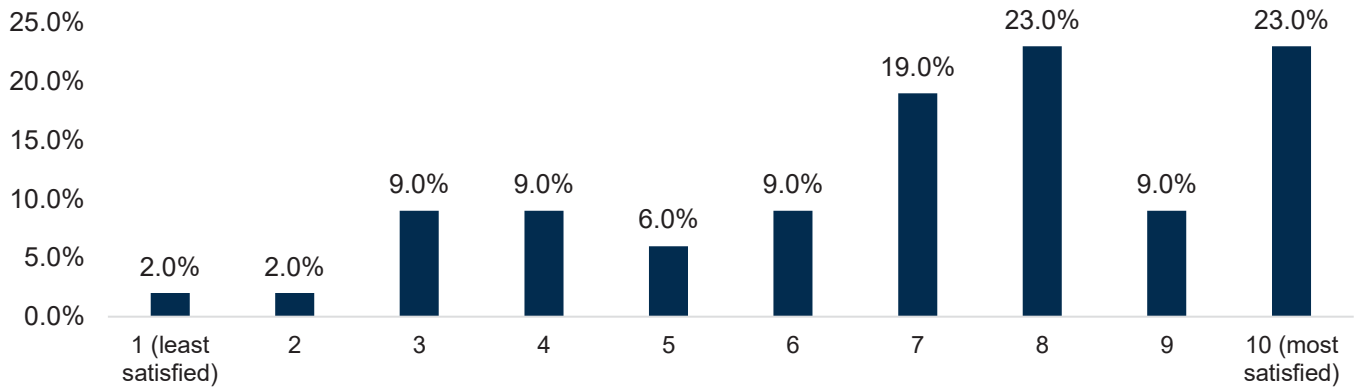


English: Answered = 47; Skipped = 11



[10] Going forward, red text indicates translation from Spanish to English responses

Spanish: Answered = 52; Skipped = 20



Reasons for Q12 answer

English Answers

- Never any successful outreach to the residents of san Juan about proposals about business or land availability. no one actually has a say in what's going on in our town/ city unless you have money and or know someone in city council. all decisions made in San Juan do not actually positively impact the residents.
- People are nice and respectful
- Good neighbors, stores and services nearby
- I barely know my immediate neighbors.
- No issues experienced
- Too conservative
- Most people are jaded by the current systems in place and don't feel they have a voice.
- I feel like Latinx and white folks are segregated from each other. Latinx people are treated differently than those who are or pass as white.
- When one takes an active part in the community, you are very welcome to be a part of that activity. Because we are in a neighborhood of renters & gentrification, it has become more difficult to experience a close knit, caring community.
- People are wonderful here
- Involved I Senior Overlay ordinance as community participant; served 2 terms on Housing Advisory Comm
- We chose to live in San Juan Capistrano because of the City's history and culture, as well as its integrated economic and racial/ethnic diversity.
- I make an effort to participate
- Still new to the City

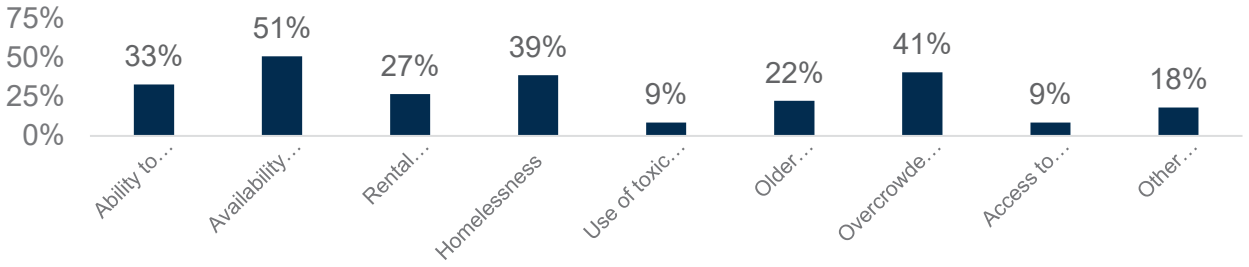
- It's a complicated issue but, the acceptance of the Hispanic community in general has improved in the past few years.

Spanish Translated Items

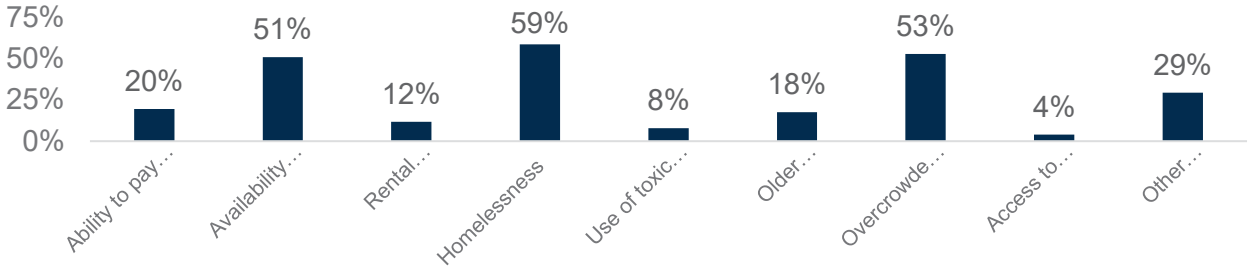
- Neighbors are not so friendly, very little parking
- Good place to live
- We support each other.
- All the people are very united and collaborate when needed.
- Many times, the community does not want to support the groups to improve our city.
- Because the parks are dirty and there are no garbage cans.
- Because we are a community, and not a large city.
- I feel my neighbors don't accept me. I have been living in the house for 16 years but I do not have a good relationship with my neighbors.
- We are a good community. Manu of us know each other and support each other.
- There are no more housing options and I feel like I don't belong here; I feel that I am too poor to live here in San Juan Capistrano
- Because we don't have enough help.
- Lack of parking is a problem. The association dues are very expensive and the owners raise the rent for that reason and there is no rent control.
- Most of the community members are of my race/ethnicity.
- It's a small community, with very little crime; b) low discrimination, in comparison with other cities in Orange county.
- The association does not represent us; they raise their dues every year and do nothing. The City does not listen to us either. They are approving terrible projects that cause traffic jams around, which is a terrible problem that we have.
- It's a little hard to explain
- All the neighbors are good people
- There is not enough parking
- Very supportive people

Q13. Select the top three housing issues that you would like the City to prioritize?

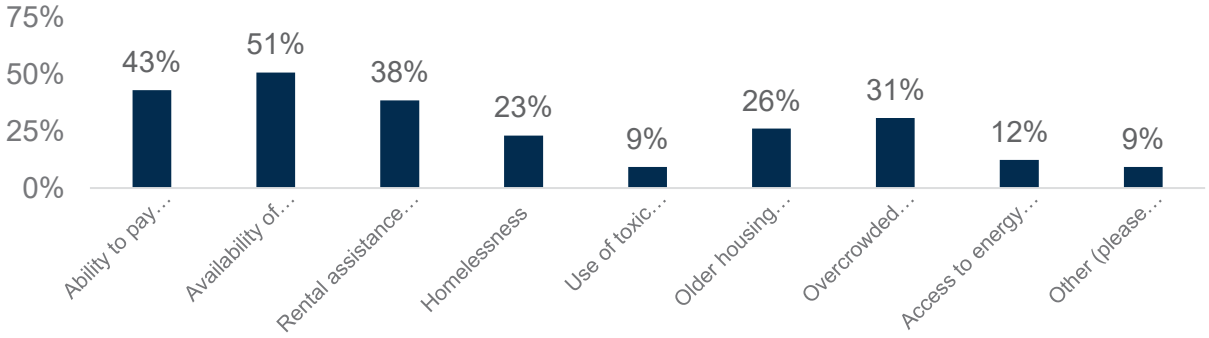
Total: Answers = 116; Skipped = 14



English: Answered = 51; Skipped = 7



Spanish: Answered = 65; Skipped = 7



Other response:

English Responses

- More mixed income communities
- More housing in general
- Race
- City roads need to be repaired.
- internet supplier, end the Cox monopoly
- There appears to be enough housing units in SJC and not enough open space
- Provide alternatives for homeless folks; affordable housing for indigenous folks.

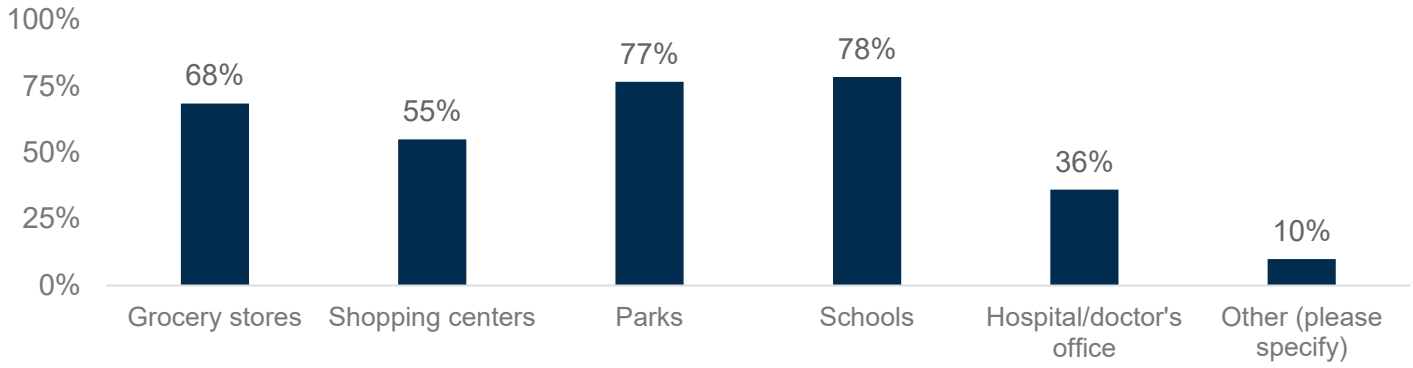
- Homes for sale that aren't tiny, crowded, and overpriced.
- Balancing development with restoring coastal sage scrub environment
- Traffic and parking
- Dwindling open space. Homeless vandalism. Access to high school.
- Middle income housing

Spanish Translated Responses

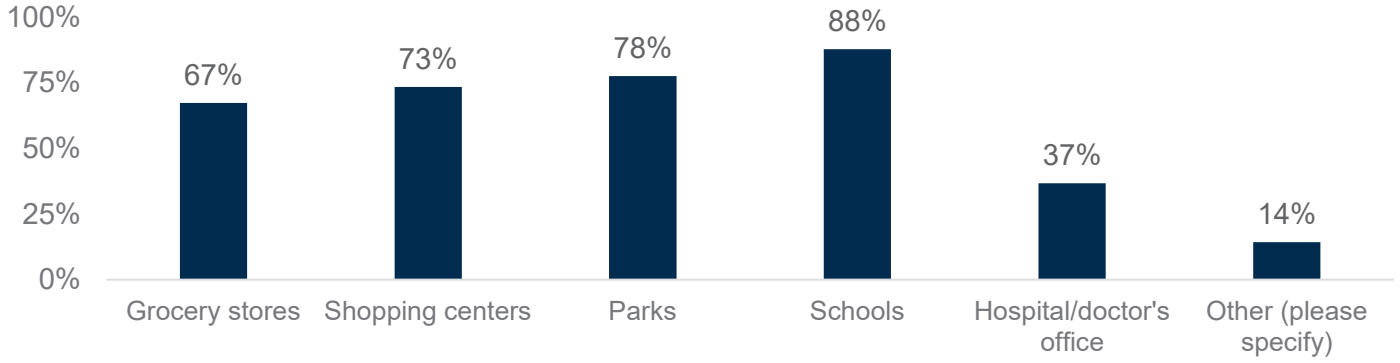
- Rent is too high
- We need a space available for the community, which we can rent for special events. The association does not allow celebration of special events such as birthdays or graduations.
- Limit the number of parking stickers per household.

Q14. Please select all amenities that you believe are within 1 mile of your current housing unit?

