



City of Westminster

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October 18, 2021

California Department of Housing and Community Development

Division of Housing Policy Development
2020 West El Camino Ave, Suite 500
Sacramento, CA 95833

Subject: City of Westminster 2021-2029 Housing Element Update Draft Submittal

Dear Recipient,

The On behalf of the City of Westminster, we are pleased to submit our Public Review Draft 2021-2029 Housing Element to the Department of Housing and Community Development (HCD) for review. The City is committed to ensuring that decent, safe housing is available to all current and future residents at a cost that is within the reach of the diverse economic segments which comprise Westminster. We appreciate the important role that our Housing Element plays in charting the path forward to achieve these objectives.

The City of Westminster has retained the services of De Novo Planning Group to assist us with preparing an update to our Housing Element. The Housing Element update has been prepared consistent with the requirements of state Housing Element law pertaining to housing elements. HCD's Building Blocks and Housing Element Update Guidance resources were also used in the preparation of this Housing Element update. The City has made the Public Review Draft Housing Element available for a 30-day public review period, which started on October 19, 2021 and will conclude on November 17, 2021. The results of this public process will be transmitted to HCD as part of this process.

The City and De Novo Planning Group look forward to working collaboratively with HCD during the review process to address any potential issues as they arise. We are available by phone, video call, or email and will make ourselves available as needed during the review period. The City appreciates your assistance with the review and certification process. We look forward to hearing from you. If you have any questions, please do not hesitate to contact myself or Amanda Tropiano.

Sincerely,

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2021-2029 HOUSING ELEMENT

Public Draft
October 2021



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2021-2029 HOUSING ELEMENT

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2021-2029 Housing Element Organization

Part 1: Housing Plan

Part 1 of the 2021-2029 Housing Element is the City's "Housing Plan", which includes the goals, policies, and programs the City will implement to address constraints and needs. The City's overarching objective is to ensure that decent, safe housing is available to all current and future residents at a cost that is within the reach of the diverse economic segments which comprise Westminster.

Part 2: Background Report

Part 2 of the 2021-2029 Housing Element is the "Background Report" which identifies the nature and extent of Westminster's housing needs, including those of special populations, potential housing resources (land and funds), potential constraints to housing production, and energy conservation opportunities. By examining the City's housings, resources, and constraints, the City can then determine a plan of action for providing adequate housing, as presented in Part 1: Housing Plan. In addition to identifying housing needs, the Background Report also presents information regarding the setting in which these needs occur. This information is instrumental in providing a better understanding of the community, which in turn is essential for the planning of future housing needs.

Appendix A: Housing Sites Inventory

The Housing Element must include an inventory of land suitable and available for residential development to meet the City's regional housing need by income level.

Appendix B: Public Engagement Summary

As part of the Housing Element Update process, the City hosted numerous multilingual opportunities for the community and key stakeholders to provide feedback on existing housing conditions, housing priorities, priority areas for new residential growth, and topics related to fair housing. Public participation played an important role in the refinement of the City's housing goals and policies and in the development of new housing programs, as included in Part 1: Housing Plan. The public's input also helped to validate and expand upon the contextual information included in Part 2: Background Report. The City's efforts to engage the community in a meaningful and comprehensive way are summarized in Appendix B.

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PART 1: HOUSING PLAN

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HOUSING PLAN

Introduction to the Housing Plan

This Housing Plan (Part 1) reflects the City’s experience during the past eight years (as summarized in Part 2, the Housing Element Background Report) and sets forth the goals, policies, and programs to address the identified housing needs and issues for the 2021–2029 planning period. Quantified Objectives for new construction, rehabilitation and conservation are also identified for this planning period. In accordance with State law, the City’s Housing Element establishes goals, policies, quantified objectives, and action programs to address the following needs:

- » Providing adequate sites to achieve a variety and diversity of housing
- » Assisting in the development of affordable and special needs housing
- » Reducing or removing constraints
- » Conserving the City’s existing housing stock
- » Affirmatively further fair housing

In This Section...

- » Introduction
- » Goals and Policies
- » Programs
- » Quantified Objectives

PUBLIC DRAFT

Goals and Policies

The goals and policies that guide the City's housing programs and activities are as follows:

GOAL H-1: ADEQUATE SITES
Allow for a diversity of housing opportunities to meet Westminster's current and projected housing needs.

A key element in satisfying the housing needs of all segments of the community is the provision of adequate sites for housing. This is an important function of both the General Plan and zoning. These sites must allow for the development of housing suitable to all income levels.

POLICIES

- H-1.1** Promote a variety of dwelling unit types and affordability levels to provide housing for all household types, lifestyles, and income levels.
- H-1.2** Promote mixed-use and infill housing development opportunities in the City's mixed-use areas, consistent with the City's adopted General Plan Land Use Map.
- H-1.3** Recognize existing underdeveloped residential areas that can accommodate additional development within existing land use and zoning standards.
- H-1.4** Facilitate the creation of accessory dwelling units and junior accessory dwelling units in all residential districts as a means of dispersing small, affordable units throughout the community.
- H-1.5** Maintain adequate capacity to accommodate the City's unmet Regional Housing Needs Allocation (RHNA) for all income categories throughout the planning period.
- H-1.6** Allow by-right approval for housing developments proposed for non-vacant sites included in one previous housing element inventory and vacant sites included in two previous housing elements, provided that the proposed housing development consists of at least 20 percent lower income and affordable housing units (income and affordability levels set forth in Sections 50079.5, 50093, and 50105 of the Health and Safety Code shall apply).

GOAL H-2: HOUSING DEVELOPMENT

Assist in the development of new housing, including affordable, special needs, and market-rate housing.

The City of Westminster encourages both the public and public sectors to produce affordable and market-rate housing opportunities for all economic segments of the community. The City is also committed to ensuring that adequate housing opportunities are available for persons with special needs, such as the elderly, persons with disabilities, large families, single-parent households, and the homeless.

- H-2.1** Increase housing opportunities and choices for lower and moderate-income Westminster households, as funding is available.
- H-2.2** Support innovative public, private, and nonprofit efforts in the development and financing of affordable and/or special needs housing.
- H-2.3** To the extent feasible, make use of the tools available to the City to assemble land or sell land at a write-down for affordable housing.
- H-2.4** Support the development and preservation of affordable senior rental and ownership housing and supportive services to facilitate maximum independence and the ability of seniors to remain in their homes and/or in the community.
- H-2.5** Address the special housing needs of persons with disabilities through provision of supportive housing, zoning for group housing, reasonable accommodation procedures and encouraging universal design.
- H-2.6** Encourage transit-oriented development consisting of higher residential densities, public gathering places, streetscape amenities, and commercial and entertainment uses within walking distance of planned high-frequency bus stops.
- H-2.7** Support joint powers authorities and similar entities to further the preservation, protection, and production of workforce housing.
- H-2.8** Continue implementing a continuum of care for Westminster's homeless population, including provisions for emergency shelter, transition housing, and permanent supportive housing.
- H-2.9** Promote cost-effective energy conservation measures in new construction and rehabilitated housing projects.

GOAL H-3: REMOVAL OF CONSTRAINTS

Remove or reduce constraints to the maintenance, improvement, and development of housing.

State law requires the Housing Element to address, and where appropriate and legally possible, removal of constraints affecting the maintenance, improvement, and development of housing. The following programs are designed to lessen governmental and nongovernmental constraints on housing development during the planning period.

- H-3.1** Identify and remove regulatory constraints as feasible to provide quality housing that meets the needs of Westminster’s current and future residents.
- H-3.2** Incentivize the development of affordable housing, as funding is available, to facilitate the development of housing for the City’s lower and moderate-income households.
- H-3.3** Support the use of regulatory incentives, such as density bonuses, fee waivers and parking reductions, to offset the costs of affordable housing.
- H-3.4** Establish objective development standards to create greater certainty for developers and streamline the development review and permitting process.
- H-3.5** Monitor State and federal housing-related legislation, and update City plans, ordinances, and processes as appropriate to remove or reduce governmental constraints.

GOAL H-4: CONSERVATION OF EXISTING HOUSING STOCK

Conserve and improve the condition of the existing housing stock.

Along with providing for new affordable housing opportunities, the City also has a goal to preserve existing housing opportunities for residents. By providing incentives and programs to maintain both the affordability and the structural integrity of existing affordable units, the City ensures that affordable housing opportunities are preserved as the housing stock ages.

- H-4.1** Protect the quality of Westminster neighborhoods through the conservation and rehabilitation of the existing market rate and affordable housing stock.
- H-4.2** Promote financial and technical assistance to Westminster households to maintain and improve their homes.
- H-4.3** Maintain affordable housing opportunities by monitoring the existing stock for potential risks of conversion to market rate.
- H-4.4** Recognize the role of Westminster’s mobile home parks in providing affordable housing options and continue to enforce the City’s mobile home conversion ordinance.
- H-4.5** Support and publicize available rental assistance programs for lower income and special needs households.

GOAL H-5: AFFIRMATIVELY FURTHER FAIR HOUSING
Promote equal housing opportunities for all persons.

In order to make provisions for the housing needs of all segments of the community, the City must affirmatively further fair housing and ensure that equal and fair housing opportunities are available to all residents.

- H-5.1** Provide a regulatory environment in which housing opportunity is equal for all.
- H-5.2** Encourage the equitable spatial distribution of affordable housing throughout the City, particularly where adequate support facilities exist (i.e. alternative transportation, jobs, etc.).
- H-5.3** Continue to solicit public input from all economic segments of the community in the City's housing policies and activities.
- H-5.4** Educate the public on lower-income and special needs housing through existing annual reports or other forms of media.
- H-5.5** Assist in affirmatively furthering and enforcing fair housing laws by providing support to organizations that provide outreach and education regarding fair housing rights, receive and investigate fair housing allegations, monitor compliance with fair housing laws, and refer possible violations to enforcing agencies.

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Programs

Westminster offers a variety of housing opportunities to meet the needs of the community. This section of the Housing Plan addresses the issues identified in the Background Report (Part 2) of this Housing Element and provides a strategy to achieve the City's housing goals. The housing programs are discussed in detail below.