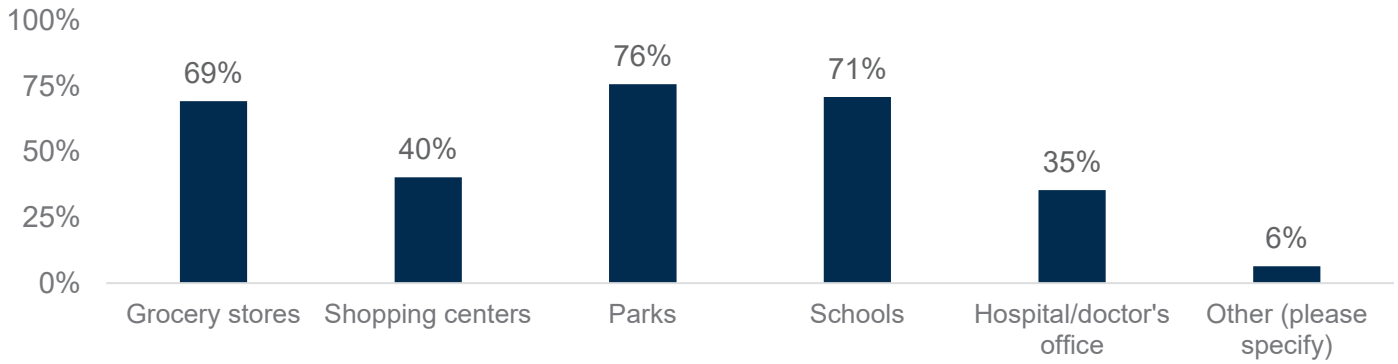
Total: Answers = 111; Skipped = 19



English: Answered = 49; Skipped = 9



Spanish: Answered = 62; Skipped = 10



Other *response:*

English Responses

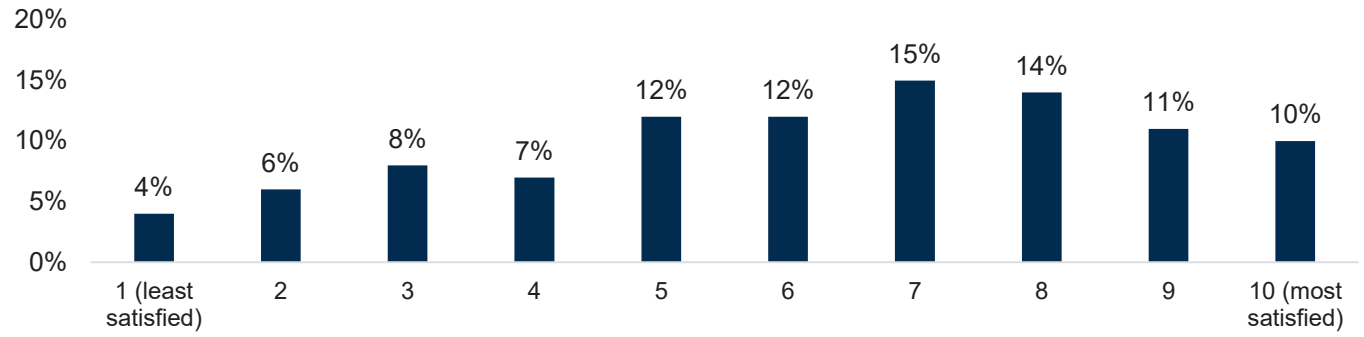
- Overabundance of homeless
- No nearby parks for the community is a huge problem.
- Restaurants
- Restaurants
- Football fields. A place for folkloric dance.
- Beaches - Mountains
- Churches, post offices, banks
- Supermarkets, because the ones we have are very expensive.

Spanish Translated Responses

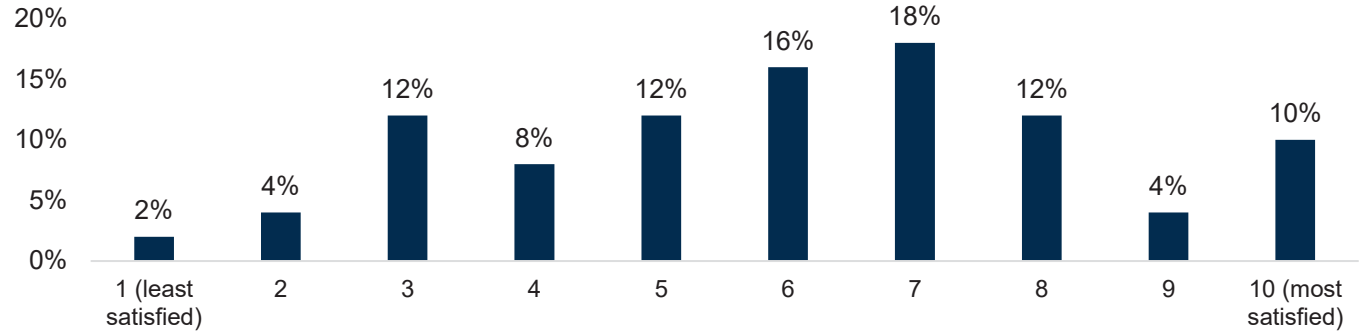
- Football fields. A place for folk dance.
- Beaches/Mountains
- Churches, Post Offices, Banks
- Supermarkets because they are very expensive

Q15. On a scale of 1 to 10, with 10 being the easiest, please rate how easy or difficult it is to travel around the City of San Juan Capistrano.

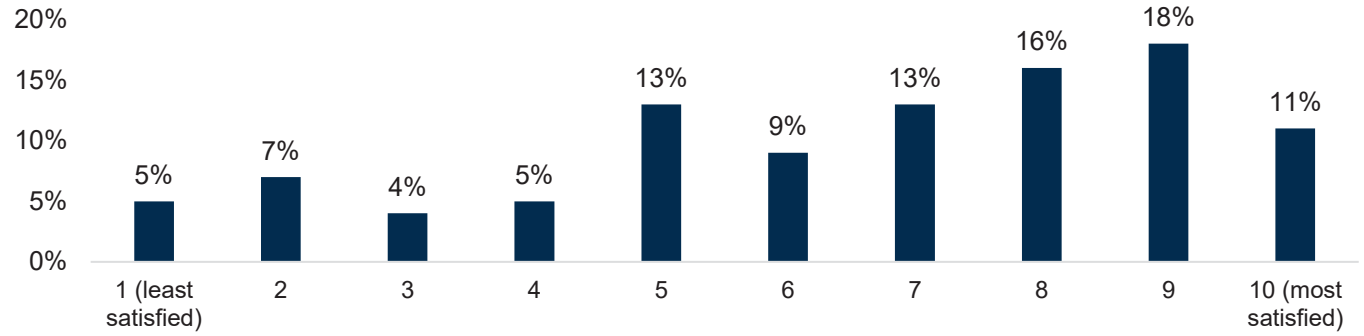
Total: Answers = 105; Skipped = 25



English: Answered = 49; Skipped = 9



Spanish: Answered = 56; Skipped = 16



Other response:

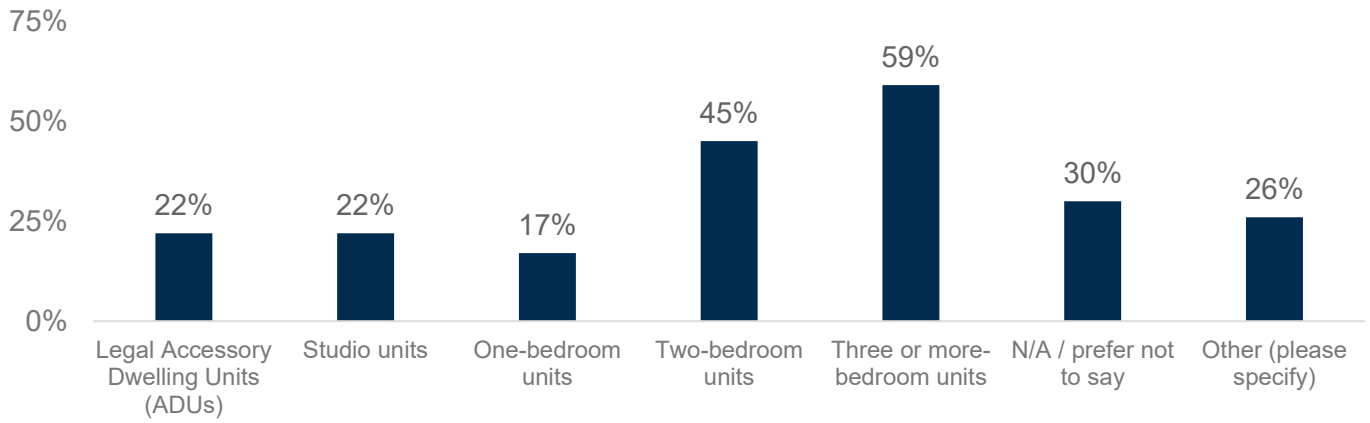
There were no English responses, the responses below are Spanish-translated responses.

- Too much traffic
- It is not difficult to travel in the city
- There are many homeless people

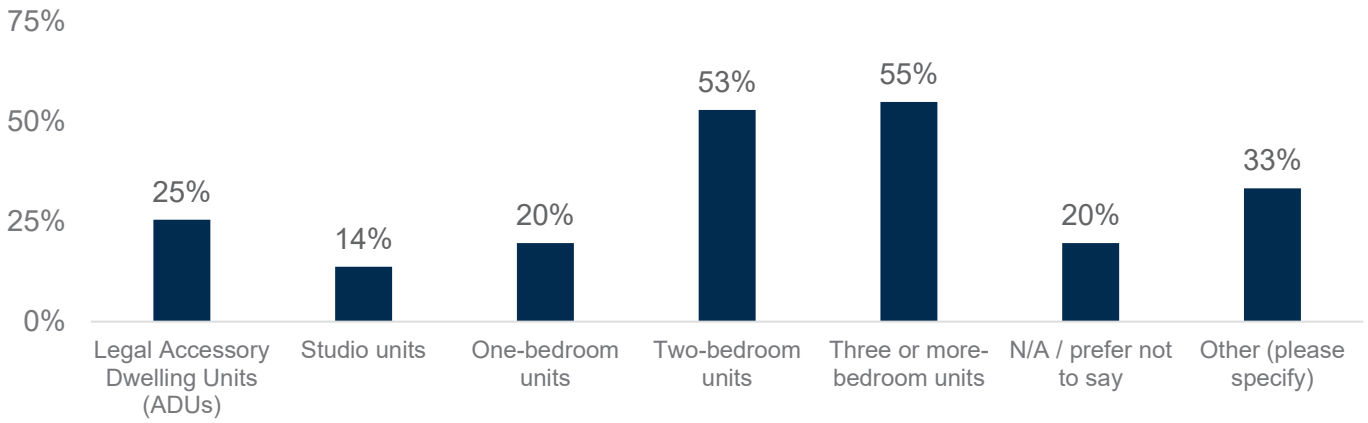
- Sometimes the drivers do not respect the stop signs.
- Heavy traffic
- Traffic and vandalism
- There are only 2 exits, so driving can be time consuming.
- Traffic
- To walk
- When I get to the traffic light, the train is passing by.
- The traffic situation on freeway 5 is difficult.
- Bike access (It could be better) and not too many hills. When there's an event, they close the streets which causes traffic jams, since there is only oneaccess, only one entrance and one exit.
- Peak hour traffic.
- We have train - public transportation and easy access to the freeway.
- There are traffic jams because our city is approving terrible projects that cause it.
- It is a beautiful place that promotes walking.
- There are always many cars, both in the garages and on the street.
- During school times the traffic is heavier, so we have to leave early to arrive on time.
- There is not enough security.
- Everything is close by.

Q16 What size housing unit are most needed in the city?

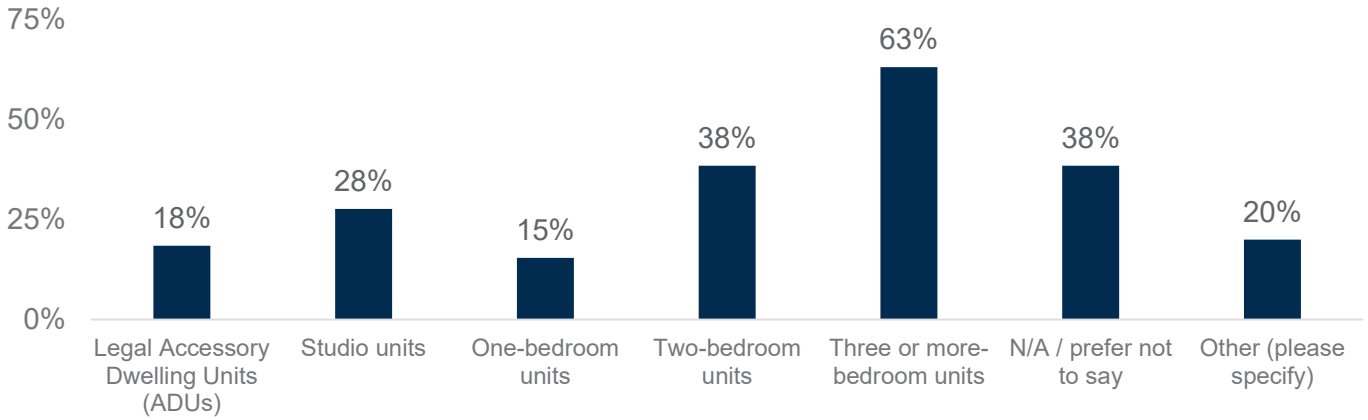
Total: Answers = 116; Skipped = 14



English: Answered = 51; Skipped = 7



Spanish: Answered = 65; Skipped = 7



Other response:

English Reponses

- San Juan is good no more handouts
- Single family
- Housing to accommodate homeless so city can enact ordinances to deal with the problem
- None are needed
- Not to build any dwelling!
- COB units
- 4-bedroom
- Temporary shelter for homeless

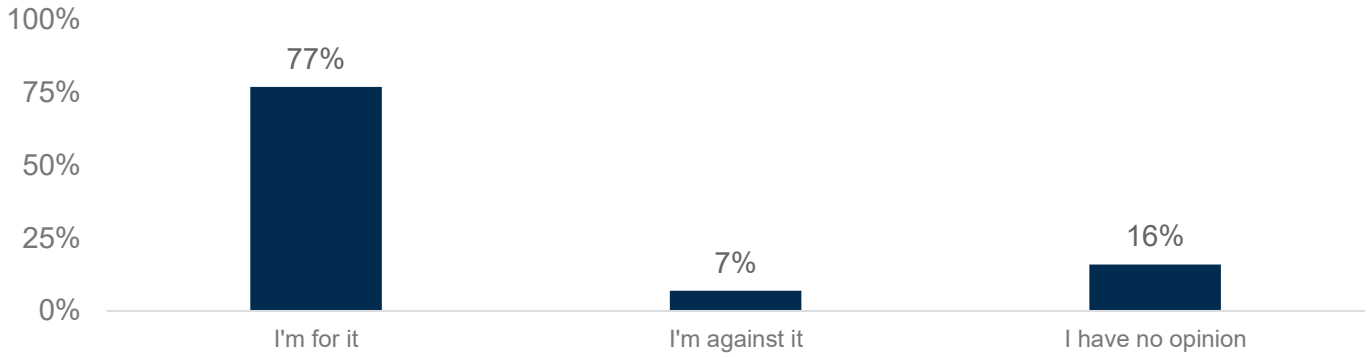
- I'm not sure
- More senior low income
- Don't know