Adequate Sites

Program 1: Identification of Adequate Sites

The City of Westminster received a RHNA of 9,737 units for the 2021-2029 RHNA period. After credits for units constructed or under construction (469) approved units (127), and projected accessory dwelling units or junior accessory dwelling units (528) are taken into consideration, the City of Westminster has a remaining 2021-2029 RHNA of 8,613 units, including 1,724 extremely/very low-income, 1,199 low-income, 1,623 moderate-income units, and 4,067 above-moderate income units.

The residential sites inventory consists of approximately 104 acres of underdeveloped residentially zoned land which is expected to yield at least 1,082 new moderate- and above-moderate income units, 44 acres of underutilized land designated for mixed-use (where the parcel size is less than 0.50 acres) which is expected to yield at least 1,140 new moderate- and above-moderate income units, and another 129 acres of underutilized land (where the parcel size is between 0.50 and 10 acres in size) designated in the General Plan for mixed-use development which allows for residential development at densities of up to 40 du/ac, with the potential to yield at least 4,188 new units (note that the City initiated an update to its Zoning Code in 2021 to rezone mixed-use sites consistent with the General Plan land use designations). In addition to the underutilized residentially zoned land and mixed-use development opportunities described above, the City also has a number of proposed projects under consideration which are expected to yield at least 2,639 new units (this includes the proposed development at Westminster Mall, expected to produce approximately 2,550 housing units). Together, these resources have the capacity to accommodate at least 9,877 new units at all income levels, exceeding the City's remaining RHNA by 736 units. These sites can accommodate the remaining RHNA for all income levels through year 2029.

The City will maintain an inventory of available sites for residential development and provide it to prospective residential developers upon request.

Responsible Agencies: Planning Division

Funding Sources: General Fund

2021-2029 Objectives: Maintain an inventory of the available sites for residential development and provide it to prospective residential developers upon request.

Monitor development trends to ensure continued ability to meet the RHNA as sites identified in this Housing Element are being developed.

Timeframe: Ongoing implementation and annual reporting throughout the planning period.

Program 2: Maintain Sites Monitoring (No Net Loss)

To ensure that the net future housing capacity is maintained to accommodate the City’s RHNA, the City will create an updated inventory of adequate housing sites for each income category. This inventory will detail the amount, type, size and location of vacant land (if any), and recyclable properties and parcels that are candidates for consolidation to assist developers in identifying land suitable for residential development. In addition, the City will continuously monitor the sites inventory and the number of net units constructed in each income category. If the inventory indicates a shortage of adequate sites to accommodate the remaining RHNA, the City will identify alternative sites so that there is no net loss of residential capacity pursuant to Government Code Section 65863.

To facilitate annual evaluation, the City will implement a formal ongoing project-by-project procedure pursuant to Government Code Section 65863 which will evaluate identified capacity in the sites inventory relative to projects or other actions potentially reducing density and identify additional sites as necessary. This procedure and annual evaluation will address residential or mixed-use zoned land to determine whether these sites are being developed for uses other than for housing. If a shortfall in sites capacity occurs, the City will identify replacement sites within six months.

Responsible Agencies: Planning Division

Funding Sources: General Fund

2021-2029 Objectives: By the end of 2022, develop a formal ongoing procedure to evaluate capacity and identify additional sites as necessary.

Continue to perform project-by-project evaluation to determine if adequate capacity remains for the remaining RHNA.

Timeframe: Ongoing implementation, at time of approval of a project on a site listed in the Housing Element, and annual reporting throughout the planning period.

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Program 3: Mixed-Use Development

Mixed-use development will add residential units along major corridors and around key activity centers and can provide significant opportunities for housing development at all income levels. In addition to providing for expanded residential development in higher-density settings, mixed-use developments will help the City achieve greenhouse gas reductions through reduced vehicle trips.

The City will update its Zoning Code to adopt new mixed-use zoning districts to implement the six mixed-use land use designations included in the City's 2016 General Plan. Through this process, the City will continue to engage the community in a meaningful discussion regarding community priorities for mixed-use development throughout the City. The City will specifically consider the applicability of a minimum density standard, to further support the development of higher-density residential projects in mixed-use locations.

Upon adoption of the new mixed-use zoning districts, the City will educate the public and development community on the requirements for mixed-use development, including any specific requirements for sites included in the Housing Element sites inventory identifies as suitable to accommodate a portion of the City's lower-income RHNA.

The City will monitor the production of housing produced in mixed-use developments consistent the General Plan and forthcoming mixed-use zoning district(s).

Responsible Agencies: Planning Division

Funding Sources: General Fund

2021-2029 Objectives: Within three years of Housing Element adoption, and no later than October 2024, amend the Westminster Zoning Code to establish the Mixed-Use Zone(s). For Housing Element sites anticipated to accommodate a portion of the City's remaining lower-income RHNA, the mixed-use zoning designation(s) must meet the requirements of Government Code 65583.2. Among other things, the sites must have a density of at least 30 units per acre, be large enough to permit at least 16 units, allow exclusively residential uses, require that at least 50 percent of the building floor area of a mixed-use development be dedicated to residential uses, and be zoned to allow housing by-right with at least 20 percent of the units affordable to lower-income households.

The definitions of "persons and families of low and moderate income," "lower income households," and "very low income households" set forth in Sections 50079.5, 50093, and 50105 of the Health and Safety Code shall apply to this program.

Timeframe: Adopt Zoning Code updates by October 2024; ongoing implementation and reporting throughout the planning period.

Program 4: Accessory Dwelling Units

Accessory dwelling units (ADUs) and junior accessory dwelling units (JADUs) represent an important affordable housing option for lower- and moderate-income households. The State has passed multiple bills since 2017 to remove constraints to the development of ADUs (including AB 587, AB 671, AB 68, and SB 13, among others). The City has adopted an ADU ordinance compliant with current laws. As new laws are adopted that impact the City's ADU regulations, the City will review and update the ADU ordinance as required.

Responsible Agencies: Planning Division

Funding Sources: General Fund

2021-2029 Objectives: Prepare pre-approved ADU design templates, tailored to meet specific zoning and building standards. Use of these design templates by a potential developer would ensure that the proposed ADU meets most, if not all, required standards at the outset of the development process, minimizing and streamlining the review process.

Promote development of ADUs by providing written information at the City's planning counter and on the City's website.

Monitor ADU permit applications and approvals through the Housing Element Annual Progress Report process; identify and implement additional incentives or other strategies, as appropriate, to ensure adequate sites during the planning period.

Promote the City's ADU Process Guide (available on the City's website).

Host an annual workshop on accessory dwelling units, including guidance for development and common questions and answers.

Timeframe: Adopt pre-approved ADU standard plan templates by December 31, 2023. Host annual workshops. Ongoing implementation and monitoring throughout the planning period.

Program 5: Emergency Shelter and Transitional Housing Program

Address the urgent shelter needs of the homeless by continuing to implement the City's Emergency Shelter ordinance.

Responsible Agencies: Planning Division/ Grants and Housing Division/
Building Division

Funding Sources: General Fund

2021-2029 Objectives: Continue to administer the zoning code provisions that permit emergency shelters as a permitted use (by right) in the Public/Semi-Public zone and the Emergency Shelter Overlay Zone.

Continue to be receptive to opportunities with adjacent jurisdictions to further accommodate emergency shelter capacity through multijurisdictional coordination and cooperation.

Continue to support a local nonprofit who can demonstrate competence in service and can also demonstrate ongoing funding sources for operations and maintenance.

Timeframe: Ongoing implementation and annual reporting throughout the planning period.

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Program 6: Replacement of Affordable Units

Consistent with the requirements of Government Code Section 65583.2(g), development projects on sites in the housing inventory (Appendix A) that have, or have had within the five years preceding the application, residential uses restricted with rents affordable to low- or very low-income households or residential uses occupied by low- or very low-income households, shall be conditioned to replace all such units at the same or lower income level as a condition of any development on the site, and such replacement requirements shall be consistent with Section 65915(c)(3).

Responsible Agencies: Planning Division

Funding Sources: General Fund

2021-2029 Objectives: For all project applications, identify need for replacement of affordable housing units and ensure replacement, if required, occurs.

Timeframe: Ongoing implementation and annual reporting throughout the planning period.

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Housing Development

Program 7: HOME Funds and Housing Successor Funds to Fund Land Acquisition and Improvement

The City will utilize funds as available through the HOME Program and Housing Successor Funds, as applicable, to assist development and make land available at reasonable cost to developers who have demonstrated the ability to build affordable housing. The City will also subsidize the cost of off-site improvements for the provisions of affordable housing for lower and moderate-income households. It is the City's goal to provide funding for land acquisition and/or improvements to support the development of 100 very low, low, and moderate-income units.

Responsible Agencies: Housing and Grants Division

Funding Sources: Housing Successor and HOME funds

2021-2029 Objectives: Provide funds to assist development such as for the purpose of acquisition and/or subsidizing the cost of land acquisition and off-site improvements for new affordable housing construction.

Acquire multifamily or single-family units to be rehabilitated by a nonprofit and restricted to low-income rental housing.

Contact local service providers and developers and inform them of the potential partnerships with the Housing Division through paperless methods such as phone calls, email, and online postings.

Timeframe: Ongoing implementation and annual reporting throughout the planning period.

Program 8: Lot Consolidation

The majority of parcels in Westminster, like many communities throughout the region, are smaller in size. The City will play an active role in facilitating lot consolidation, particularly as it relates to underdeveloped residential sites and mixed-use sites smaller than 1 acre. For example, the City can work with non-profit developers and owners of small sites to identify and consolidate parcels to facilitate the development of housing affordable to lower-income households. The lot consolidation procedure also will be posted on the City's website and discussed with developers during the preliminary review process.