Spanish Translated Responses

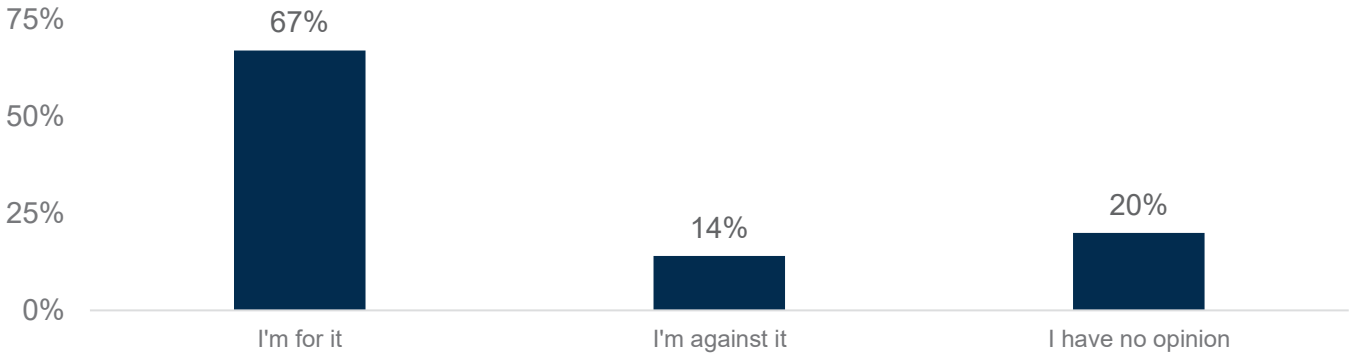
- House repairs, as houses are in poor condition
- Clean
- Low-income housing
- So that everyone has their own space

Q17. How do you feel about the concept of "Aging in Place" which is to remodel or retrofit your home as you grow older with "Universal Design" or accessibility/mobility improvement (rolling showers, wider doorway, ramps instead of steps, handles instead of knobs, lower counter heights, etc.) so you can enjoy living in it for the longest amount of time as possible?

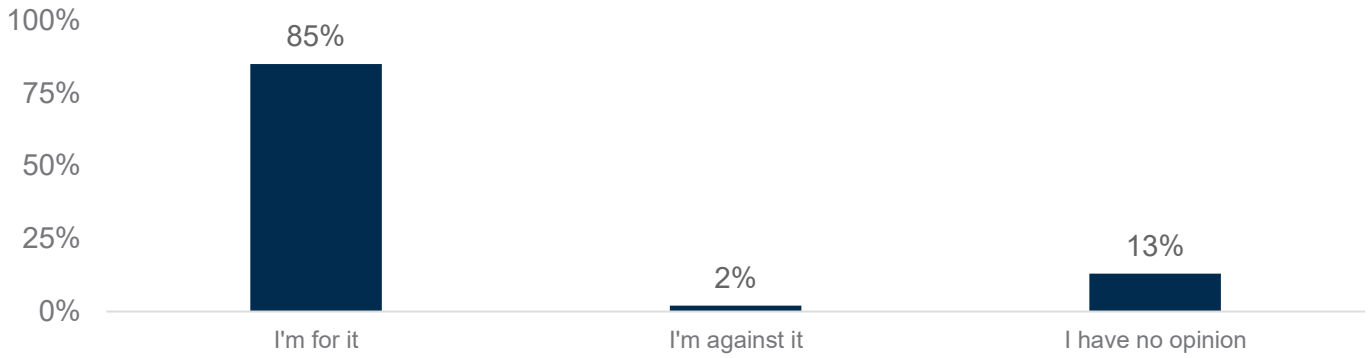
Total: Answers = 111; Skipped = 19



English: Answered = 51; Skipped = 7



Spanish: Answered = 60; Skipped = 12



Community of Focus In-Person Workshop – June 8, 2021

On June 8, 2021 the City of San Juan Capistrano and UNIDOS co-sponsored an in-person workshop focused on the Environmental Justice and Housing Elements. UNIDOS is a non-profit community development initiative dedicated to low-income, underserved neighborhoods of San Juan Capistrano and active in the Community of Focus. The workshop was held outdoors in the Community of Focus at Stonefield Park.

As part of this workshop, attendees were encouraged to give feedback via Yellow Cards that were distributed to the participants to express their specific concerns. Below is a listing of all the comments as well a summary of the most frequently voiced concerns.

1. Reemplazar los arboles muertos en la Avenida de la Vista y Oso

   Replace dead trees located at Avenue de la Vista and Oso

2. Calle San Juan el pasillo se llena de agua cuando llueve

   Along Calle San Juan the walkway always floods in the rain

3. Se paga mucho de renta y las viviendas están en malas condiciones. Se necesitan soluciones

   We pay too much rent, and the housing conditions are poor. We need solutions.

4. Necesitamos más parqueaderos. Que ya no sigan subiendo la renta

   We need more parking lots. Rent increases need to stop.

5. Por favor chequear a la comunidad de San Juan Capistrano porque hay demasiados perros sin registrarse y donde vivo es pasadero de perro y todos hacen del baño y algunas personas no levantan el popo. (Calle La Purisima)

   Please check on the Community of San Juan Capistrano because there are too many unregistered dogs. Where I live many dogs pass and not all of the dog owners pick up their poop. (La Purisima Street)

6. Por favor ayudar a poner un alto al incremento de la asociación cada año parar todo porque cada año suben la renta y no hacen nada cuando uno necesita algo.

   Please help end the annual increases in the homeowner association fees because each year they raise the rent and don't address our concerns when we need something.

7. Dejar parquear en el parqueadero del parque de Los Rios el parque público. Poner contenedores grandes para la basura.

   Allow parking in the public parking lot located at the Los Rios public park. Install large trash containers.

8. ¿Cuál es el limite del tren de carga? Siempre se pasa.

   What is the speed limit for the freight train? It seems to be exceeding the speed limit.

9. Puertas (entre pasillos) están lackeadas siempre; escaleras rotas para apartamentos de segundo piso; mas luzes en los pasos de peatones especialmente en La Zanja; personas sin hogar en los parques

   Doors between the walkways are always locked; Broken stairs/steps for upstairs apartments; more lights in crosswalks (especially La Zanja); homeless in parks

10. Mi preocupación es que los parques están muy destruidos. No hay actividades para los niños. No hay suficientes estacionamientos. No hay control de renta.

    My concern is that the parks are in poor conditions. There are no activities for the children. There is not sufficient parking. There is no rent control.

11. Pienso que seria una solución si marcan los espacios de los estacionamientos eso tal vez sirva para que respetemos mas los espacios.

    I think a solution could be marking the lines for the parking spots that may help people respect the spaces.

12. Mi problema con la asociación es los permisos de estacionamiento y sobre la limpieza.

    My issues with the homeowner's association is the parking permits and cleanliness.

13. Mi preocupación todos tenemos un problema con la renovación. Parque San Luis y Calle San Francisco (Green Park)

    My concern that we all have is with renovations. Green Park at San Luis and San Francisco.

14. Mi preocupación es acerca de programas para los niños; senderos para caminar seguros; los arboles cortados en nuestra comunidad y no remplazados; alumbrado público; la velocidad del tren; lugares de recreación para los niños y familias. Gracias por escucharnos ojalá haya algún cambio.

    My concern is about programs for children; safe walking trails; trees cut down in our community and not replaced; Street lighting; the speed of the train; recreation places for children and families. Thanks for listening, hopefully there will be some change.

15. Para la Asociación: Los parques muy destruidos. Nos suben muy seguido los pagos. No hay suficientes estacionamientos…hay casas que tienen hasta seis carros. Muchas áreas marcadas de rojo. Mucha gente renta hasta los garajes. No hay suficiente alumbrado. No áreas recreativas para los niños. No áreas recreativas para las mujeres.

    For the homeowners association: The parks are in poor condition. You raise our fees too often. There is not enough parking…some households have up to six cars. Too many red curbs. Many people rent out their garages. Not enough street lighting. Lack of recreational areas for the children. Lack of recreational areas for women.

16. Para la Asociación: Los pasillos sucios lugar de las lavadoras sucios. En tiempo de calor no tenemos aire condicionado y si lo ponemos en la ventana nos mandan papel de

quitarlo y no nos dejan poner un refrigerador en el porche por nos cobran multa si no lo quitamos.

For the homeowners association: The walkways are dirty, laundry areas are dirty. When it is hot, we don't have air conditioning, and if we install a window unit we are sent a paper telling us to remove it. They won't allow us to place a refrigerator on the porch because they will fine us if we don't remove it.

17. Limpia basura; vigilancia; luzes del parque; programa para jóvenes; baja la renta

    Clean the trash; security; lights in the park; youth programs; lower rents

City of San Juan Capistrano's Housing Element Stakeholder Interviews Statistics

24 Stakeholder Interviews conducted from April 14, 2021 to May 13, 2021

1. Please describe your organization's role in the City?

- **24%** of Stakeholders identified as an **Affordable Housing Developer**
- **20%** of Stakeholders identified as **Service Providers** (i.e. homeless, accessibility, education, food pantry, etc.)
- **20%** of Stakeholders identified as a **Non-Profit Organization**
- **16%** of Stakeholders identified as a **Business/Economic Development Trade Organization**
- **12%** of Stakeholders identified as a **Property Management Company**
- **4%** of Stakeholders identified as a **Contractor/Developer**
- **4%** of Stakeholders identified as a **Religious Institution**

2. What would you say are your organization's top priorities in the next:

- **1-2 years:**

  - **52%** of Stakeholders identified **increasing housing supply** as a priority within the organization
  - **36%** of Stakeholders identified **continuing to provide services** as a priority within the organization
  - **8%** of Stakeholders identified **development** as a priority within the organization
  - **8%** of Stakeholders identified **advocacy in local and State legislations** as a priority within the organization
  - **4%** of Stakeholders identified **providing business/economic development support** as a priority within the organization
  - **4%** of Stakeholders identified **providing accurate data** as a priority within the organization
  - **4%** of Stakeholders identified **collaboration with other organizations and private entities** as a priority within the organization

- **3-5 years:**

  - **48%** of Stakeholders identified **development** as a priority within the organization
  - **36%** of Stakeholders identified **increasing housing supply** as a priority within the organization
  - **24%** of Stakeholders identified **continuing to provide services** as a priority within the organization
  - **8%** of Stakeholders identified **collaboration with other organizations and private entities** as a priority within the organization
  - **4%** of Stakeholders identified **advocacy in local and State legislation** as a priority within the organization

- **4%** of Stakeholders identified **providing business/economic development support** as a priority within the organization
- **4%** of Stakeholders identified **providing accurate data** as a priority within the organization

- **6+ years:**

  - **36%** of Stakeholders identified **development** as a priority within the organization
  - **36%** of Stakeholders identified **continuing to provide services** as a priority within the organization
  - **24%** of Stakeholders identified **increasing housing supply** as a priority within the organization
  - **12%** of Stakeholders identified **collaboration with other organizations and private entities** as a priority within the organization
  - **8%** of Stakeholders identified **providing business/economic development support** as a priority within the organization
  - **4%** of Stakeholders identified **providing accurate data** as a priority within the organization
  - **4%** of Stakeholders identified **advocacy in local and State legislations** as a priority within the organization
  - **4%** of Stakeholders identified **providing education to residents of available programming and funds to residents** as a priority within the organization
  - **4%** of Stakeholders **did not identify** 6+ years top priorities within the organization

3. What is the number one housing related issue in San Juan Capistrano that the City should try to address in the next 8 years?

- **52%** of Stakeholders identified **the need for more affordable housing** as an important housing issue
- **20%** of Stakeholders identified **the need for more workforce housing** as an important housing issue
- **20%** of Stakeholders identified **the need to evaluate and reuse underutilized spaces (i.e. commercial sites) for housing** as an important housing issue
- **12%** of Stakeholders identified **rent control** as an important housing issue
- **12%** of Stakeholders identified **parking** as an important housing issue
- **12%** of Stakeholders identified **overcrowding in housing units** as an important housing issue
- **12%** of Stakeholders identified **protection of existing affordable units** as an important housing issue
- **8%** of Stakeholders identified **the need for density increases** as an important housing issue
- **8%** of Stakeholders identified **the need for City-funded programs for homeownership subsidy** as an important housing issue
- **8%** of Stakeholders identified **the need for partnership with housing developers (non-profit, for-profit) and other municipalitie**s as an important housing issue
- **8%** of Stakeholders identified **the need for education to the public of affordable housing** as an important housing issue
- **8%** of Stakeholders identified **the need for housing options and programming for people experiencing homelessness** as an important housing issue
- **4%** of Stakeholders identified **the need for more rental housing** as an important housing issue

- **4%** of Stakeholders identified **the need to accommodate RHNA numbers** as an important housing issue
- **4%** of Stakeholders identified **the need to maintain the City's character** as an important housing issue
- **4%** of Stakeholders identified **community buy-in and support** as an important housing issue
- **4%** of Stakeholders identified **accessible housing** as an important housing issue
- **4%** of Stakeholders identified **zoning** as an important housing issue
- **4%** of Stakeholders **did not identify** an important housing issue

4. Accessory dwelling units (ADUs) are small living spaces on single-family home lots that can be rented. They can be a room in or a new addition to an existing home, or separate building on the same lot. They can provide additional income to homeowners, housing for parents, adult children, single persons, and small families.

a. Do you think the City of San Juan Capistrano would benefit from more ADUs?