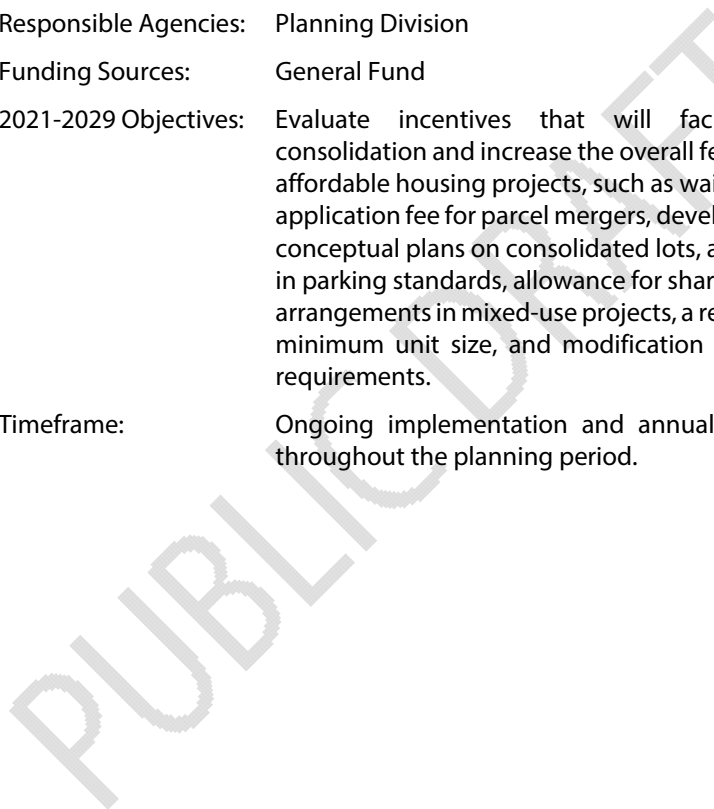
To further encourage lot consolidation, the City will evaluate and offer, as feasible, incentives to projects that propose lot consolidation and/or residential development at the maximum allowable density. The City shall have full authority in determining compliance with the project-specific incentives.

Responsible Agencies: Planning Division

Funding Sources: General Fund

2021-2029 Objectives: Evaluate incentives that will facilitate lot consolidation and increase the overall feasibility of affordable housing projects, such as waiving of the application fee for parcel mergers, development of conceptual plans on consolidated lots, a reduction in parking standards, allowance for shared parking arrangements in mixed-use projects, a reduction of minimum unit size, and modification of setback requirements.

Timeframe: Ongoing implementation and annual reporting throughout the planning period.



Program 9: Development of Affordable and Special Needs Housing Opportunities

Affordable housing developers work to develop, conserve, and promote rental and ownership affordable housing, including for extremely low income households. Special needs housing developers work to ensure housing opportunities are available that are accessible to and supportive of persons and households with special needs, such as persons with developmental disabilities. These developers can help meet the goals for additional housing by implementing or assisting with the implementation of programs described in this element.

The City will continue to conduct proactive outreach efforts to affordable and special needs housing providers. The City will help to facilitate the development of housing for low/very-low income individuals and those with special needs by identifying potential sites suitable for such housing and either acquire the site(s) or retain qualified developers to acquire site(s) for affordable housing.

The City will also encourage residential developments that lower housing costs through reduced energy consumption. Maximizing energy efficiency and the incorporation of energy conservation and green building features can reduce housing costs for homeowners and renters.

Responsible Agencies: Planning Division

Funding Sources: General Fund

2021-2029 Objectives: Contact affordable housing providers (including non-profit providers) to encourage them to develop affordable housing for low/very- low income households and the disabled in Westminster.

Maintain and publish on the City's website an inventory of sites suitable for the development of affordable housing for low-income households and households with special needs.

Support and prepare applications for funding and provide incentives and concessions to assist in the development of housing for lower income households or households with special needs.

Explore additional funding sources and strategies such as boomerang funds and financing districts to assist the development of housing for lower income households.

Timeframe: Ongoing implementation and annual reporting throughout the planning period.

Program 10: Density Bonus

Continue to administer and market the Density Bonus program that allows developers the opportunity to exceed the maximum district density when a percentage of the units are reserved for lower income households.

Responsible Agencies: Planning Division

Funding Sources: General Fund

2021-2029 Objectives: Continue to make available the City's application submittal packet to provide interested builders or service providers with Density Bonus information through paperless methods such as online postings. Provide printed copies at the front counter. Meet with developers to explain the process and requirements.

Timeframe: Ongoing implementation and annual reporting throughout the planning period.

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Program 11: California Accessibility Standards Compliance Program

The City will continue to ensure that all construction projects requiring building permits comply with the State of California accessibility standards. The City will provide technical assistance as part of the building permit review process to assist property owners and contractors in understanding this law and related requirements applied to new development and/or retrofit or rehabilitation projects for public, residential, or commercial structures. The City will also provide a link on the City website to the Division of the State Architect’s web page that provides various access compliance reference materials, including an advisory manual and answers to frequently asked questions.

Responsible Agencies: Community Development Department

Funding Sources: General Fund

2021-2029 Objectives: Assure housing units accommodate residents with disabilities.

Timeframe: Ongoing implementation, technical updates to the City website by November 1, 2022.

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Removal of Constraints

Program 12: Zoning Code Review and Update

Increase opportunities for the development of market rate, affordable, including lower income and special needs housing by modifying zoning code standards and programs. The update shall address the following:

- A. Low Barrier Navigation Centers: The Zoning Code shall be updated to define and permit low-barrier navigation centers consistent with the requirements of Government Code Sections 65660 through 65668, including treating low-barrier navigation centers as a by-right use in areas zoned for mixed use and in nonresidential zones permitting multi-family uses (if applicable).
- B. Transitional and Supportive Housing: The Zoning Code shall be revised to ensure that transitional and supportive housing is allowed in residential and mixed-use zones subject to the same standards as a residence of the same type in the same zone consistent with Government Code Section 65583(c)(3), and to allow eligible supportive housing as a by-right use in zones where multi-family and mixed uses are permitted pursuant to Government Code Sections 65650 through 65656.
- C. Employee Housing: The Zoning Code will be updated to define “employee housing” distinctly from “agricultural worker housing” and to clarify that employee housing serving six or fewer employees shall be deemed a single-family structure and shall be subject to the same standards for a single-family residence in the same zone.
- D. Agricultural Worker Housing: The Zoning Code will be updated to define “agricultural worker housing” and to identify that any agricultural worker housing providing no more than 36 beds in a group quarters, or consisting of 12 or fewer units or spaces, shall be deemed an agricultural land use and permitted in the same manner as agricultural uses consistent with Health and Safety Code Section 17021.6. The Zoning Code will also be updated to provide for streamlined, ministerial approval of agricultural worker housing that meets the requirements of Health and Safety Code Section 17021.8.
- E. Streamlined and Ministerial Review for Eligible Affordable Housing Projects: The Zoning Code will be updated to ensure that eligible multi-family projects with an affordable housing component are provided streamlined review and are subject only to objective design standards consistent with relevant provisions of SB 35 and SB 330, as provided for by applicable sections of the Government Code, including but not limited to Sections 65905.5, 65913.4, 65940, 65941.1, 65950, and 66300. State law defines objective design standards as those that “involve no personal or subjective judgement by a public official and are uniformly verifiable by reference to an external and uniform benchmark or criterion available and knowable by both the development applicant and public official prior to submittal.”
- F. Emergency Shelter Parking: The Zoning Code will be updated to require sufficient parking to accommodate all staff working in an emergency shelter, provided that the standards will not require more

parking for emergency shelters than other residential or commercial uses within the same zone, in compliance with AB 139.

Responsible Agencies: Planning Division

Funding Sources: General Fund

2021-2029 Objectives: Maintain a Zoning Code that is consistent with State law and update the Zoning Code throughout the planning period as needed to comply with future changes.

Timeframe: Zoning Code Amendments adopted by December 2022.

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Program 13: Priority Water and Sewer Services

Continue to make service providers aware of the City's housing plans and encourage them to expedite service to restricted lower income residential projects.

Responsible Agencies: Planning Division, Department of Public Works

Funding Sources: General Fund

2021-2029 Objectives: Provide copy of updated and adopted Housing Element to the City's water and sewer providers. Provide technical assistance to them, if needed, for adopting written procedures to provide priority service to lower income residential projects.

Timeframe: Ongoing implementation and annual reporting throughout the planning period.

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Conservation of Existing Housing Stock

Program 14: Multifamily Rehabilitation

Provide funding to improve 16 lower and moderate multifamily rental units.

Responsible Agencies: Housing and Grants Division

Funding Sources: Housing Successor Funds and/or HOME

2021-2029 Objectives: Using the land use data generated from the General Plan Update, adopted in 2020, combined with the data generated from the 2007 Housing Conditions Survey, identify multifamily projects with the most significant level of deterioration for the purpose of providing loans for rehabilitation of multifamily units, subject to the applicable funding source requirements (15-year affordability covenants for projects using HOME funds and 55-year affordability covenants for projects using Housing Successor Funds.

Timeframe: Ongoing implementation and annual reporting throughout the planning period.

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Program 15: Neighborhood Pride Multi-family Rental Rehabilitation Program

The Neighborhood Pride Multi-family Rental Rehabilitation Program (Program) may provide a 0% interest deferred payment loan to eligible property owners with residential rental units of seven (7) or less on a lot for an amount up to \$75,000 per property, or \$15,000 per unit (whichever is lower) to address health and safety code deficiencies. This provides an incentive for owners to invest in and preserve existing rental housing stock while maintaining affordability of rents for tenants. At least 51% of units receiving rehabilitation assistance must be rented to eligible low- and moderate-income households upon completion of the project.

Responsible Agencies: Housing and Grants Division

Funding Sources: CDBG

2021-2029 Objectives: Provide funding to bring at least 14 substandard units up to code.

Timeframe: Ongoing implementation and annual reporting throughout the planning period.

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Program 16: Tenant-Based Rental Assistance (TBRA) Program

On April 8, 2020 Westminster City Council approved the use of federal HOME Investment Partnerships Program (HOME) funds to implement the Westminster Tenant-Based Rental Assistance (TBRA) Program.

The main goal of the TBRA Program is to assist households experiencing or at risk of experiencing homelessness achieve self-sustainability via rental assistance and supportive services. A qualified service provider, Interval House, will carry out the housing and supportive services components of the TBRA Program.

Responsible Agencies: Housing and Grants Division

Funding Sources: HOME, PLHA

2021-2029 Objectives: Assist at least 8 households from 2021-2023.

Timeframe: 2021-2023, and continued as program funding is available.

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Program 17: Building Code Enforcement

The City's Code Enforcement Division maintains and improves the city's neighborhoods and housing stock through the enforcement of property maintenance and zoning ordinances, building codes, and health and safety code. Code Enforcement Officers examine properties either in response to a complaint or as part of an on-going proactive program. Businesses or property owners not in compliance are given an opportunity to correct the violations voluntarily. However, failure to comply with the Municipal Code can result in fines and legal action. The City will continue to educate and work cooperatively with the residents and businesses of Westminster in order to meet the community's standards and create a pleasant quality of life for everyone in Westminster. The City will enforce and expand, where necessary, the property maintenance provisions embodied in the Uniform Building Code and Land Use Ordinance.

Responsible Agencies: Building, Code Enforcement

Funding Sources: General Fund

2021-2029 Objectives: Continue to conduct annual community workshops explaining code compliance issues.

Prepare and distribute a Good Neighbor Guide describing how residents can maintain a healthy, safe, and appealing property.

Timeframe: Ongoing implementation and annual reporting throughout the planning period; distribution of a Good Neighbor Guide by December 31, 2022.

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Program 18: Community Preservation Unit

The Community Preservation Unit (CPU) provides education and enforcement efforts to residents, renters, businesses, and property owners to enhance the aesthetics, livability, property values, and integrity of our residential neighborhoods and commercial frontages. The CPU’s responsibilities include:

- Ensure Basic Property Maintenance & Repairs are Performed by Property Owners
- Assist with Public Right-Of-Way Issues
- Enforce the Municipal Code for Temporary Signs/Screening

Responsible Agencies: Building, Code Enforcement

Funding Sources: General Fund

2021-2029 Objectives: Continue to utilize the Community Preservation Unit to assist with community education and neighborhood maintenance.

Timeframe: Ongoing implementation and annual reporting throughout the planning period.

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Program 19: Housing Choice Vouchers (Section 8 Rental Assistance)

The Housing Choice Vouchers (Section 8 Rental Assistance) Program extends rental subsidies to very low-income households that spend more than 30 percent of their gross income on housing. The Housing Choice Vouchers Program not only addresses housing affordability, but also overcrowding by allowing families that may be currently “doubling up” in living arrangements to afford their own housing. The Orange County Housing Authority administers the Housing Choice Vouchers Program on behalf of the City. The City will continue to assist lower income renter households by referring them to the Orange County Housing Authority for rental assistance.

Responsible Agencies: Housing and Grants Division; Orange County Housing Authority

Funding Sources: HUD/County of Orange

2021-2029 Objectives: Continue to provide referrals and voucher information to prospective program participants.

Timeframe: Ongoing implementation and annual reporting throughout the planning period.

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Program 20: Condominium Conversion

The City shall maintain and enforce the provisions of the City's Condominium/Stock Cooperative Conversion Ordinance.

Responsible Agencies: Planning Division

Funding Sources: General Fund

2021-2029 Objectives: In the event that an application to convert a residential development to a condominium/stock cooperative is submitted to the City, the provisions of the ordinance shall be implemented and enforced.

Timeframe: Ongoing implementation and annual reporting throughout the planning period.

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Program 21: Mobile Home Park Conversion Ordinance (MHPCO)

The City will maintain and enforce the MHPCO, which requires a conversion impact report (CIR). The City shall monitor each potential conversion to determine the potential impact of the loss of any affordable lower-income units.

Responsible Agencies: Planning Division

Funding Sources: General Fund

2021-2029 Objectives: During the preparation of a CIR, the applicant shall be required to identify the quantity and conditions of each lower-income households/units.

Upon approval of a permit to convert a mobile home park, the applicant shall be required to implement mitigation measures that fully mitigate the net loss of low-income households.

Timeframe: Ongoing implementation and annual reporting throughout the planning period.

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Program 22: Energy Efficient Housing

The City will facilitate the creation of energy efficient housing.

Responsible Agencies: Planning Division

Funding Sources: General Fund

2021-2029 Objectives: Identify cost-effective energy conservation measures that can be developed into city regulations, incentives, or programs.

Continue to publish and disseminate energy conservation information at City Hall.

Pursue technical assistance to monitor energy usage in municipal buildings and City programs and identify and implement energy conservation programs.

Encourage energy efficient housing, including through the installation of solar power/photovoltaic (PV) systems.

Timeframe: Ongoing implementation and annual reporting throughout the planning period.

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Affirmatively Further Fair Housing

Program 24: Housing Directory

Increase knowledge and awareness as to the use of housing programs and other housing-related information by creating a comprehensive synopsis of various housing-related programs that are made available to Westminster residents.

- Responsible Agencies: Housing and Grants Division
- Funding Sources: Orange County Housing Authority and/or General Fund
- 2021-2029 Objectives: Continue to make available a program directory or list of housing resources (including resources and regulatory opportunities such as the Secondary Unit Ordinance) to the public through the City's website and in City Hall.
- Timeframe: Ongoing implementation and annual reporting throughout the planning period.

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Program 25: Homeless Services

Continue to actively participate in programs administered by public, quasi-public, and non-profit agencies to support persons at-risk of homelessness and the homeless in Westminster. This could include working with groups like the Orange County's Central Service Planning Area (SPA) and the Orange County Housing Finance Trust.

The City will also continue the Citywide Homeless Prevention and Rapid Rehousing Program (HPRP), created in 2014. The HPRP consists of an inter-departmental partnership between Community Services Department, Family Resource Center (FRC), the Police Department and the Grants and Housing Division to assist and provide stabilization services to the community.

Responsible Agencies: Planning Division

Funding Sources: General Fund

2021-2029 Objectives: Continue to administer the zoning code provisions that permit emergency shelters as a permitted use (by right) in the Public/Semi-Public zone and the Emergency Shelter Overlay Zone.

Continue to be receptive to opportunities with adjacent jurisdictions to further accommodate emergency shelter capacity through multijurisdictional coordination and cooperation.

Continue to support a local nonprofit who can demonstrate competence in service and can also demonstrate ongoing funding sources for operations and maintenance.

Continue to manage the Citywide Homeless Prevention and Rapid Rehousing Program (HPRP).

Timeframe: Ongoing implementation and annual reporting throughout the planning period.

Program 26: Reasonable Accommodation

Maintain the City’s “Reasonable Accommodation” provisions (as established by ordinance) Ordinance in regard to relief from the various land use, zoning, or building laws, rules, policies, practices, and/or procedures of the City.

Responsible Agencies: Planning Division/ Grants and Housing Division/
Building Division

Funding Sources: General Fund

2021-2029 Objectives: Ensure zoning code compliance with fair housing laws.

Ensure continued use of the City’s reasonable accommodation provisions, by processing in a timely manner any application requesting a reasonable accommodation.

Continue to advertise the City’s reasonable accommodations provisions using the City’s website, brochures, and other forms of appropriate media.

Timeframe: Ongoing implementation and annual reporting throughout the planning period.

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Program 27: Persons with Developmental Disabilities

Work with the Regional Center of Orange County or similar providers to implement an outreach program that informs families in the City on housing services available for persons with developmental disabilities. The program could include the development of an information brochure, including information on services on the City’s website, and providing housing-related training for individuals/families through future workshops.

Responsible Agencies: Housing and Grants Division

Funding Sources: General Fund

2021-2029 Objectives: Design a program that encourages the dissemination of information that will assist families that have persons with developmental disabilities, such as providing information on the City’s website or through other information outlets that will assist the Regional Center of Orange County.

Outreach with housing providers, including non-profit developers to assist in development (e.g., support funding, incentives, etc.) and establish a strategy to promote the creation of housing for persons with developmental disabilities.

Timeframe: Ongoing implementation and annual reporting throughout the planning period.

PUBLIC COMMENT

Program 28: Universal Design

Support housing that is appropriate for all levels of physical ability through accessible and barrier-free universal design features.

Responsible Agencies: Housing and Grants Division

Funding Sources: General Fund

2021-2029 Objectives: Continue to enforce the City’s adopted building codes, as they relate to required universal design features to ensure that new housing development is accessible and barrier-free.

Timeframe: Ongoing implementation and annual reporting throughout the planning period.

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Program 29: Fair Housing Services

Westminster currently contracts with the Fair Housing Council of Orange County (FHCOC) for the provision of fair housing services, and the City will continue to contract with a fair housing service provider to provide fair housing services for the duration of the planning period. Services offered include multilingual fair housing enforcement and education, landlord/tenant counseling, mediation and homebuyer HUD counseling which includes first-time homebuyer education and mortgage default counseling.

The City monitors and attempts to minimize discriminatory housing practices with the assistance of the FHCOC. Funding to FHCOC is provided annually from the City's CDBG funding allocation. Fair Housing actively counsels residents on landlord/tenant issues to help minimize discriminatory housing acquisition policies and practices. In addition to providing educational workshops to our residents, the organization advocates fair housing rights on behalf of residents. The City will continue to maintain the link on the City's website providing information about fair housing services. The City will also work with its fair housing service provider to identify any specific geographic areas in the City which have higher levels of discrimination claims and will target outreach and education to these areas..

Responsible Agencies: Housing and Grants Division

Funding Sources: General Fund

2021-2029 Objectives: Continue the City's commitment to working with the Fair Housing Council of Orange County and disseminating fair housing information at City Hall, public libraries, the Chamber of Commerce, and on the City's website. Include within the annual budget adequate funding to continue the contract with the Fair Housing service provider.

Timeframe: Ongoing implementation and annual reporting throughout the planning period.

Program 30: Affirmatively Furthering Fair Housing Outreach

Facilitate equal and fair housing opportunities by implementing actions to affirmatively further fair housing and opportunities for all persons regardless of race, religion, sex, age, marital or familial status, ancestry, national origin, color, disability, or other protected characteristics through provision of information, coordination, and education on fair housing law and practices to residents, landlords, and housing developers. This program addresses the fair housing issues of education and outreach, integration/segregation, and access to opportunity. Efforts will begin immediately and may include, but not be limited to:

Education and Outreach

1. Provide public information and brochures regarding fair housing/equal housing opportunity requirements including how to file a complaint and access the investigation and enforcement activities of the State Fair Employment and Housing Commission. This information will be made available on the City's website and at City Hall. This information will be reviewed annually to ensure that any materials, links, and information provided are current.
2. City staff will serve as liaison between the public and appropriate agencies in matters concerning housing discrimination within the City. The City will refer discrimination complaints to the City's fair housing services provider.
3. Provide a biennial fair housing update to the City Council.
4. Provide annual public service announcements, through coordination with HCD, via social media and the City's website.
5. Share fair housing literature with schools, libraries, and post offices. This information is available via the City's fair housing service provider and will be reviewed annually to ensure that the posters and literature being provided are up-to-date.