- **76%** of Stakeholders believe the City **would benefit** from more ADUs
- **12%** of Stakeholders was **uncertain** if the City would benefit from more ADUs
- **12%** of Stakeholders **did not answer** if the City would benefit from more ADUs
- **4%** of Stakeholders **did not believe** the City would benefit from more ADUs

However, Stakeholders brought up the following concerns:

- **28%** of Stakeholders believe that **ADUs are part of the solution to housing but are not the solution**
- **24%** of Stakeholders were concerned about the **influx of parking**
- **20%** of Stakeholders were concerned about the **lack of space** (i.e. overcrowding) and increases in traffic
- **16%** of Stakeholders were concerned about **affordability of ADUs**
- **4%** of Stakeholders were concerned about **future regulating policies of ADUs**
- **4%** of Stakeholders were concerned about **financial feasibility for the homeowners**
- **4%** of Stakeholders were concerned about **safety**
- **4%** of Stakeholders were concerned about **accessibility for people with disabilities**

b. What do you think are the barriers to building more ADUs?

- **36%** of Stakeholders believe **hard costs (i.e. development fees, material costs, planning/permitting fees)** is a barrier
- **20%** of Stakeholders believe **lack of parking** is a barrier
- **20%** of Stakeholders believe **lack of community acceptance** is a barrier
- **20%** of Stakeholders believe the **current infrastructure and the potential strain on it** through ADUs is a barrier
- **16%** of Stakeholders believe **lack of education and understanding the development process** is a barrier
- **16%** of Stakeholders believe **current zoning and density regulations** is a barrier
- **12**% of Stakeholders believe **site-specific problems (i.e. lack of space)** is a

barrier
- **8%** of Stakeholders believe **overcrowding** is a barrier
- **8%** of Stakeholders believe **Homeowner Associations (HOA) restrictions** is a barrier
- **8%** of Stakeholders believe the **homeowner decision to not build an ADU** is a barrier
- **8%** of Stakeholders **did not identify** barriers
- **4%** of Stakeholders believe the **conversion of an ADU to an Air BnB** as a barrier
- **4%** of Stakeholders believe **affordability** as a barrier
- **4%** of Stakeholders believe **maintaining the original aesthetics of the City character** as a barrier
- **4%** of Stakeholders believe **time to permit and approve ADUs** as a barrier
- **4%** of Stakeholders believe the **lack of public transportation** is as a barrier

c. How do you feel about the current trend of constructing small studio apartment-like units in the backyards or inside single-family homes?

- **76%** of Stakeholders **support** the trend of ADUs
- **20%** of Stakeholders feel **neutral** towards the trend of ADUs
- **4%** of Stakeholders were **unsure** of the trend of ADUs

5. What else could the City be doing to make sure people at all income levels are being adequately housed?

- **32%** of Stakeholders would like to see **reuse of underutilized spaces and City-owned land for housing**
- **32%** of Stakeholders would like the City to **review its current inclusionary housing regulations and in-lieu fees** to secure affordable housing
- **28%** of Stakeholders would like to see **rezoning for density increases and overlay zones** for housing
- **24%** of Stakeholders would like to see **a variety of housing** (i.e. rental, for-sale, apartments, condos) made available to residents
- **24%** of Stakeholders would like to see **more affordable housing**
- **24%** of Stakeholders would like to see **collaboration/partnership** with the City and non-profit, for-profit, and business communities and other municipalities
- **24%** of Stakeholders would like to see **education to residents** of affordable housing and available programs for community support
- **16%** of Stakeholders would like to see **flexibility in construction regulations** to encourage development
- **16%** of Stakeholders would like to **see a variety of housing options** (i.e. permanent supportive housing, shelters) **for people experiencing homelessness**
- **12%** of Stakeholders would like to see the City **leverage different source of funds** for housing
- **12%** of Stakeholders would like to see the City **utilize accurate data** for housing analysis
- **12%** of Stakeholders would like the City to **ensure safe and accessible housing** for all
- **12%** of Stakeholders would like to see more **communication between the community and City Officials**
- **12%** of Stakeholders would like to see more **workforce housing**

- **12%** of Stakeholders would like to see an **increase in the current housing supply**
- **8%** of Stakeholders would like to see the **creation of an oversight committee for housing** (i.e. Housing Commission, Homeless Task Force)
- **8%** of Stakeholders would like to see **low-income housing incorporated throughout the City**
- **8%** of Stakeholders would like to see **mixed-use housing** (i.e. commercial on bottom floor with residential housing built upwards)
- **8%** of Stakeholders would like to see the City **incentivize development** through subsidies or development fees write-offs
- **8%** of Stakeholders would like to see more **City-funded programs for housing assistance and/or homeownership**
- **8%** of Stakeholders **did not comment**
- **4%** of Stakeholders would like to see an **increase in the rental housing stock**

6. What type of maintenance plan is there for your units? How often are units rehabilitated?

Of the 25 Stakeholders, 2 of the Stakeholders were found applicable to this question.

- **50%** of Stakeholders stated **every month**
    - However, units are not vacant long enough to be fully rehabilitated
- **50%** of Stakeholders **did not answer**

7. What percentage of units are owner-occupied?

Of the 25 Stakeholders, 2 of the Stakeholders were found applicable to this question.

- **50%** of Stakeholders stated **50% owner-occupancy**
- **50%** of Stakeholders stated **30% owner-occupancy**

APPENDIX A: List of all stakeholder interviewed

Organization	Interviewee	Date of Interview
Unidos (UNIDOS South OC)	John and Heather Chapman	April 14th
C & C Development	Todd Cottle Principal	April 16th
Center for Demographic Research	Deborah Diep Director	April 19th
Mercy House	Timothy Huynh	April 20th
NeighborWorks Orange County	Helen O'Sullivan President	April 21st
Villa San Juan MHP	Ruth Ann Krisa Community Manager	April 21st
Capistrano Villas #3 c/o Coastal Resource Management	Christine Kervick Property Manager	April 21st
Rio Vista HOA c/o Coastal Resource Management	Christine Kervick Property Manager	
Capistrano Villas #1 c/o Coastal Resource Management	Christine Kervick Property Manager	
Capistrano Villas #2 c/o Coastal Resource Management	Christine Kervick Property Manager	
Capistrano Garden Homes #1 c/o Coastal Resource Management	Christine Kervick Property Manager	
Casa de Capistrano c/o Coastal Resource Management	Christine Kervick Property Manager	
Casitas de Alipaz c/o Coastal Resource Management	Christine Kervick Property Manager	
SJC Chamber of Commerce	George Peppas CEO	April 22th
Land Advisors Organization	Allison Rawlins Community Engagement Liaison	April 26th
Veloce Partners Inc.	David Nahas Principal	April 27th
Community Development Ptns.	Kyle Paine President	April 27th

Organization	Interviewee	Date of Interview
Dayle McIntosh Services for the Disabled	Maggie Downs Housing Coordinator	April 30th
Creer Comunidad y Familia	Angeles Ceballos Executive Director	April 30th
Capistrano Terrace MHP	Marisol Rendon Board President	March 23th
Mission San Juan Capistrano	Mechelle Lawrence Adams Executive Director	March 29th
Urban Land Institute	Denise Ashton Senior Principal	May 10th
The Kennedy Commission	Cesar Covarrubias Executive Director	May 13th
South County Outreach	Dennis Williams Director of Development	May 6th
Jamboree Housing	Roger Kinoshita Business Development Director	May 7th

City of San Juan Capistrano

The City of San Juan Capistrano has begun the process of amending its General Plan to update the Housing and Safety Elements and develop a new Environmental Justice Element.

The **Housing Element** provides an analysis of a community's housing needs for all income levels, and strategies to provide for those housing needs.

The **Safety Element** establishes policies to minimize the risk of personal injury, loss of life, property damage, and environmental damage associated with natural and human-made hazards.

The **Environment Justice Element** seeks to reduce pollution exposure and improve public health and promote civic engagement so all residents of San Juan Capistrano can live, learn, and work in a healthy environment.

The City seeks community feedback on these important General Plan updates. Please take a moment to let us know what community issues should be addressed by clicking the links below and taking a short survey

English survey: https://www.surveymonkey.com/r/SanJuanCapistranoEnglish

Spanish survey: https://www.surveymonkey.com/r/SanJuanCapistranoEspanol

The City will also be hosting **two virtual community workshops** in May for additional community engagement & feedback on the proposed General Plan Updates. **These workshops will be available in English with live Spanish translations.** Information on how to participate in these workshops and on the City's General Plan Update effort can be found on the City's website. Please go to www.sanjuancapistrano.org and under Departments go to Development Services then Planning & Zoning. You will find information under San Juan Capistrano General Plan Element Update.

Event	Time
Community Online Survey	Available April 21, to August 15, 2021
Virtual Workshop Part 1	Wednesday, May 5, 2021 6:00 PM to 8:00 PM
Virtual Workshop Part 2	Wednesday, May 19, 2021 6:00 PM to 8:00 PM

If you have any questions, please contact:
Laura Stokes
Housing Supervisor / Associate Planner
City of San Juan Capistrano
32400 Paseo Adelanto
San Juan Capistrano, CA 92675
O: 949-443-6313
Lstokes@sanjuancapistrano.org



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For more information, please contact

Laura Stokes, Housing Supervisor / Associate Planner - O: 949-443-6313 – email: **Lstokes@sanjuancapistrano.org**

City of San Juan Capistrano

La Ciudad de San Juan Capistrano ha iniciado el proceso de modificación de su Plan General para actualizar los Elementos de Vivienda y Seguridad y el desarrollo de un nuevo Elemento de Justicia Ambiental.

El **Elemento de Vivienda** proporciona un análisis de las necesidades de vivienda de una comunidad para todos los niveles de ingresos y estrategias para responder a esas necesidades de vivienda.

El **Elemento de Seguridad** establece políticas para minimizar el riesgo de lesiones personales, pérdida de vidas, daños a la propiedad y daños ambientales asociados con peligros naturales y humanos.

El **Elemento de Justicia Ambiental** busca reducir la exposición a la contaminación y mejorar la salud pública y promover la participación ciudadana para que todos los residentes de San Juan Capistrano puedan vivir, aprender y trabajar en un ambiente saludable.

La Ciudad busca comentarios de la comunidad sobre estas importantes actualizaciones del Plan General. Por favor, tómese un momento para hacernos saber qué problemas de la comunidad deben abordarse haciendo clic en los enlaces a continuación y realizando una breve encuesta.

Versión en inglés: https://www.surveymonkey.com/r/SanJuanCapistranoEnglish

Versión en español: https://www.surveymonkey.com/r/SanJuanCapistranoEspanol

La Ciudad también organizará **dos talleres comunitarios virtuales** en mayo para la participación adicional de la comunidad y comentarios sobre las actualizaciones propuestas del Plan General. **Estos talleres estarán disponibles en inglés con traducciones en vivo al español.** La información sobre cómo participar en estos talleres y sobre el esfuerzo de actualización del Plan General de la ciudad visite www.sanjuancapistrano.org y en Departamentos vaya a Servicios de Desarrollo y luego Planificación y Zonificación. Encontrará información en Actualización del elemento del plan general de San Juan Capistrano.

Evento	Hora
Encuesta Comunitaria en Línea	Disponible del 21 de abril al 15 de agosto de 2021
Taller Virtual Parte 1	miércoles, 5 de mayo de 2021 de 6:00 PM a 8:00 PM
Taller Virtual Parte 2	miércoles, 19 de mayo de 2021 de 6:00 PM a 8:00 PM

Si tiene alguna pregunta, por favor comuníquese con:
Laura Stokes
Housing Supervisor / Associate Planner
Ciudad da San Juan Capistrano
32400 Paseo Adelanto
San Juan Capistrano, CA 92675
O: 949-443-6313
Lstokes@sanjuancapistrano.org



City of San Juan Capistrano

La Ciudad de San Juan Capistrano ha iniciado el proceso de modificación de su Plan General para actualizar los Elementos de Vivienda y Seguridad y el desarrollo de un nuevo Elemento de Justicia Ambiental.

Por favor, tómese un momento para hacernos saber que problemas de la comunidad deben abordarse haciendo clic en los enlaces a continuación y realizando una breve encuesta.

Versión en inglés: https://www.surveymonkey.com/r/SanJuanCapistranoEnglish

Versión en español: https://www.surveymonkey.com/r/SanJuanCapistranoEspanol

La Ciudad también organizará **dos talleres comunitarios virtuales** en mayo para la participación adicional de la comunidad y comentarios sobre las actualizaciones propuestas del Plan General. **Estos talleres estarán disponibles en inglés con traducciones en vivo al español.** La información sobre cómo participar en estos talleres y sobre el esfuerzo de actualización del Plan General de la ciudad visite www.sanjuancapistrano.org y en Departamentos vaya a Servicios de Desarrollo y luego Planificación y Zonificación. Encontrará información en Actualización del elemento del plan general de San Juan Capistrano.