Integration/Segregation

1. Coordinate with local organizations, through Community Action Agency, Continuum of Care, and Housing Authority efforts, to encourage, expand, and publicize fair housing requirements as part of programs that provide rental assistance to lower income households.
2. On an ongoing basis, and at least annually, review land use and planning proposals, including development proposals, general plan amendments, master planning efforts for parks, recreation, infrastructure, and other facilities and amenities, to ensure that the City is replacing segregated living patterns with integrated and balanced living patterns, where applicable and feasible, and work to transform racially and ethnically concentrated areas of poverty into areas of opportunity without displacement.

Access to Opportunity

1. On an ongoing basis, actively recruit residents from neighborhoods of concentrated poverty to serve or participate on boards,

committees, and other local government bodies as positions are made available due to the regular appointment process or vacancies.

2. On an annual basis, provide education to the community on the importance of participating in the planning and decision-making process and completing Census questionnaires.

Responsible Agencies: Housing and Grants Division

Funding Sources: General Fund

2021-2029 Objectives: Facilitate equal and fair housing opportunities by implementing actions to affirmatively further fair housing and opportunities for all persons regardless of race, religion, sex, age, marital or familial status, ancestry, national origin, color, disability, or other protected characteristics through provision of information, coordination, and education on fair housing law and practices to residents, landlords, and housing developers.

Timeframe: Ongoing outreach and coordination, beginning immediately; annual review of fair housing educational information to ensure that the most recent information provided by the City's fair housing service provider is being disseminated; annual presentations and media outreach.

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Program 31: Economic Displacement Risk Analysis

The City of Westminster can reduce the impact of displacement when it occurs by preventing practices that increase or enable displacement. To determine if market force economic displacement is occurring due to development of new housing, increased housing costs, or other factors, the City will conduct a study to determine if individuals and families are being displaced and to evaluate local conditions that may contribute to displacement. The study will analyze gentrification locally and will assess how new development and community investments may potentially influence displacement. If this study shows that displacement is occurring, the City will develop an action program based on the identified causes of displacement, including specific actions to monitor and mitigate displacement. Annual review of the action program may result in modifications to further reduce displacement risk. This program addresses the fair housing issue of disproportionate housing needs, including displacement risk.

Responsible Agencies: Housing and Grants Division

Funding Sources: General Fund

2021-2029 Objectives: Conduct a Displacement Risk Analysis Study to identify the local conditions that lead to displacement and develop and implement an action program based on the results. Identify potential partners to participate in the study that specialize in eviction-related topics related to displacement, such as the Fair Housing Council of Orange County. Annually monitor program effectiveness.

Timeframe: Conduct study by August 1, 2023 and begin to establish resulting programs by December 31, 2023. Ongoing implementation and annual reporting throughout the planning period.

Quantified Objectives

State law requires the Housing Element to include quantified objectives for the maximum number of units that can be constructed, rehabilitated or conserved. Policies and programs in the Housing Element establish the strategies to achieve these objectives. The City’s quantified objectives are described under each program, and represent the City’s best effort in implementing each of the programs. Assumptions are based on past program performance and funding availability, construction trends, land availability, and future programs that will enhance program effectiveness and achieve full implementation of the City’s housing goals.

The new construction objectives shown in the table below represent a portion of the City’s overall RHNA for the 2021-2029 planning period for all income levels. The objective identified for each income level is based on historic trends and patterns of development; units affordable to lower-income households are historically more difficult to develop due to extremely limited available funding for affordable housing projects. Moderate- and above-moderate income units are more likely to be developed by the private market. The City does not build housing and is not in direct control of the number of units that are constructed during the planning period; the private market is responsible for developing new projects in Westminster. Rehabilitation and conservation objectives are based on specific program targets, as defined in Programs 7, 14, and 15.

The table below summarizes the City’s quantified objectives for housing during the 2021-2029 planning period.

TABLE HP-1 QUANTIFIED OBJECTIVES 2021-2029

Income Category	New Construction	Rehabilitation	Conservation/ Preservation
Extremely Low	140	25	132
Very Low	140	25	
Low	294	40	
Moderate	890	40	-
Above Moderate	2,766	-	-
Total	4,230	130	132



PART 2: BACKGROUND REPORT

Public Draft
October 2021



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HOUSING BACKGROUND REPORT

PUBLIC DRAFT

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1. 2021–2029 Housing Element Background Report Introduction

The City of Westminster is a suburban community located in northwestern Orange County. Westminster is bordered by the cities of Huntington Beach, Garden Grove, Seal Beach, and Fountain Valley and is approximately three miles inland from the Pacific Ocean. The 405 Freeway and California State Route 22 provide regional access. The City has a population of 92,421 (Department of Finance, 2020) and is approximately ten square miles in size. Westminster incorporated in 1957 and has evolved into a unique city that transitioned from an historic agricultural settlement to a vibrant, diverse, multicultural community.

State Housing Law (Government Code Section 65583) requires that a “housing element shall consist of an identification and analysis of existing and projected housing needs and a statement of goals, policies, quantified objectives, financial resources, and scheduled programs for the preservation, improvement, and development of housing. The housing element shall identify adequate sites for housing, including rental housing, factory-built housing, and mobile homes, and shall make adequate provision for the existing and projected needs of all economic segments of the community.” This report is an update of the City’s 2013-2021 Housing Element (5th Cycle), adopted in January 2014.

The assessment and inventory for the Housing Element Update must include all of the following:

- Analysis of population and employment trends, documentation of projections, and a quantification of the locality’s existing and projected housing needs for all income levels. Such existing and projected needs shall include the locality’s share of the regional housing need in accordance with Section 65584 of the Government Code.
- Analysis and documentation of household characteristics, including level of payment compared to ability to pay, housing characteristics, including overcrowding, and housing stock condition.
- An inventory of land suitable for residential development, including vacant sites and sites having potential for redevelopment, and an analysis of the relationship between zoning, public facilities, and city services to these sites.
- Analysis of potential and actual governmental constraints upon the maintenance, improvement, or development of housing for all income levels and for persons with disabilities, including land use controls, building codes and their enforcement, site improvements, fees and other exactions required of developers, local processing and permit procedures, and any locally adopted ordinances that directly impact the cost and supply of residential development.

- Analysis of potential and actual non-governmental constraints upon the maintenance, improvement, or development of housing for all income levels, including the availability of financing, the price of land, the cost of construction, requests to develop housing at densities below the minimum densities in the inventory of sites, and the length of time between receiving approval for a housing development and submittal of an application for building permits that hinder the construction of a locality's share of the regional housing need.
- Analysis of any special housing needs, such as those of the elderly, disabled, including developmentally disabled, large families, farmworkers, families with female heads of households, and families and persons in need of emergency shelter.
- Analysis of opportunities for energy conservation with respect to residential development.
- Analysis of existing assisted multifamily rental housing developments that are eligible to change from low-income housing to market-rate during the next 10 years.

The Background Report of this Housing Element identifies the nature and extent of Westminster's housing needs, including those of special populations, potential housing resources (land and funds), potential constraints to housing production, and energy conservation opportunities. By examining the City's housing, resources, and constraints, the City can then determine a plan of action for providing adequate housing. This plan is presented in the Housing Plan, which is the policy component of the Housing Element. In addition to identifying housing needs, the Background Report also presents information regarding the setting in which these needs occur. This information is instrumental in providing a better understanding of the community, which in turn is essential for the planning of future housing needs.

Since the update of the City's last Housing Element in 2014, statutory changes have occurred that must be included in the 2021-2029 Westminster Housing Element (6th Cycle). These laws have been incorporated in the appropriate sections throughout this Background Report as well as in its accompanying Policy Document.

2. Accomplishments Under 5th Cycle Housing Element

The following section reviews and evaluates the City's progress in implementing the 2014-2021 Housing Element. It reviews the results and effectiveness of programs, policies, and objectives from the previous Housing Element planning period, which covered 2014 through 2021. This section also analyzes the difference between projected housing need and actual housing production.

2A. Review of 2014-2021 Housing Element

The 2014-2021 Housing Element program strategy focused on the accomplishment of policies and implementation of programs to ensure adequate housing sites, to encourage the production of new housing, including affordable and special needs housing, to encourage the maintenance and preservation of existing housing, to remove various constraints to housing, including housing for special needs populations, and to encourage fair housing and non-discrimination. The 2014-2021 Housing Element identified the following goals:

- Goal 1: Identify adequate sites to meet Westminster's current and projected housing needs.
- Goal 2: Assist in the development of affordable and market-rate housing.
- Goal 3: Remove governmental constraints to the maintenance, improvement, and development of housing.
- Goal 4: Conserve and improve the condition of the existing housing stock.
- Goal 5: Promote equal housing opportunities for all persons.
- Goal 6: Preserve the assisted affordable housing stock.
- Goal 7: Facilitate energy conservation.

2B. Housing Production During 5th Cycle RHNA Period

The City's 5th Cycle Housing Element specifically addressed housing needs for Westminster from October 15, 2013 through October 15, 2021. Note, however, that the 5th Cycle Regional Housing Needs Allocation (RHNA) projection period adopted by the Southern California Association of Governments (SCAG) began on January 1, 2014 and concludes on October 1, 2021. Hence, there was a slight offset between the 5th Cycle Housing Element planning period and the 5th Cycle RHNA projection period.

Table 1 shows the total number of housing units built in the city during the 5th RHNA period to date and compares these units with the units required to be accommodated under the Regional Housing Needs Allocation. Housing development in Westminster during the 5th cycle well-exceeded the City's RHNA allocation, including development in the lower income categories (very low and low-income).

During the 2014-2021 RHNA period, 503 units were constructed in the city, including 383 above moderate, market-rate dwelling units as shown in Table 1. Additionally, 87 very low-income units and 31 low-income units were constructed in this planning period, which included the 50-unit Della Rosa and 65-unit Westminster Crossing affordable housing developments.

Table 1: Regional Housing Needs Allocation – 5th Cycle Progress

Status	Extremely Low	Very Low	Low	Moderate	Above Moderate	TOTAL
RHNA Allocation	0	1	1	0	0	2
Built	0	87	31	2	383	503
<i>Remaining Allocation</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>

Sources: City of Westminster 2014-2021 Housing Element; 2020 General Plan Annual Progress Report

2C. Appropriateness and Effectiveness of 2014-2021 Housing Element

The overarching goals and policies of the 2014-2021 Housing Element continue to be appropriate to encourage the City's housing strategy. While the majority of goals, policies, and programs included in the 2014 Housing Element continue to be relevant to address the City's housing needs, the Housing Plan provides clearer guidance and more specific direction to encourage affordable and special needs housing. The Housing Plan is also intended to streamline programs so that they are easier for staff to implement and includes a matrix of the programs that prescribes timing to make the phasing in of programs straightforward.

As discussed in Table 2, most housing programs have been effective and are necessary. The intent of these programs is kept in the Housing Plan, with revisions to address specific housing needs, constraints, or other concerns identified as part of this update, and to affirmatively furthering fair housing. Also, certain programs may be modified resulting from changing technology and/or process improvements. The City implemented many of the housing programs in the last several years and anticipates that these changes will further encourage affordable and special needs housing.

Since adoption of the Housing Element in 2014, the City has used CDBG, HOME, and housing successor funds for housing rehabilitation programs and to provide fair housing services as well as services to special needs and at-risk populations (homeless, persons at risk of homelessness). Due to the limited amount of funds available on an annual basis to substantially subsidize a rental or ownership housing development, it can require several years of accrued funds to assist a single project. Utilizing almost all remaining housing successor funds left over from dissolution of the former Westminster Redevelopment Agency, the City partnered with two affordable housing developers (Affirmed Housing and Meta Housing) during the planning period to construct two major affordable housing projects (Della Rosa and Westminster Crossing).

The Housing Plan included in this 2021-2029 Housing Element includes modifications to make programs more effective, clarify objectives, and ensure that the programs are implementable. See the Housing Plan for the goals, policies, and programs of this Housing Element.

While the City took a number of significant steps to promote housing during the prior planning period, the experience of most communities throughout the state demonstrates that it is very difficult for local governments to meet their fair share housing goals for lower and moderate-income housing when working alone. All cities, including Westminster, have limited financial and staffing resources and require substantial state and/or federal assistance, which is not available at the levels necessary to support the City's housing needs, as well as the technical assistance of area non-profit housing developers and agencies. As discussed below, the City has evaluated the success of existing programs to support the development of affordable housing, and has added new programs to the Housing Plan to address this objective.

Table 2: Evaluation of the 2014-2021 Housing Programs

Program	Accomplishments
<p>Goal 1: Identify adequate sites to meet Westminster’s current and projected housing needs.</p>	
<p>Program IIB1.1: Identification of Adequate Sites: Ensure that adequate sites are identified and designated with appropriate Land Use and Zoning Designations so that Westminster will be able to accommodate its future need. The City shall implement actions necessary to ensure that properties identified in the vacant and underutilized land inventories are designated so adequate housing unit potentials can be achieved for all income groups.</p> <p>Implementation Actions: Develop a series of printable map sheets for vacant parcels within the City. The map sheets should contain basic site information such as zoning, lot size and parcel numbers. The maps will be uploaded to the City’s website and also available at the public counter. Continue to support new construction of affordable housing by re-designating or rezoning, where appropriate and desirable, to permit higher density residential development. Systematically review existing vacant and underdeveloped commercial, industrial, and public facilities land for possible re-designation/rezoning to residential use, where consistent with General Plan goals and policies and where compatible with surrounding uses.</p>	<p>Result/Evaluation: Program considered successful.</p> <p>In 2020, the City launched a new geographic information system (GIS) and the City’s website continues to offer an interactive zoning map that allows anyone to search property information by address to obtain basic site information such as zoning, lot size, and parcel numbers. The parcel map and property information can be printed by any web user. Printable zoning maps are also available on the City’s website. The City is also working to allow users to locate vacant parcels and underutilized lots.</p> <p>In 2016, the City adopted a new General Plan which includes six mixed-use areas designated for high-density residential development opportunities. One of the mixed-use areas is the 100-acre Westminster Mall site. A Specific Plan is currently being prepared for Westminster Mall that will allow the existing commercial mall parcels to be developed with up to 3,000 residential units. Additionally, in 2019, the City rezoned an underperforming commercial property and approved a mixed-use residential and commercial development located at 7122-7140 Westminster Blvd. The mixed-use project includes 44 affordable residential rental units and 20 permanent supportive housing units, with non-residential uses such as offices and a community room to be used for classes, homework labs, and similar functions.</p> <p>The City’s General Plan, adopted in 2016, allows for 5,800 additional residential units compared to the previous General Plan by allowing residential uses in areas that were previously not designated for residential development. The City selected a consulting firm in 2019 to update the zoning code to be consistent with the General Plan. Although the zoning code update is not yet complete, the consultant did begin work on evaluating sites within the city that may be capable of meeting the City’s future housing needs. Once the City completes its Housing Element update in 2021, the City plans to complete its zoning code update to reflect the appropriate zoning districts to be consistent with the General Plan and allowed densities that can accommodate the housing growth established by the City’s RHNA allocation.</p> <p>Continue/Modify/Delete: Modify. This program is generally continued in the 2021-2029 Housing Element; however, the program will be modified in the 2021-2029 Housing Element given the accomplishments of the program and the completion of the implementation actions.</p>

Program	Accomplishments
<p>Program IIB1.2: Lot Consolidation Program: To encourage further residential development in underutilized portions of the City identified by the vacant and underutilized land inventory, the City will offer a series of incentives to projects that propose lot consolidation and residential development at the maximum allowable density. The City shall have full authority in determining compliance with the project-specific incentives.</p> <p>Implementation Actions: Continue to offer a waiver of development application filing fees for development proposals at maximum density. The decision to grant a waiver, however, is subject to the City Council's approval. Continue to consider other incentives that will increase the overall feasibility of affordable housing projects, such as a reduction in parking standards, allowance for shared parking arrangements in mixed-use projects, a reduction in FARs, and modification of setback requirements.</p>	<p>Result/Evaluation: Program considered successful. Although no requests were submitted for a waiver of development application filing fees in conjunction with a lot consolidation during the planning period, the City continued to actively consider other incentives that increase the overall feasibility of affordable housing. In 2019, the City Council considered and approved the development of 65 affordable rental units (Westminster Crossing project) using a comprehensive planning overlay process that allows for deviations from some of the City's development standards, including setbacks, off-street parking, and other standards that help to facilitate the feasibility of affordable housing development.</p> <p>Continue/Modify/Delete: Modify. This program continues to be appropriate; however, the City's budget constraints make the waiving of development application filing fees impractical. As a result, the City will look to provide other incentives for lot consolidation such as a reduction in required parking in order to encourage the assembly of smaller existing lots into larger lots that can be more efficiently developed into high-density residential and mixed-use projects.</p>
<p>Program IIB1.3: HOME funds & SERAF Repayments to fund Land Acquisition and Improvement: Utilize funds as available through the HOME Program and SERAF Repayments, as applicable, to assist development and make land available at reasonable cost to developers who have demonstrated the ability to build affordable housing. Subsidize the cost of off-site improvements for the provisions of affordable housing for lower and moderate-income households. Provide funding for land acquisition and/or improvements to support the development of 20 very low, low, and moderate-income units.</p> <p>Implementation Actions: Provide funds to assist development such as for the purpose of acquisition and/or subsidizing the cost of land acquisition and off-site improvements for new affordable housing construction. Acquire multifamily or single-family units to be rehabilitated by a nonprofit and restricted to low-income rental housing. Contact local service providers and developers and inform them of the potential partnerships with the Housing Division through paperless methods such as phone calls, email, and online postings.</p>	<p>Result/Evaluation: Program considered successful.</p> <p>In 2019, three new affordable units subsidized by HOME and SERAF (Supplemental Educational Revenue Augmentation Fund) funds were developed. Additionally, a 50-unit affordable development subsidized by SERAF completed construction in 2020 and a 65-unit development, also subsidized with SERAF funds, is expected to be completed in late 2021. Please note that SERAF funds are a final remnant of the former Westminster Redevelopment Agency and are not a recurring revenue source.</p> <p>In 2019, the City utilized HOME funds to assist a local Community Housing Development Organization (CHDO) with rehabilitation of a single-family home consisting of five single-room occupancy affordable rental units.</p> <p>Throughout the planning period, City staff continued to meet with affordable housing developers who were seeking funding assistance for their projects.</p> <p>Continue/Modify/Delete: Continue. This program continues to be appropriate and is included in the 2021-2029 Housing Element.</p>

Program	Accomplishments
<p>Program IIB1.4: General Plan Land Use Element Update: Consider creating new opportunities for housing affordable to a range of incomes through mixed-use zoning or corridor revitalization planning. The City's General Plan is proposed to be updated during the planning period. The update process provides an ideal opportunity to investigate potential land and policy resources for new housing construction.</p> <p>Implementation Actions: Consider new land uses and incentives to provide affordable mixed-use housing developments through the general plan update process. Consider opportunities and incentives to revitalize the City's major corridors with affordable and market rate midblock housing through the general plan update process.</p>	<p>Result/Evaluation: Program considered successful. The General Plan Update was completed in 2016. New land uses and incentives to provide affordable mixed-use housing developments along major corridors were considered and incorporated into the adopted General Plan. The City continues work on a specific plan that will tentatively allow for up to 3,000 dwelling units at the Westminster Mall site. In 2019, the City initiated an update to the zoning code, which will address mixed-use housing.</p> <p>New land uses and incentives to provide affordable mixed-use housing developments along major corridors were considered and incorporated into the 2016 adopted General Plan. A 50-unit affordable housing development located along a major corridor in the City, Beach Boulevard, was approved in 2017 and building permits were issued in 2019. This development replaced an underperforming retail use and revitalized the block with affordable housing. Additionally in 2019, a second, 65-unit affordable housing project was approved along Westminster Boulevard by rezoning the parcel to allow for mixed-use housing development. These mixed-use development projects were the result of the 2016 General Plan's emphasis on providing opportunities to develop housing along some of the City's corridors.</p> <p>Continue/Modify/Delete: Although this program has been fundamentally completed, the implementation of the policies and programs developed through the General Plan Update will be ongoing. To that end, the program will be modified and combined with Program IIB3.1: Zoning Code Review and Update to further create opportunities for housing affordable to a range of incomes in the mixed-use zoning districts and along revitalized corridors.</p>
<p>Goal 2: Assist in the development of affordable and market-rate housing.</p>	
<p>Program IIB2.1: Workforce Home Ownership Opportunity: Increase home ownership opportunities for the City's workforce by providing loans to 32 low and moderate income household to acquire their first home.</p> <p>Implementation Actions: Provide gap funding for approximately 4 units per year for low and moderate-income first-time homebuyer households. Forty-five year affordability covenants would be required.</p>	<p>Result/Evaluation: Orange County has some of the highest home values in the State. During the planning period, the City had insufficient funding to bridge the feasibility gap between the market-rate housing purchase costs and the purchase price limitations necessary for low and moderate-income households to purchase a home. In particular, the dissolution of redevelopment agencies across California removed redevelopment financing for affordable housing developments and reduced the number of new affordable housing units. Currently, there is no substitute equivalent to redevelopment financing, and as such, there is insufficient funding for the program.</p> <p>Continue/Modify/Delete: Given the funding limitations and the increasing value of homes in</p>