Evento	Hora
Encuesta Comunitaria en Línea	Disponible del 21 de abril al 15 de agosto de 2021
Taller Virtual Parte 1	miércoles, 5 de mayo de 2021 de 6:00 PM a 8:00 PM
Taller Virtual Parte 2	miércoles, 19 de mayo de 2021 de 6:00 PM a 8:00 PM

Para más información, por favor comuníquese con:
Laura Stokes, Housing Supervisor / Associate Planner - O: 949-443-6313 – email: Lstokes@sanjuancapistrano.org

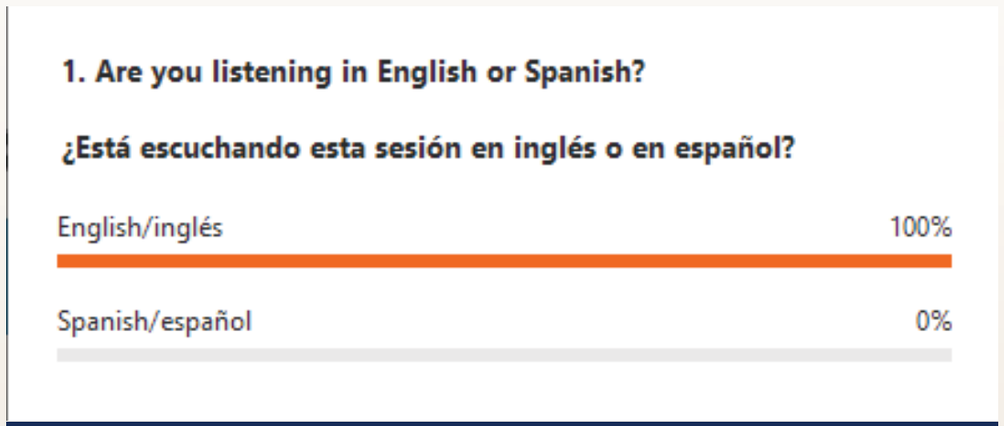
City of San Juan Capistrano

Community Workshop Poll Responses

May 12 and May 26, 2021

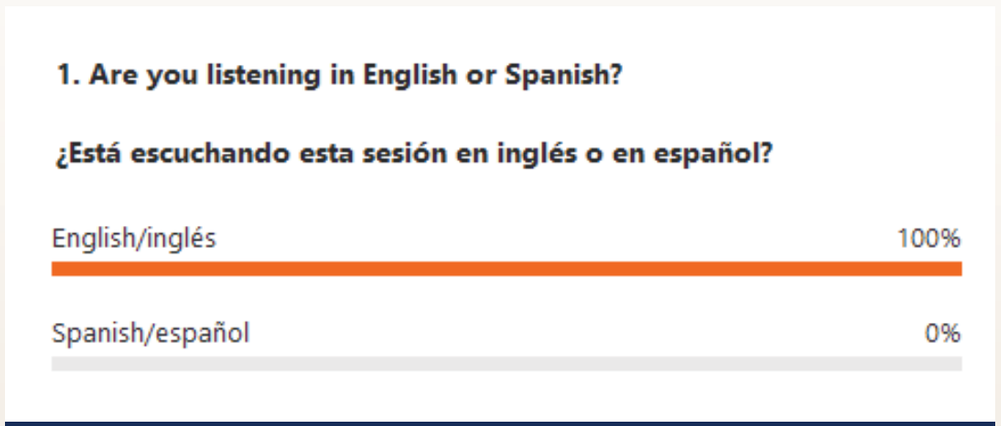
Understanding Our Audience
Entendiendo a nuestra audiencia

May 12 Results



Responses = 13

May 26 Results



Responses = 3

Understanding Our Audience
Entendiendo a nuestra audiencia

May 12 Results

1. How long have you lived/worked in the City?

¿Cuánto tiempo ha vivido / trabajado en la ciudad?

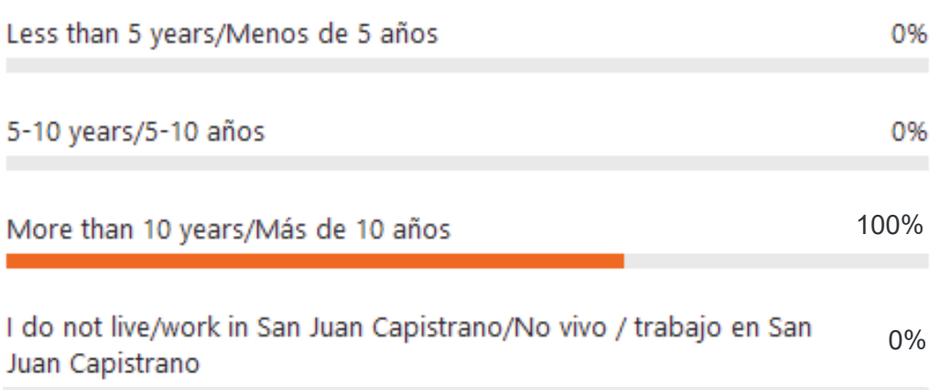


Responses = 11

May 26 Results

2. How long have you lived/worked in the City?

¿Cuánto tiempo ha vivido / trabajado en la ciudad?



Responses = 4

Understanding Our Audience
Entendiendo a nuestra audiencia

May 12 Results

1. Please select those that apply to you:

Seleccione los que le correspondan: (Multiple choice)

Homeowner/Propietario	60%
Renter/Inquilino	10%
Landlord/Arrendador	10%
Other (please note using Q&A box)/Otro (Explique en la sección de preguntas y respuestas o Q&A)	30%

Responses = 10

May 26 Results

3. Please select those that apply to you:

Seleccione los que le correspondan: (Multiple choice)

Homeowner/Propietario	0%
Renter/Inquilino	100%
Landlord/Arrendador	0%
Other (please note using Q&A box)/Otro (Explique en la sección de preguntas y respuestas o Q&A)	0%

Responses = 4

Understanding Our Audience
Entendiendo a nuestra audiencia

May 12 Results

1. What type of housing do you live in?

¿En qué tipo de vivienda vive usted?

Single-family dwelling/Vivienda unifamiliar	63%
Accessory Dwelling Unit/Unidad de vivienda accesoria	0%
Duplex, Triplex, Quadplex/Dúplex, Triplex, Quadplex	13%
Condominium/Condominio	13%
Apartment Building/Edificio de apartamentos	0%
Mobile Home/Casa móvil	13%
Assisted/Group/Senior Housing/Vivienda asistida / grupal / para personas mayores	0%
Other (please note using the Q&A box)/Otro (Explique en la sección de preguntas y respuestas o Q&A)	0%

Responses = 8

May 26 Results

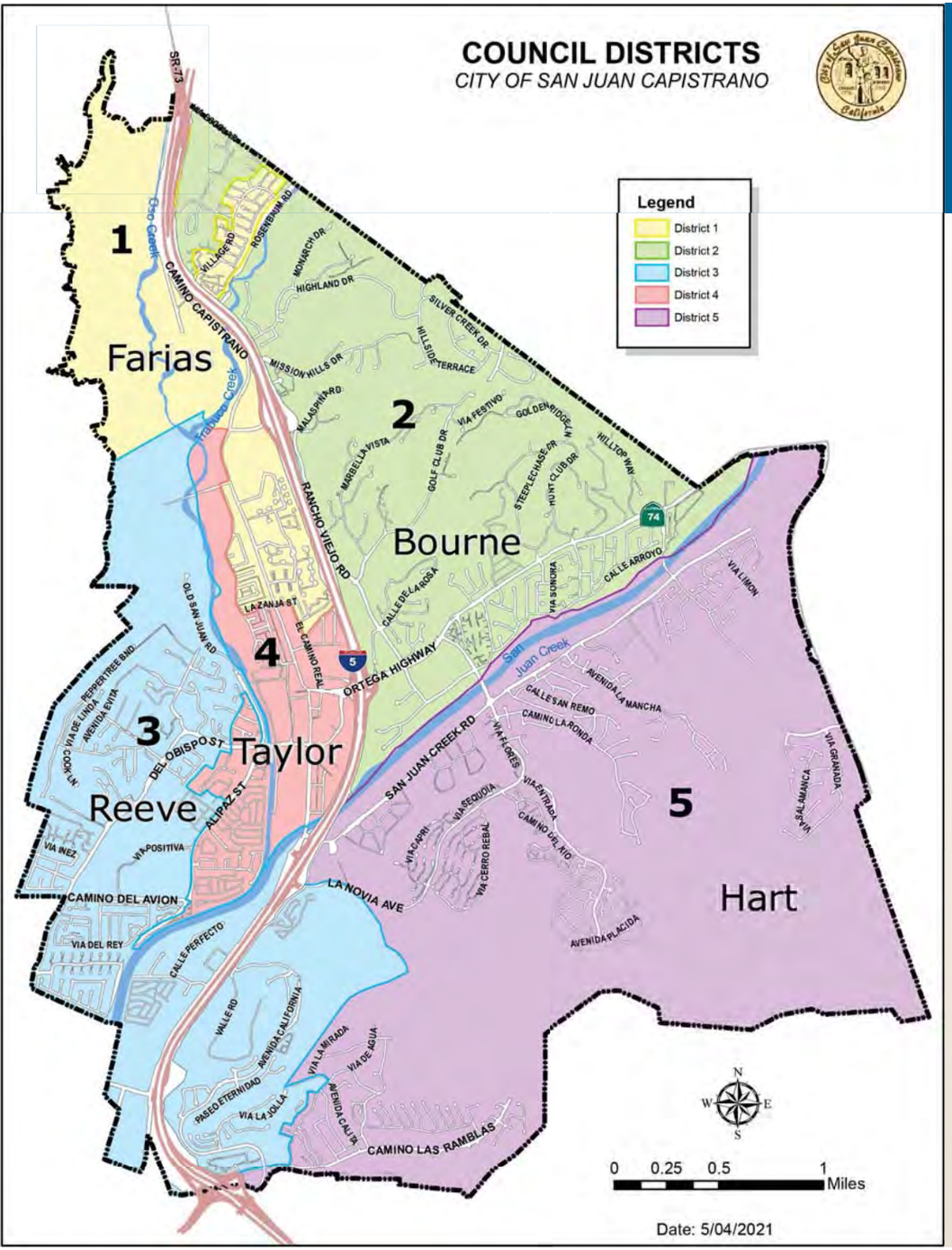
1. What type of housing do you live in?

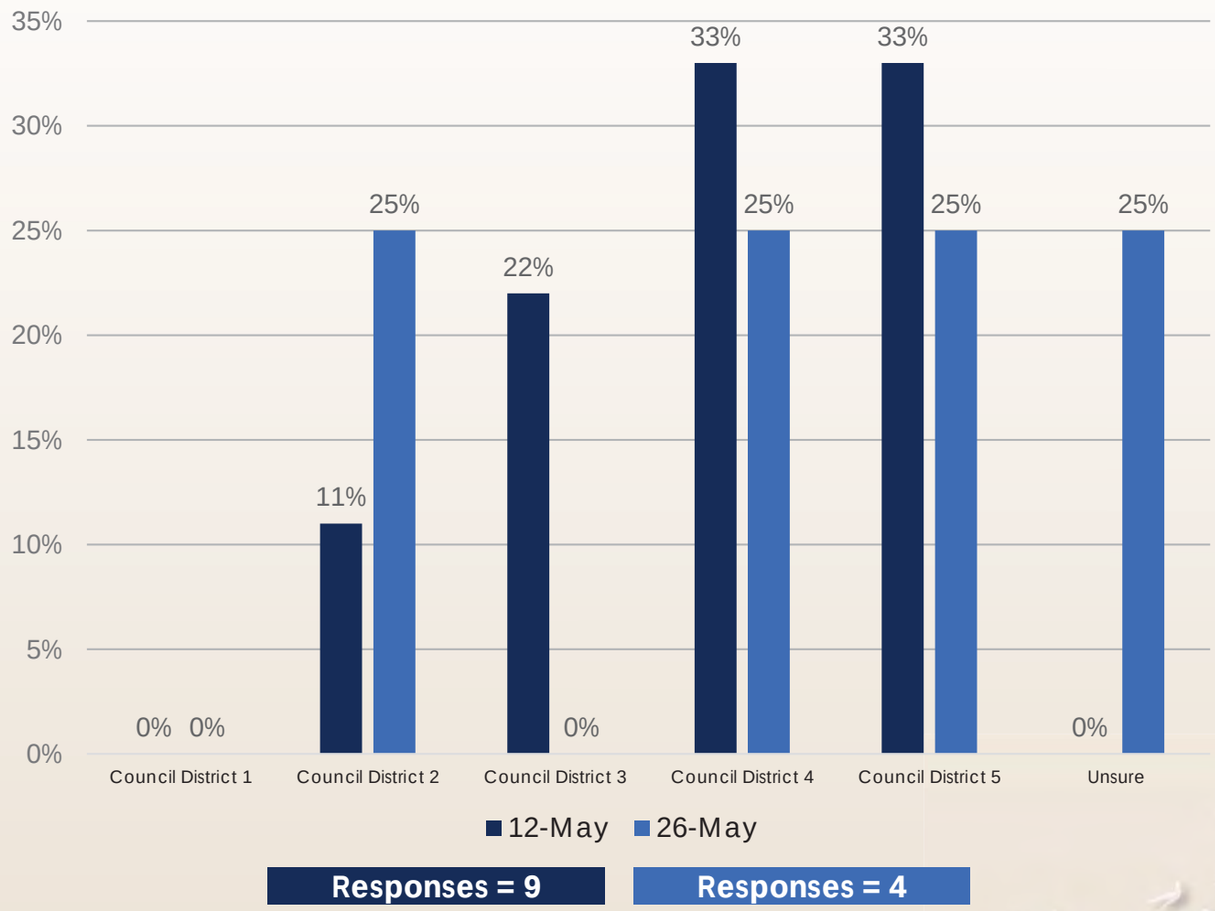
¿En qué tipo de vivienda vive usted?