Program	Accomplishments
	Westminster, gap financing cannot be realistically provided by the City for new homeownership and the program will be discontinued for the 2021-2029 planning period.
<p>Program IIB2.2: Development of Affordable Housing Opportunities: Conduct proactive outreach efforts to affordable housing providers. Facilitate the development of affordable housing for low/very low-income individuals and those with disabilities by identifying potential sites suitable for such housing and either acquire the site(s) or retain qualified developers to acquire site(s) for affordable housing.</p> <p>Implementation Actions: Contact affordable housing providers (including non-profit providers) to encourage them to develop affordable housing for low/very low-income households and the disabled in Westminster.</p> <p>Maintain and publish on the City's website an inventory of vacant and/or underutilized sites suitable for the development of affordable housing for low-income households and households with disabilities.</p> <p>Support and prepare applications for funding and provide incentives and concessions to assist in the development of housing for lower income households</p> <p>Explore additional funding sources and strategies such as boomerang funds and financing districts to assist the development of housing for lower income households</p> <p>In 2015, Identify and implement a specific strategy to assist in the development of housing for extremely low-income households such as prioritizing and pursuing funding, providing incentives, etc.</p>	<p>Result/Evaluation: Program considered successful. The City continues to support affordable density bonus projects with incentives and concessions to assist in the development of housing for lower income households. During the planning period, the Housing Authority oversaw the development of 115 affordable units in two separate developments, serving a mix of extremely low, very low, and low-income households. Some units are designed as permanent supportive housing for those that are experiencing homelessness, or are at risk of becoming homeless. Both projects provide some on-site services for residents.</p> <p>Continue/Modify/Delete: Continue. This program continues to be appropriate and is included in the 2021-2029 Housing Element.</p>
<p>Program IIB2.3: Density Bonus: Administer and market the Density Bonus program that allows developers the opportunity to exceed the maximum district density when a percentage of the units are reserved for lower income households.</p> <p>Implementation Actions: Make available the City's application submittal packet to provide interested builders or service providers with Density Bonus information through paperless methods such as online postings. Provide printed copies at the front counter.</p>	<p>Result/Evaluation: Program considered successful. The City's density bonus regulations are available online through the City's website. All application forms are also available online including the development application for density bonus projects. One affordable residential and supportive housing development that utilized the Density Bonus program (Della Rosa project) recently completed construction in 2019. Della Rosa is a 50-unit development serving the chronically homeless and low-income households. Two market rate apartment projects also utilized the Density Bonus program during the planning period.</p>

Program	Accomplishments
	Continue/Modify/Delete: Continue. This program continues to be appropriate and is included in the 2021-2029 Housing Element.
Goal 3: Remove governmental constraints to the maintenance, improvement, and development of housing.	
<p>Program IIB3.1: Zoning Code Review and Update: Increase opportunities for the development of market rate, affordable, including lower income and special needs housing by modifying zoning code standards and programs.</p> <p>Implementation Actions: Through the General Plan update process, starting in 2014, consider the following: Permit residential uses along the City's arterial highways; Increase the maximum allowed density for the City's current highest residential general plan land use category and zoning district from the current allowed 25 units per acre to a maximum of 30 units to an acre, as recommended in the State's derived default density provided in Government Code Section 65583.2.; City will consider development fee waivers for low-income housing as part of its development fee study process.</p>	<p>Result/Evaluation: Program considered successful. The General Plan Update in 2016 addressed the following: Permitted a mix of non-residential and residential uses along the City's arterial highways; and Increased the maximum allowed density for the highest residential General Plan land use category and zoning district from 25 units per acre to a maximum of 40 units per acre. Furthermore, the City selected a consulting firm in 2019 to update the zoning code and zoning map to be consistent with the General Plan. However, the City's planning consultant first updated the Housing Element and assessed the City's housing needs, prepared an adequate sites analysis, and identified underdeveloped and vacant parcels in the city. Once the Housing Element is adopted, the City will complete the update to the zoning code to allow mixed-use residential uses and higher density residential uses.</p> <p>Continue/Modify/Delete: The program has accomplished some of its required actions and continues to be appropriate. The program is included in the 2021-2029 Housing Element in a modified form.</p>
<p>Program IIB3.2: Priority Water and Sewer Service: Continue to make service providers aware of the City's housing plans and encourage them to expedite service to restricted lower income residential projects.</p> <p>Implementation Actions: Provide copy of updated and adopted Housing Element to the City's water and sewer providers. Provide technical assistance to them, if needed, for adopting written procedures to provide priority service to lower income residential projects.</p>	<p>Result/Evaluation: Program considered successful. Copies of the adopted 2013 Housing Element were provided to the City's Water Division, as well as Midway City Sanitary District, and Planning staff regularly communicated with the Water Division and Sanitary District throughout the planning period regarding housing development and infrastructure projects.</p> <p>Continue/Modify/Delete: Continue. This program continues to be appropriate and is included in the 2021-2029 Housing Element.</p>
<p>Program IIB3.3: Design Guidelines Manual: Continue to provide basic citywide design guidelines to provide more certainty and direction to the development community without imposing limitations to use or architectural style.</p> <p>Implementation Actions: Make available and implement the Design Guidelines Manual available at City Hall and on the City's website.</p>	<p>Result/Evaluation: Program considered successful. Throughout the planning period, copies of the City's Design Guidelines Manual were available at City Hall and on the City's website. Nonetheless, pursuant to Senate Bill 330 (SB 330), the City will be crafting new objective development standards to increase certainty in the development review process and speed the review of new housing projects. The update project is tentatively scheduled to begin in late 2021.</p>

Program	Accomplishments
	<p>Continue/Modify/Delete: Continue. This program continues to be appropriate and is included in the 2021-2029 Housing Element. The City has received a SCAG grant to update its design guidelines to reflect changes necessary to comply with SB 330.</p>
<p>Goal 4: Conserve and improve the condition of the existing housing stock.</p>	
<p>Program IIB4.1: Mobile Home Improvement: Assist lower income households in rehabilitation efforts to improve the appearance and safety of 32 lower income mobile home units.</p> <p>Implementation Actions: Provide funds to support exterior and interior improvements to mobile home units for very low and low-income households.</p>	<p>Result/Evaluation: Program considered successful. During the planning period, the Housing Authority and City completed renovations on 34 mobile homes for low-income households.</p> <p>Continue/Modify/Delete: Although the program exceeded its goal during the planning period it will not be continued in the 2021-2029 Housing Element as limited funds for improving the existing housing stock will be allocated to other programs.</p>
<p>Program IIB4.2: Owner-Occupied Single-Family Home Improvement: Assist 40 lower and moderate-income owner households in rehabilitating single-family homes to improve the appearance and safety of the existing single-family housing stock.</p> <p>Implementation Actions: Provide funds to support exterior and interior improvements to single-family owner-occupied homes for lower and moderate-income households.</p>	<p>Result/Evaluation: Program considered successful. During the planning period, the City provided exterior and interior improvement assistance to 7 single-family, owner-occupied homes for lower and moderate-income households.</p> <p>Continue/Modify/Delete: Remove. Funding for this program has been discontinued and no alternative funding source has been identified.</p>
<p>Program IIB4.3: Single-Family Substantial Rehabilitation: Address the deficiencies in 3 substantially deteriorating single-family homes and provide relief from overcrowding. Substantial deterioration is associated with overcrowding, overpayment, and housing age. Program would primarily serve large families in need of room and bathroom additions, as well as structural improvements to ensure safety.</p> <p>Implementation Actions: Provide loans for substantial rehabilitation of single-family homes for lower and moderate income households and require the imposition of 45-year affordability covenant.</p> <p>Using the land use data generated from the General Plan Update, scheduled to begin in 2014, combined with the data generated from the 2007 Housing Conditions Survey, identify the single-family neighborhoods with the most significant level of deterioration for the purpose of implementing program No. IIB4.3(1) above.</p>	<p>Result/Evaluation: Due to insufficient funding during the planning period, single-family assistance was channeled into the Neighborhood Pride program. The City identified "deteriorated areas, also known as "Neighborhood Pride Improvement Areas," and in 2015 launched a grant program funded by Community Development Block Grant (CDBG) aimed at providing relief to homeowners who were experiencing extreme or hazardous deterioration that they were unable to remedy. This grant program was a two-year project and expired at the end of fiscal year 2019-20. The Community Development Department and Code Enforcement Division identified candidates, but responses were limited due to the stringent requirements of CDBG. In 2019, the City assisted one homeowner with health and safety repairs. Upon review of this program during the 2020 Consolidated Plan update process, it was determined that multifamily programs may achieve a larger impact on low-income neighborhoods, and as a result, this rehab program was transitioned to one focusing on small apartment buildings.</p> <p>Continue/Modify/Delete: Modify. As noted, the program is anticipated to have a greater benefit on small, multifamily projects and will be modified to target such for the 2021-2029 planning period.</p>