Single-family dwelling/Vivienda unifamiliar	0%
Accessory Dwelling Unit/Unidad de vivienda accesoria	0%
Duplex, Triplex, Quadplex/Dúplex, Triplex, Quadplex	25%
Condominium/Condominio	75%
Apartment Building/Edificio de apartamentos	0%
Mobile Home/Casa móvil	0%
Assisted/Group/Senior Housing/Vivienda asistida / grupal / para personas mayores	0%
Other (please note using the Q&A box)/Otro (Explique en la sección de preguntas y respuestas o Q&A)	0%

Responses = 4

Where do you Live/Work?
¿En qué parte vive / trabaja?





Zoom Poll Question
Encuesta de Zoom

May 12 Results

1. Please select the top three (3) housing issues facing people in San Juan Capistrano.

Seleccione los tres (3) principales problemas de vivienda que enfrentan las personas en San Juan Capistrano. (Multiple choice)

Difficulty paying rent, mortgage, down-payment, etc./Dificultad para pagar el alquiler, la hipoteca, el pago inicial, etc.	75%
Lack of suitable or needed housing type (size, senior, group)/Falta de un tipo de vivienda adecuado o necesario (tamaño, personas mayores, grupo)	67%
ADA accessibility/Accesibilidad ADA	8%
Substandard housing quality/Calidad de vivienda deficiente	8%
Housing segregation and discrimination/Segregación y discriminación en la vivienda	25%
Access to transit/commute times/Acceso a transporte / transporte de/al trabajo	17%
Overcrowding/Hacinamiento	33%
Homelessness/Vivir en las calles	25%
Other? (Please describe)/¿Otro? (Por favor describa)	8%

Responses = 12

May 26 Results

1. Please select the top three (3) housing issues facing people in San Juan Capistrano.

Seleccione los tres (3) principales problemas de vivienda que enfrentan las personas en San Juan Capistrano. (Multiple choice)

Difficulty paying rent, mortgage, down-payment, etc./Dificultad para pagar el alquiler, la hipoteca, el pago inicial, etc.	75%
Lack of suitable or needed housing type (size, senior, group)/Falta de un tipo de vivienda adecuado o necesario (tamaño, personas mayores, grupo)	50%
ADA accessibility/Accesibilidad ADA	0%
Substandard housing quality/Calidad de vivienda deficiente	25%
Housing segregation and discrimination/Segregación y discriminación en la vivienda	0%
Access to transit/commute times/Acceso a transporte / transporte de/al trabajo	25%
Overcrowding/Hacinamiento	25%
Homelessness/Vivir en las calles	50%
Other? (Please describe)/¿Otro? (Por favor describa)	0%

Responses = 5

Zoom Poll Question
Encuesta de Zoom

May 12 Results

1. Please provide your top three (3) programs to improve housing access in San Juan Capistrano.

Indique los tres (3) programas que considera más importantes para mejorar el acceso a la vivienda en San Juan Capistrano. (Multiple choice)

Inclusionary housing/Vivienda inclusiva	64%
Minimum densities/Densidades mínimas	18%
Incentives for developers/Incentivos para desarrolladores	45%
Evaluate reduction of excess parking / landscaping requirements/Evaluar la reducción del exceso de estacionamiento / requisitos de áreas verdes	36%
Permit streamlining/Permitir racionalización	55%
Pre-approved ADU plans/Planes de ADU preaprobados	27%
Other (Please use the Q&A Box to recommend)/Otro (utilice la seccion de preguntas y respuestas para explicar)	18%

Responses = 11

Other via Q&A:

- Increase AH requirement on IZ.
- Ensure that at least 15% of units are AH in sites being identified to be upzoned

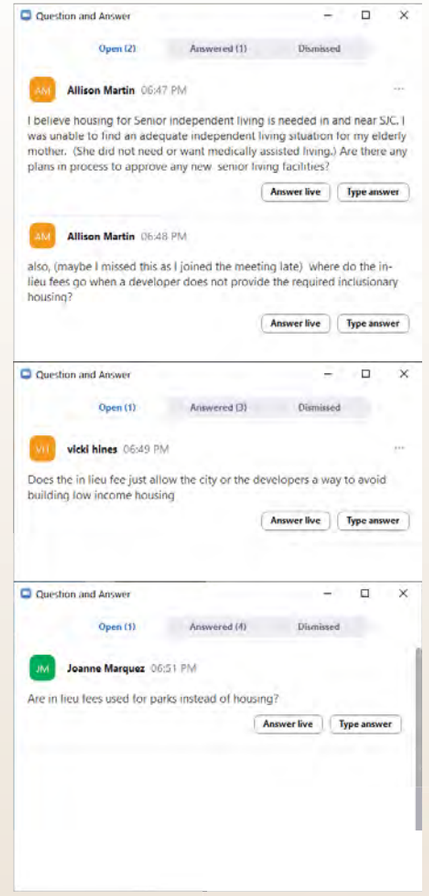
May 26 Results

1. Please provide your top three (3) programs to improve housing access in San Juan Capistrano.

Indique los tres (3) programas que considera más importantes para mejorar el acceso a la vivienda en San Juan Capistrano. (Multiple choice)

Inclusionary housing/Vivienda inclusiva	50%
Minimum densities/Densidades mínimas	25%
Incentives for developers/Incentivos para desarrolladores	25%
Evaluate reduction of excess parking / landscaping requirements/Evaluar la reducción del exceso de estacionamiento / requisitos de áreas verdes	50%
Permit streamlining/Permitir racionalización	50%
Pre-approved ADU plans/Planes de ADU preaprobados	50%
Other (Please use the Q&A Box to recommend)/Otro (utilice la seccion de preguntas y respuestas para explicar)	25%

Responses = 4

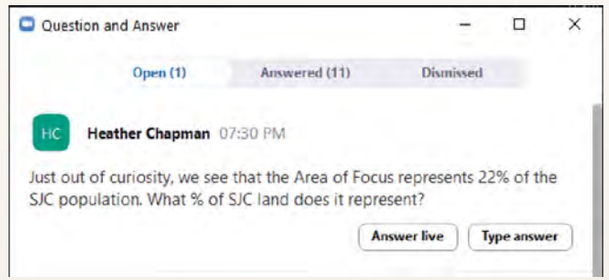


Open Questions & Answers
Preguntas y respuestas abiertas

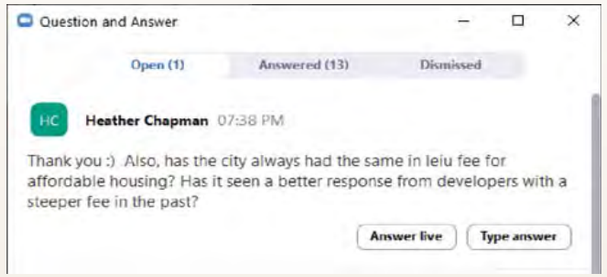
May 12 Results

No questions from this workshop

May 26 Results



Answer: We can come back and figure that out.
Laura: City-wide, 9200 acres
Daniela: Riley will try to provide the answer.
550 acres = 6%



Answer Laura:
Increased in-lieu fee in 2009
Because so much housing is on the higher end, more developers opted to pay the fee – which resulted in a larger pot of fund for development
Need more inclusionary housing – but did end up with more housing (i.e., Senior housing) because of those fees.

City of San Juan Capistrano Survey for Housing and Safety Element Update and Environmen Justice Element Creation

Welcome!

The City is in the process of updating the Housing Element of its General Plan. A General Plan is the City's blueprint for meeting the community's long-term vision for the future. The City's Housing Element is required to be updated every eight years. Along with updating the Housing Element, the City is also updating the General Plan's Safety Element and adding a new Environmental Justice Element to the General Plan. The City would like the community's feedback on issues that center around these element updates. This survey is sectioned into the three elements that we are seeking your feedback on. Thank you for taking time to take this survey.

Suggested question:

City of San Juan Capistrano

City of San Juan Capistrano Survey for Housing and Safety Element Update and Environmen Justice Element Creation

Demographics

* 1. What is your involvement in the City of San Juan Capistrano? (select all that apply)

- [ ] I am a city resident
- [ ] I own or work for a business in the City
- [ ] I represent a housing agency, social service agency, a non-profit organization, a religious institution, or a government entity in the City
- [ ] Other (please specify)

2. On what street is your:

Home

Business

Agency

3. How long have you lived, owned a business, and/or worked in the City?

- ( ) Less than one year
- ( ) 1 to 4 years
- ( ) 5 to 10 years
- ( ) Over 10 years

4. How do you identify?

- ( ) Female
- ( ) Male
- ( ) Prefer not to say
- ( ) Other (please indicate how you self-identify below)

5. How old are you? (Please check one)

- ○ 18-24
- ○ 25-34
- ○ 35-44
- ○ 45-54
- ○ 55-64
- ○ 65-80
- ○ 80+
- ○ Prefer not to say

6. What is your race/ethnicity? (Choose all that apply)

- ☐ White or Caucasian
- ☐ Black or African American
- ☐ Asian or Asian American
- ☐ Hispanic or Latino Another race
- ☐ American Indian or Alaska Native
- ☐ Native Hawaiian or other Pacific Islander
- ☐ Prefer not to say

* 7. What is the approximate total annual income for your household, based on the number of people in your household (HH)? (Please choose one bubble that applies to your situation).

	$1 to $9,999 or less	$10,000 to $14,999	$15,000 to $24,999	$25,000 to $34,999	$35,000 to $49,999	$50,000 to $64,999	$65,000 to $74,999	$75,000 to $99,999	$100,000 or more
1 person in HH	○	○	○	○	○	○	○	○	○
2 persons in HH	○	○	○	○	○	○	○	○	○
3 persons in HH	○	○	○	○	○	○	○	○	○
4 persons in HH	○	○	○	○	○	○	○	○	○
5 person in HH	○	○	○	○	○	○	○	○	○
6 persons in HH	○	○	○	○	○	○	○	○	○
7 persons in HH	○	○	○	○	○	○	○	○	○
8 persons in HH	○	○	○	○	○	○	○	○	○

Please indicate if you'd prefer not to say below

Suggested question:

City of San Juan Capistrano Survey for Housing and Safety Element Update and Environmen
Justice Element Creation

Section 2: Housing Element

A Housing Element provides an analysis of a community's housing needs for all income levels, and identifies strategies to meet the housing needs. Below are questions designed to ascertain the City's housing needs.

1. Are you a homeowner or a renter?

- Homeowner
- Renter
- N/A or prefer not to say

* 2. How long have you lived in your current housing unit?

- Less than one year
- 1 to 4 years
- 5 to 10 years
- Over 10 years
- I do not live in the City

Suggested question:

City of San Juan Capistrano

City of San Juan Capistrano Survey for Housing and Safety Element Update and Environmen Justice Element Creation

Housing Element

1. Your living situation is best described as:

- I live alone
- I live with 2-3 people
- I live with 4-5 people
- I live with 5+ people
- I'm currently homeless

2. On a scale of 1 to 10, with 10 being the most satisfied, how satisfied are you with your current living situation?

1 (least satisfied)	2	3	4	5 (neutral)	6	7	8	9	10 (most satisfied)
○	○	○	○	○	○	○	○	○	○

Please state your reason(s) for your choice

3. On a scale of 1 to 10, with 10 being the most included or welcoming, what level of community acceptance have you experienced in San Juan Capistrano?

1	2	3	4	5	6	7	8	9	10
○	○	○	○	○	○	○	○	○	○

Please state your reason(s) for your choice

* 4. Select the top three housing issues that you would like the City to prioritize.

- [ ] Ability to pay rent/mortgage or utility bills
- [ ] Availability of affordable rental options
- [ ] Rental assistance and eviction resources
- [ ] Homelessness
- [ ] Use of toxic building materials (e.g., lead paint and asbestos)
- [ ] Older housing stock and poor building maintenance
- [ ] Overcrowded conditions
- [ ] Access to energy efficient appliances
- [ ] Other (please specify)

5. Please select all amenities that you believe are within 1 mile of your current housing unit.

- [ ] Grocery stores
- [ ] Shopping centers
- [ ] Parks
- [ ] Schools
- [ ] Hospital/doctor's office
- [ ] Other (please specify)

6. On a scale of 1 to 10, with 10 being the easiest, please rate how easy or difficult it is to travel around the City of San Juan Capistrano.

1	2	3	4	5	6	7	8	9	10
○	○	○	○	○	○	○	○	○	○

* 7. What size of housing units are most needed in the City? (Please select at least two of the following choices)

- [ ] Legal Accessory Dwelling Units (ADUs)
- [ ] Studio units
- [ ] One-bedroom units
- [ ] Two-bedroom units
- [ ] Three or more-bedroom units
- [ ] N/A / prefer not to say
- [ ] Other (please specify)

8. How do you feel about the concept of “Aging in Place” which is to remodel or retrofit your home as you grow older with “Universal Design” or accessibility/mobility improvement (rolling showers, wider doorway, ramps instead of steps, handles instead of knobs, lower counter heights, etc.) so you can enjoy living in it for the longest amount of time as possible?

- ( ) I’m for it
- ( ) I’m against it
- ( ) I have no opinion

Suggested question:

City of San Juan Capistrano Survey for Housing and Safety Element Update and Environmen
Justice Element Creation

Section 3: Safety Element

The purpose of the Safety Element is to include safety considerations in the planning and decision-making process by establishing policies related to future development that will minimize the risk of personal injury, loss of life, property damage, and environmental damage associated with natural and human-made hazards.

1. How concerned are you about the current COVID-19 public health crisis in the City and the region?

- ○ Not concerned
- ○ Somewhat concerned
- ○ Concerned
- ○ Very concerned
- ○ Extremely concerned
- ○ Not applicable

2. Please suggest what the City can do to help you better prepare and deal with future public health crises should they arise.

3. Should the City provide additional education and programs that promote citizen actions to reduce exposure to the risks associated with natural/non-natural hazards?

a) Natural hazards include- earthquakes, wildfire, severe weather (high wind, extreme heat), landslide & mass movement, flooding, dam/Levee failure, etc.

b) Non-natural hazards include- active shooter, utility/power failure, hazardous materials, bio-chemical/radiological accidents, industrial accidents, industrial accidents, crime (robbery, murder, etc.), cyber threats, etc.

- Yes
- Neutral
- No
- If yes, what hazards should be targeted for educational programs?

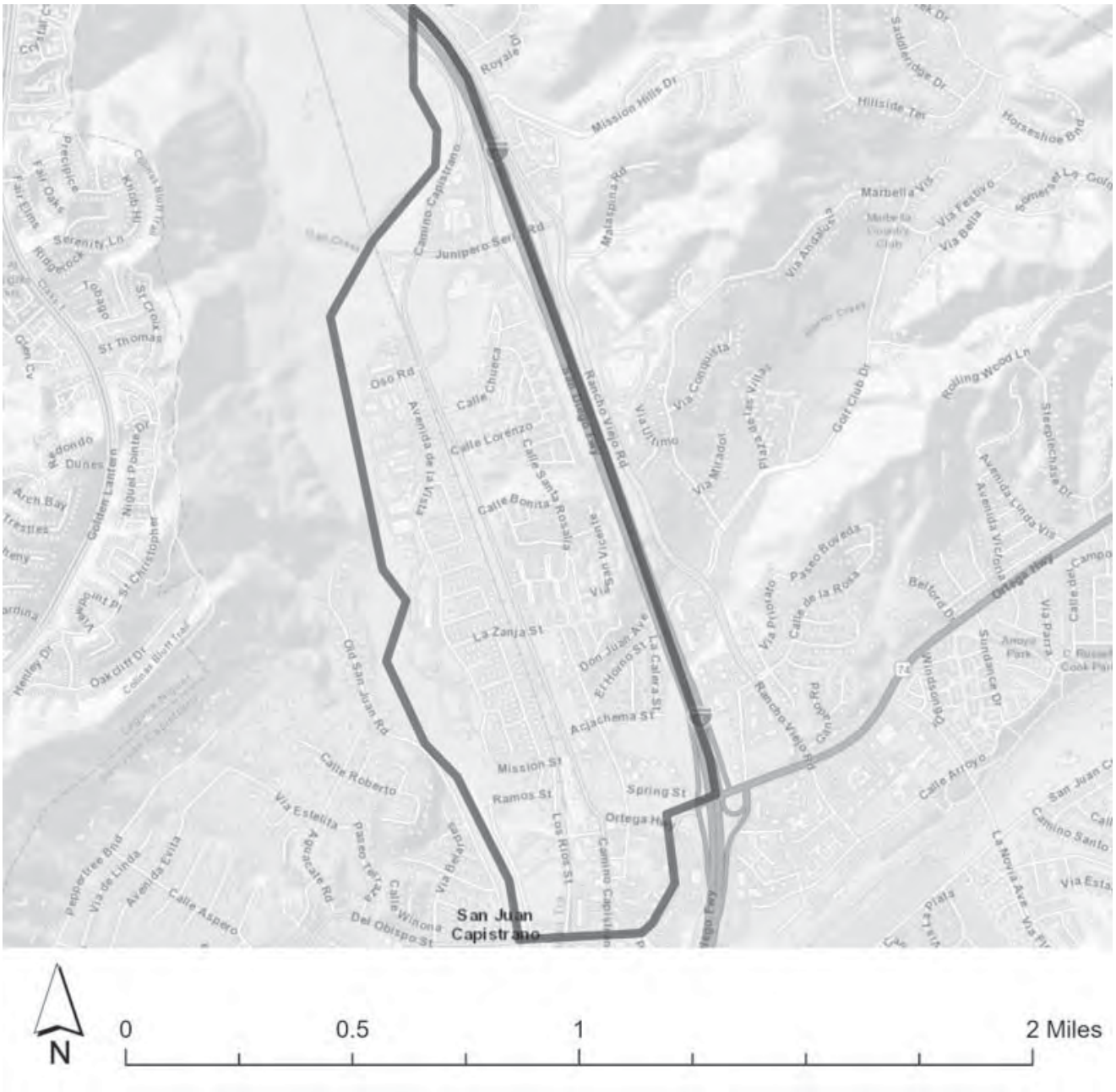
Suggested question:

Section 4: Environmental Justice Element

The State of California defines Environmental Justice as the "fair treatment and meaningful involvement of people of all races, cultures, incomes, and national origins with respect to the development, adoption, implementation, and enforcement of laws, regulations, and policies," California Government Code section 65040.12(e).

This goal will be achieved when everyone has the same degree of protection from environmental and health hazards, and equal access to the decision-making process to have a healthy environment to live, learn, and work. The area mapped below is the "Community of Focus" for the City of San Juan Capistrano's Environmental Justice Element.

Priority Community



* 1. Do you live and/or work in the “Community of Focus” area outlined above?

- Yes, I live in the community
- Yes, I work in the community
- Yes, I live AND work in the community
- No, I do not live or work in the community

Suggested question:

City of San Juan Capistrano

City of San Juan Capistrano Survey for Housing and Safety Element Update and Environmen Justice Element Creation

Section 4: Environmental Justice Element

1. On a scale of 1 to 5, how would you rate your concern about environmental pollution in your community?

	1 = Not concerned at all	2 = Somewhat unconcerned	3 = Neutral/not sure	4 = Somewhat concerned	5 = Very concerned
Air pollution	○	○	○	○	○
Unsafe drinking water	○	○	○	○	○
Toxic waste or hazardous facilities	○	○	○	○	○
Climate change (i.e., High heat days/urban heat island?	○	○	○	○	○

Other (please specify)

2. Do you or any of the members of your household have asthma or any other respiratory disease? If yes, please list how many and their ages.

- ○ Yes
- ○ No
- ○ Prefer not to say
- ○ If yes, please list how many and their ages.

3. Please select the top three types of facilities and services would you like to see the City prioritize and improve in your community?

- [ ] Emergency Response Services (Fire, Law Enforcement, Medical)
- [ ] Public Schools
- [ ] Libraries
- [ ] Child Care Centers
- [ ] Recreation Centers
- [ ] Public Parks and Open Space
- [ ] Shopping Centers
- [ ] Traffic calming and speed reduction measures
- [ ] Transit stops and routes
- [ ] Bike Infrastructure
- [ ] Sidewalks and Pedestrian Crossings
- [ ] Other (please specify)

4. What is your main mode of transportation?

- ( ) My private car
- ( ) Carpooling
- ( ) Public Transportation
- ( ) Ride Sharing Services such as Uber/Lyft
- ( ) Bicycle
- ( ) Walking
- ( ) Other (please specify)

5. How would you rate your satisfaction with the following public amenities in your community?

	1 = Very dissatisfied	2 = Somewhat dissatisfied	3 = Neutral	4 = Somewhat satisfied	5 = Very satisfied
Parks	○	○	○	○	○
Community Centers	○	○	○	○	○
Public Libraries	○	○	○	○	○
Bicycle Lanes	○	○	○	○	○
Sidewalks	○	○	○	○	○
Internet Service	○	○	○	○	○

6. How would you rate your satisfaction with the number of supermarkets or stores that offer healthy food at an affordable price within your community?

- ○ Very dissatisfied
- ○ Somewhat dissatisfied
- ○ Neutral
- ○ Somewhat satisfied
- ○ Very satisfied
- ○ Other (please specify)

7. Please list the names of the places (supermarkets, grocery stores or farmers markets, etc.) you most frequently visit to purchase food for your household.

8. Please describe the major ways you engage in civic activity in your community? (Check all that apply)

- ☐ Attend City meetings
- ☐ Attend school meetings
- ☐ Active in my local church
- ☐ Active with a local community organization
- ☐ Youth sports
- ☐ Other (please specify)

9. Please, list the name(s) of schools, churches, or community-based organizations that you are involved within your community?

Suggested question:

Encuesta de la Ciudad de San Juan Capistrano para la Actualización de Elementos de Vivien y Seguridad y Creación de Elementos de Justicia Ambiental

Bienvenido!

La Ciudad está en proceso de actualizar el Elemento de Vivienda de su Plan General. Un plan general es el plan de la ciudad para cumplir con la visión a largo plazo de la comunidad para el futuro. Se requiere que el Elemento de Vivienda de la Ciudad se actualice cada ocho años. Además de actualizar el Elemento de Vivienda, la Ciudad también actualiza el Elemento de Seguridad del Plan General y agrega un nuevo Elemento de Justicia Ambiental al Plan General. A la Ciudad le gustaría recibir comentarios de la comunidad sobre los problemas que se centran en estas actualizaciones de elementos. Esta encuesta se divide en tres elementos sobre los que buscamos sus comentarios. Gracias por tomarse el tiempo para responder a esta encuesta.

Suggested question:

City of San Juan Capistrano

Encuesta de la Ciudad de San Juan Capistrano para la Actualización de Elementos de Vivien y Seguridad y Creación de Elementos de Justicia Ambiental

Sección 1: Demografía

* 1. ¿Cuál es su implicación con la ciudad? (seleccionar todo lo que corresponda)

- [ ] Soy residente de la ciudad
- [ ] Soy dueño o trabajo para un negocio en la ciudad
- [ ] Yo represento a una agencia de vivienda, una agencia de servicios sociales, una organización no lucrativa, una institución religiosa o una entidad gubernamental en la ciudad

2. En qué calle esta tu:

Casa	
Negocio	
Agencia	

3. ¿Cuánto tiempo has vivido, tenido un negocio o trabajado en la ciudad?

- ( ) Menos de un año
- ( ) 1 a 4 años
- ( ) 5 a 10 años
- ( ) Mas de 10 años

4. ¿Cómo te identificas?

- ( ) Masculino
- ( ) Mujer
- ( ) Prefiero no decir
- ( ) Otro (Si respondiste a Otro a arriba, ¿cómo te identificas)

5. Cuántos años tiene? Marque uno.

- ○ 18-24
- ○ 25-34
- ○ 35-44
- ○ 45-54
- ○ 55-64
- ○ 65-80
- ○ 80+
- ○ Prefiero no decir

6. ¿Cuál es tu raza/etnia (Escoja todo lo que corresponda)?

- ☐ Blanco o Caucásico
- ☐ Negro o Afroamericano
- ☐ Aasiático o Americano
- ☐ Hispano o otra zaza Latina
- ☐ Indio Americano o nativo de Alaska
- ☐ Nativo Hawaiano o otro Isleño del Pacífico

* 7. ¿Cuál es el ingreso anual total aproximado para su hogar (HH), basado en el número de personas en su hogar (HH)?

	$1 a $9,999 o menos	$10,000 a $14,999	$15,000 a $24,999	$25,000 a $34,999	$35,000 a $49,999	$50,000 a $64,999	$65,000 a $74,999	$75,000 a $99,999	$100,000 o mas
1 persona en HH	○	○	○	○	○	○	○	○	○
2 personas en HH	○	○	○	○	○	○	○	○	○
3 personas en HH	○	○	○	○	○	○	○	○	○
4 personas en HH	○	○	○	○	○	○	○	○	○
5 personas en HH	○	○	○	○	○	○	○	○	○
6 personas en HH	○	○	○	○	○	○	○	○	○
7 personas en HH	○	○	○	○	○	○	○	○	○
8 personas en HH	○	○	○	○	○	○	○	○	○

Prefiero no decir

Suggested question: ✓ ⊗

Encuesta de la Ciudad de San Juan Capistrano para la Actualización de Elementos de Vivien y Seguridad y Creación de Elementos de Justicia Ambiental

Sección 2: Elemento de Vivienda

Un Elemento de Vivienda proporciona un análisis de las necesidades de vivienda de una comunidad para todos los niveles de ingresos, y identifica estrategias para satisfacer las necesidades de vivienda. A continuación, se presentan preguntas diseñadas para determinar las necesidades de vivienda de la ciudad.

1. ¿Es usted propietario o inquilino?

- ○ Propietario
- ○ Inquilino
- ○ N/A / prefiero no decir

* 2. ¿Cuánto tiempo ha vivido en su unidad de vivienda actual?

- ○ Menos de un año
- ○ 1 a 4 años
- ○ 5 a 10 años
- ○ Sobre 10 años
- ○ No vivo en la ciudad

Suggested question: ✓ ⊗

Encuesta de la Ciudad de San Juan Capistrano para la Actualización de Elementos de Vivien y Seguridad y Creación de Elementos de Justicia Ambiental

Sección 2: Elemento de Vivienda

1. Su situación de vida se describe mejor como:

- ○ Yo vivo solo
- ○ Yo vivo con 2 a 3 personas
- ○ Yo vivo con 4 a 5 personas
- ○ Yo vivo con 5 o más personas
- ○ Actualmente estoy sin hogar

2. En una escala de 1 a 10, con 10 siendo el más satisfecho, ¿qué tan satisfecho está con su situación de vida actual?

1	2	3	4	5	6	7	8	9	10
○	○	○	○	○	○	○	○	○	○

Por favor, indique sus razones

3. En una escala de 1 a 10, siendo 10 los más incluidos o acogedores, ¿qué nivel de aceptación comunitaria ha experimentado en San Juan Capistrano?

1	2	3	4	5	6	7	8	9	10
○	○	○	○	○	○	○	○	○	○

Por favor, indique sus razones

* 4. Seleccione las tres condiciones principales de vivienda que están afectando a su comunidad.

- [ ] Capacidad para pagar facturas de alquiler/hipoteca o servicios públicos
- [ ] Opciones de alquiler asequibles
- [ ] Asistencia para la renta y recursos de desalojo
- [ ] Personas sin hogar
- [ ] El uso de materiales de construcción tóxicos (por ejemplo, pintura con plomo y asbesto)
- [ ] Existencias de viviendas más antiguas y mantenimiento deficiente de los edificios
- [ ] Condiciones superpobladas
- [ ] Acceso a electrodomésticos de bajo consumo
- [ ] Otro (por favor describa)

5. Por favor, seleccione todas las comodidades que usted cree que están dentro de 1 milla de su unidad de vivienda actual.

- [ ] Supermercados
- [ ] Centros comerciales
- [ ] Parques
- [ ] Escuelas
- [ ] Hospital / consultorio médico
- [ ] Otro (por favor describa)

6. En una escala de 1 a 10, siendo 10 el más fácil, por favor califique lo fácil o difícil que es viajar por la ciudad de San Juan Capistrano.

1	2	3	4	5	6	7	8	9	10
○	○	○	○	○	○	○	○	○	○

Indique el (los) motivo(s) de su elección

* 7. ¿Qué tamaño de unidades de vivienda se necesitan más en la ciudad? (Seleccione al menos dos de las siguientes opciones)

- [ ] Unidades de vivienda de accesorios legales (ADU)
- [ ] Unidades de estudio
- [ ] Unidades de una recamara
- [ ] Unidades de dos recamaras
- [ ] Unidades de tres o más recamaras
- [ ] N/A / prefiero no decir
- [ ] Otro (por favor describa)

8. ¿Qué opinas del concepto de "Envejecimiento en el Lugar", que consiste en remodelar o modernizar tu hogar a medida que envejeces con "Diseño Universal" o mejoras de accesibilidad/movilidad (duchas rodantes, puerta más ancha, rampas en lugar de escalones, asas en lugar de perillas, alturas de mostrador más bajas, etc.) para que puedas disfrutar viviendo en ella durante la mayor cantidad de tiempo posible?

- ( ) Estoy a favor
- ( ) Estoy en contra
- ( ) No tengo opinion

Suggested question:

Encuesta de la Ciudad de San Juan Capistrano para la Actualización de Elementos de Vivien y Seguridad y Creación de Elementos de Justicia Ambiental

Sección 3: Elemento de seguridad

El propósito del Elemento de Seguridad es incluir consideraciones de seguridad en el proceso de planificación y toma de decisiones mediante el establecimiento de políticas relacionadas con el desarrollo futuro que minimizaran el riesgo de lesiones personales, pérdida de vidas, daños a la propiedad y daños ambientales asociados con peligros naturales y hechos por los humanos.

1. ¿Qué tan preocupado está por la actual crisis de salud pública de COVID-19 en la ciudad y la región?

- ○ No preocupado
- ○ Algo preocupado
- ○ Preocupado
- ○ Muy preocupado
- ○ Extremadamente preocupado
- ○ No aplicable

2. Por favor, sugiera lo que puede hacer la Ciudad para ayudarle a prepararse mejor y lidiar con futuras crisis de salud pública en caso de que surjan.

3. ¿Debería la Ciudad proporcionar educación adicional y programas que promuevan acciones ciudadanas para reducir la exposición a los riesgos asociados con los peligros naturales/no naturales?

a) Los peligros naturales incluyen terremotos, incendios forestales, clima severo (viento alto, calor extreme), deslizamiento de tierra y movimiento masivo, inundaciones, fallas en presas/diques, etc.

b) Los riesgos no naturales incluyen- tirador activo, falla de utilidad / energía, materiales peligrosos, accidentes bioquímicos / radiológicos, accidentes industriales, accidentes industriales, delitos (robo, asesinato, etc.), amenazas cibernéticas, etc.

- Sí
- Neutral
- No
- En caso afirmativo, ¿qué peligros deben tener como objetivo los programas educativos?

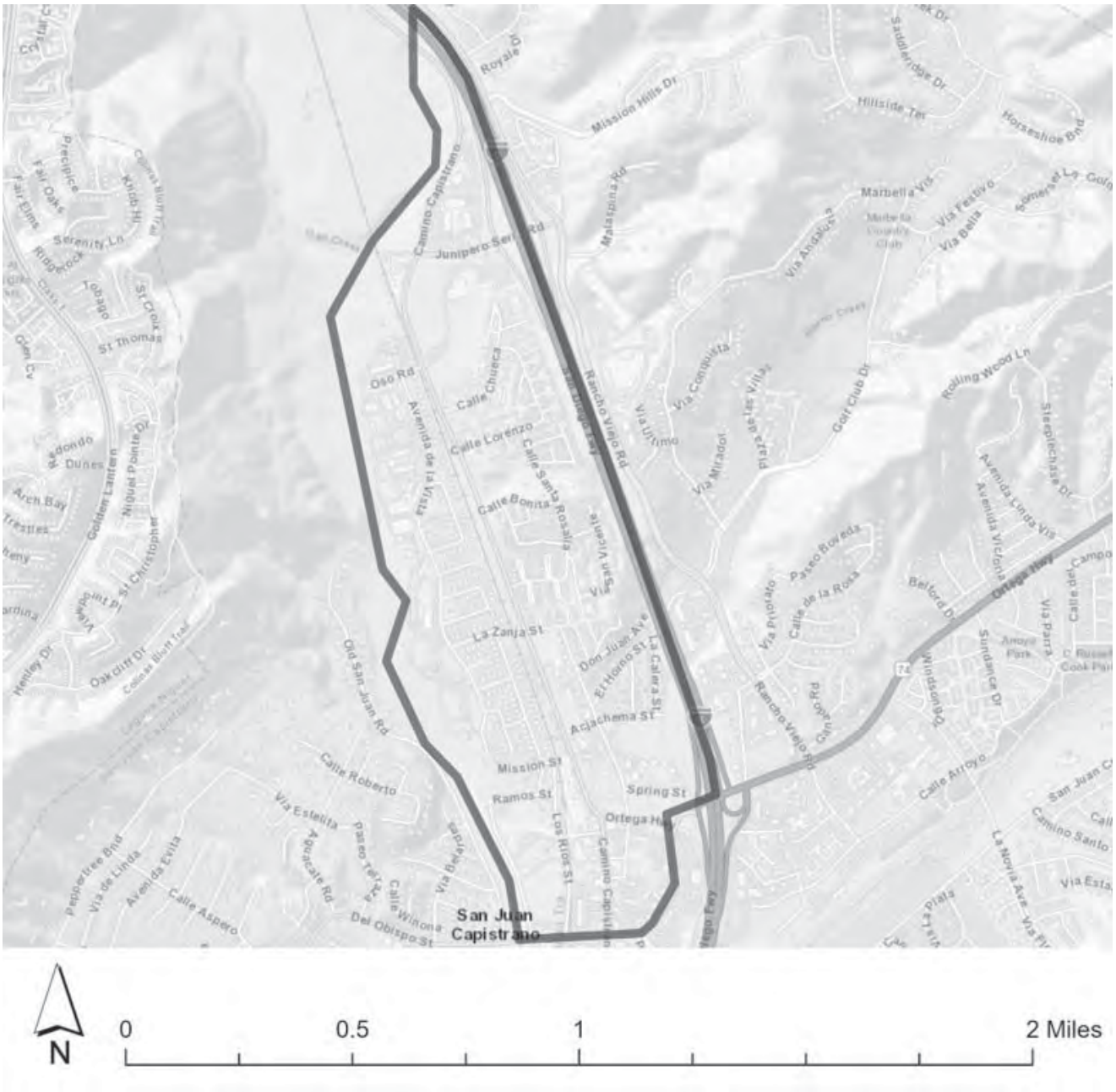
Suggested question:

Sección 4: Elemento de Justicia Ambiental

El Estado de California define la Justicia Ambiental como el "trato justo y la participación significativa de personas de todas las razas, culturas, ingresos y orígenes nacionales con respecto al desarrollo, adopción, implementación y aplicación de leyes, regulaciones y políticas", sección 65040.12(e) del Código del Gobierno de California.

Este objetivo se logrará cuando todos tengan el mismo grado de protección contra los peligros ambientales y de salud, y igual acceso al proceso de toma de decisiones para tener un ambiente saludable para vivir, aprender y trabajar. El área mapeada a continuación es la "Comunidad de Enfoque" para el Elemento de Justicia Ambiental de la Ciudad de San Juan Capistrano.

Comunidad de Enfoque



* 1. ¿Vives y/o trabajas en el área "Comunidad de Enfoque" descrita anteriormente?

- Sí, yo vivo en la comunidad
- Sí, trabajo en la comunidad
- Sí, vivo y trabajo en la comunidad
- No, no vivo ni trabajo en la comunidad

Suggested question: ⊘ ⊗

City of San Juan Capistrano

Encuesta de la Ciudad de San Juan Capistrano para la Actualización de Elementos de Vivien y Seguridad y Creación de Elementos de Justicia Ambiental

Sección 4: Elemento de Justicia Ambiental

1. En una escala de 1 a 5, ¿cómo calificaría su preocupación sobre los siguientes problemas ambientales en su comunidad? (1 = No preocupado en absoluto; 2 = Algo preocupado; 3 = Neutral / no seguro; 4 = Algo preocupado; 5 = Muy preocupado)

	1	2	3	4	5
Contaminación del aire	○	○	○	○	○
Agua potable insegura	○	○	○	○	○
Residuos tóxicos o instalaciones peligrosas	○	○	○	○	○
Cambio climático (es decir, días de calor alto/isla de calor urbano)	○	○	○	○	○

Otro (por favor describa)

2. ¿Usted o alguno de los miembros de su hogar tiene asma o cualquier otra enfermedad respiratoria? En caso afirmativo, por favor enumere cuántas y sus edades.

- ○ Sí
- ○ No
- ○ Prefiero no decir
- ○ En caso afirmativo, indique cuántos y sus edades.

* 3. Por favor, seleccione los tres mejores tipos de instalaciones y servicios que le gustaría ver que la ciudad priorice y mejore en su comunidad.

- [ ] Servicios de Respuesta a Emergencias (Bomberos, La Aplicación de la Ley, Médicos)
- [ ] Escuelas Públicas
- [ ] Bibliotecas
- [ ] Centros de Cuidado Infantil
- [ ] Centros de Recreación
- [ ] Parques públicos y espacio abierto
- [ ] Centros Comerciales
- [ ] Medidas de calma del tráfico y reducción de velocidad
- [ ] Paradas y rutas de tránsito
- [ ] Infraestructura para bicicletas
- [ ] Banquetas y pasos de peatones
- [ ] Otro (por favor describa)

4. ¿Cuál es su principal medio de transporte?

- ○ Mi coche privado
- ○ Carpooling
- ○ Transporte público
- ○ Servicios de ride sharing como Uber/Lyft
- ○ Bicicleta
- ○ Caminando

5. ¿Cómo calificaría su satisfacción con las siguientes comodidades públicas en su comunidad? (1 = Muy insatisfecho; 2 = Algo satisfecho; 3 = Neutral; 4 = Algo satisfecho; 5 = Muy satisfecho)

	1	2	3	4	5
Parques	○	○	○	○	○
Centros Comunitarios	○	○	○	○	○
Bibliotecas Públicas	○	○	○	○	○
Carriles para bicicletas	○	○	○	○	○
Banquetas	○	○	○	○	○
Servicio de Internet	○	○	○	○	○

6. ¿Cómo calificaría su satisfacción con el número de supermercados o tiendas que ofrecen alimentos saludables a un precio económico dentro de su comunidad?

- ○ Muy insatisfecho
- ○ Algo insatisfecho
- ○ Neutral
- ○ Algo satisfecho
- ○ Muy satisfecho

7. Por favor enumere los nombres de los lugares (por ejemplo: supermercados, supermercados o mercados de agricultores, etc.) que visita con mayor frecuencia para comprar alimentos para su hogar.

8. Por favor, seleccione las principales maneras en que usted participa en la actividad cívica en su comunidad. (compruebe todo lo que corresponda)

- ☐ Asistir a las reuniones de la ciudad
- ☐ Asistir a las reuniones escolares
- ☐ Activo en mi iglesia local
- ☐ Activo con una organización comunitaria local
- ☐ Deportes Juveniles
- ☐ Otro (por favor describa)

9. Por favor, enumere los nombres de las escuelas, iglesias u organizaciones comunitarias con las que usted está involucrado en su comunidad.

Suggested question:

Encuesta de la Ciudad de San Juan Capistrano para la Actualización de Elementos de Vivien y Seguridad y Creación de Elementos de Justicia Ambiental

¡Encuesta completada!

Gracias por tomarse el tiempo para hacernos saber sus puntos de vista. Para obtener más información sobre la actualización del Plan General de la Ciudad, por favor comuníquese con:

Laura Stokes
Housing Supervisor / Associate Planner
City of San Juan Capistrano
32400 Paseo Adelanto
San Juan Capistrano, CA 92675
O: 949-443-6313
Lstokes@sanjuancapistrano.org

Suggested question:

City of San Juan Capistrano Survey for Housing and Safety Element Update and Environmen
Justice Element Creation

Survey Completed!

Thank you for taking the time to let us know your views. For more information, please reach out to:

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