Program	Accomplishments
<p>Program IIB4.4: Multifamily Rehabilitation: Provide funding to improve 60 lower and moderate multifamily rental units. The majority of homes in need of repair identified by the 2007 Housing Conditions Survey were multifamily projects.</p> <p>Implementation Actions: Provide loans for rehabilitation of multifamily units, subject to the applicable funding source requirements (15-year affordability covenants for projects using HOME funds and 55-year affordability covenants for projects using SERAF funds).</p>	<p>Result/Evaluation: During the planning period, the City funded the rehabilitation of a 5-unit SRO development with a non-profit partner and continued to seek other potential small developments for similar partnerships. Available funding was not adequate to perform large-scale rehabilitation without a partner.</p> <p>Continue/Modify/Delete: Modify. This program is generally continued in the 2021-2029 Housing Element; however, given the funding limitations, the program will be modified for the 2021-2029 Housing Element to reflect more realistic targets.</p>
<p>Goal 5: Promote equal housing opportunities for all persons.</p>	
<p>Program IIB5.1: Housing Directory: Increase knowledge and awareness as to the use of housing programs and other housing-related information by creating a comprehensive synopsis of various housing-related programs that are made available to Westminster residents.</p> <p>Implementation Actions: Continue to make available a program directory or list of housing resources (including resources and regulatory opportunities such as the Secondary Unit Ordinance) to the public through the City's website and in City Hall.</p>	<p>Result/Evaluation: Program considered successful. During the planning period, the City continued to update its website and maintain a complete listing of restricted housing units, as well as upcoming affordable projects. Information on accessory dwelling units (ADUs) and Density Bonus projects was also made available. Improvements are currently being made to streamline both of these processes, and the City's website will be updated accordingly.</p> <p>Continue/Modify/Delete: Continue. This program continues to be appropriate and is included in the 2021-2029 Housing Element.</p>
<p>Program IIB5.2: Emergency Shelter and Transitional Housing Program: Address the urgent shelter needs of the homeless by continuing to implement the City's Emergency Shelter ordinance.</p> <p>Implementation Actions: Continue to administer the zoning code provisions that permit emergency shelters as a permitted use (by right) in the Public/Semi-Public zone and the Emergency Shelter Overlay Zone. As part of the City's General Plan update process, conduct a community meeting to evaluate citywide housing issues, including issue associated with emergency shelters, transitional housing and supportive housing. Information gathered at the community meeting should be used to update the City's emergency shelter ordinance, if necessary. Continue to be receptive to opportunities with adjacent jurisdictions to further accommodate emergency shelter capacity through multijurisdictional coordination and cooperation.</p>	<p>Result/Evaluation: Program considered successful. Emergency shelters are a permitted use in the Public/Semi-Public zone and the Emergency Shelter Overlay Zone. No applications to operate and/or construct an emergency shelter were received during the planning period. The City Council initiated a Homelessness Task Force in 2019, and heard recommendations in 2020. As a result, a second homeless liaison officer was added, and additional street outreach through the OC Health Care Agency was implemented. In 2021, the Task Force was transitioned into a larger faith-based community group that meets with City staff and independently to coordinate services for those experiencing homelessness. The City actively participates in the Central Service Planning Area of Orange County with other jurisdictions to better address homelessness on a regional level. In 2019, the City entered into a countywide housing trust, which seeks to maximize funding that will be available for homelessness solutions. City staff continues to work with the County and neighboring jurisdictions to pursue adequate emergency shelter options, while also focusing on</p>

Program	Accomplishments
<p>Continue to support a local nonprofit who can demonstrate competence in service and can also demonstrate ongoing funding sources for operations and maintenance.</p>	<p>longer term solutions such as bridge and supportive housing opportunities.</p> <p>During the planning period, the City hired CityNet, a local nonprofit, to actively engage and assist those currently experiencing homelessness and immediately connect them with resources and housing. CDBG funds were also allocated to the City's Family Resource Center, which serves as an intake point for homeless individuals and families that are then connected with CityNet for services.</p> <p>Continue/Modify/Delete: Continue. This program continues to be appropriate and is included in the 2021-2029 Housing Element with necessary updates.</p>
<p>Program IIB5.3: Reasonable Accommodation: Maintain the City's Implement the Reasonable Accommodation provisions (as established by ordinance) Ordinance in regard to relief from the various land use, zoning, or building laws, rules, policies, practices, and/or procedures of the City. regarding the reasonable accommodation to the Community Development Director.</p> <p>Implementation Actions:</p> <p>Ensure zoning code compliance with fair housing laws.</p> <p>Ensure continued use of the City's reasonable accommodation provisions, by processing in a timely manner any application requesting a reasonable accommodation.</p> <p>Develop and implement a marketing program using the City's website, brochures, and other forms of appropriate advertising to inform the community of the availability of the City's reasonable accommodations provisions.</p>	<p>Result/Evaluation: Program considered successful.</p> <p>At the time the Housing Element was adopted in February 2014, the City's zoning code was not found to conflict with fair housing laws. In addition, the City did not adopt any zoning code amendment during the planning period that conflicts with fair housing laws. The City will continue to review all future code amendments to ensure that such amendments do not conflict with fair housing laws.</p> <p>The City continues to make its reasonable accommodation provisions available to the general public.</p> <p>City staff continued to develop the City's website, brochures, and other forms of advertising to inform the community of the reasonable accommodation provisions during the planning period.</p> <p>Continue/Modify/Delete: Continue. This program continues to be appropriate and is included in the 2021-2029 Housing Element.</p>
<p>Program IIB5.4: Rehabilitation for Disabled Access: Make rehabilitation loans to qualified households for modifications to existing dwellings to facilitate access by disabled persons. Disabled persons often have limited incomes and require assistance to afford accessibility improvements.</p> <p>Implementation Actions:</p> <p>Provide available funding for qualifying disabled households to make accessibility-related home improvements.</p>	<p>Result/Evaluation: Funding was available during the planning period for qualifying disabled households through the mobile home grants program and the Neighborhood Pride Multi-Family Rental Rehabilitation Loan Program to make accessibility-related improvements; however, no applications were received during the planning period.</p> <p>Continue/Modify/Delete: Due to the limited monies available for housing rehabilitation, this program is no longer specifically funded and is not included in the 2021-2029 Housing Element.</p>
<p>Program IIB5.5: Persons with Developmental Disabilities: Work with the Regional Center of Orange County or similar providers to implement an outreach program that informs families in the City on housing services available for</p>	<p>Result/Evaluation: Since the information related to assisting individuals with developmental disabilities is disseminated by the County and funding to assist such individuals is also provided by the County, a specific program was not developed by the City during the planning period.</p>

Program	Accomplishments
<p>persons with developmental disabilities. The program could include the development of an information brochure, including information on services on the City's website, and providing housing-related training for individuals/families through future workshops.</p> <p>Implementation Actions: Design a program that encourages the dissemination of information that will assist families that have persons with developmental disabilities, such as providing information on the City's website or through other information outlets that will assist the Regional Center of Orange County.</p> <p>Outreach with housing providers, including non-profit developers to assist in development (e.g., support funding, incentives, etc.) and establish a strategy to promote the creation of housing for persons with developmental disabilities.</p>	<p>However, the City continued to refer inquiries to the Regional Center of Orange County (RCOC).</p> <p>Continue/Modify/Delete: This program continues to be appropriate, but will be modified in the 2021-2029 Housing Element to increase its effectiveness and better leverage the partnership with the RCOC.</p>
<p>Program IIB5.6: Universal Design: Support housing that is appropriate for all levels of physical ability through accessible and barrier-free universal design features.</p> <p>Implementation Actions: Continue to enforce the City's adopted building codes, as they relate to required universal design features to ensure that new housing development is accessible and barrier-free.</p>	<p>Result/Evaluation: Program considered successful. Throughout the planning period, the Building Division continued to enforce the City's adopted building codes, as they relate to required universal design features to ensure that new housing development was accessible and barrier-free.</p> <p>Continue/Modify/Delete: Continue. This program continues to be appropriate and is included in the 2021-2029 Housing Element.</p>
<p>Program IIB5.7: Fair Housing Council: Provide counseling and advisory services by continuing to contract with the designated FHC in regard to fair housing issues involving Westminster residents, such as complaints regarding discrimination in all housing matters.</p> <p>Implementation Actions: Continue the City's commitment to working with the Fair Housing Council and disseminating fair housing information at City Hall, public libraries, the Chamber of Commerce, and on the City's website. Include within the annual budget adequate funding to continue the contract with the Fair Housing service provider.</p>	<p>Result/Evaluation: Program considered successful (note that the City's fair housing service provider is now the Fair Housing Foundation). The City continued its commitment to working with a fair housing services provider throughout the planning period and disseminated fair housing information at City Hall, public libraries, through the Chamber of Commerce, and on the City's website. CDBG monies were used to fund this program during the planning period. During the COVID-19 pandemic, virtual workshops were available to provide outreach and education regarding fair housing rights and responsibilities.</p> <p>Continue/Modify/Delete: Continue. This program continues to be appropriate and is included in the 2021-2029 Housing Element.</p>
<p>Goal 6: Preserve the assisted affordable housing stock.</p>	
<p>Program IIB6.1: Housing Construction Monitoring: Maintain the City's inventory system to monitor the growth of the housing stock, and to track product type development and affordability. This data would be tabulated on an annual basis to</p>	<p>Result/Evaluation: Program considered successful. In 2020, the City implemented a new permitting and case tracking system with improved functions to better track housing product type and affordability. As well, the City's new permitting system will enhance the production of</p>

Program	Accomplishments
<p>determine the City's position in achieving its housing goals.</p> <p>Implementation Actions: Continue to track all housing developments for the purpose of achieving the program objective.</p>	<p>housing reports (e.g., Housing Inventory Survey) submitted to the Center for Demographic Research (CDR) and the Department of Housing and Community Development (HCD).</p> <p>Continue/Modify/Delete: Continue. This program continues to be appropriate and is included in the 2021-2029 Housing Element.</p>
<p>Program IIB6.2: Building Code Enforcement: The City will enforce and expand, where necessary, the property maintenance provisions embodied in the Uniform Building Code and Land Use Ordinance.</p> <p>Implementation Actions: Continue to conduct annual community workshops explaining code compliance issues.</p>	<p>Result/Evaluation: Program considered successful. During the planning period, the City's Community Preservation Unit (CPU) continued to provide community outreach and engagement related to basic neighborhood maintenance standards within the municipal code, such as landscape maintenance, inoperable vehicles, and waste disposal. This effort is intended to help maintain property values and quality neighborhoods while allowing traditional code enforcement officers to focus on threats to health and safety such as illegal construction and unpermitted garage conversions.</p> <p>Continue/Modify/Delete: Continue. This program continues to be appropriate and is included in the 2021-2029 Housing Element.</p>
<p>Program IIB6.3: Section 8 Rental Assistance: Assist lower income renter households by referring them to the Orange County Housing Authority for rental assistance.</p> <p>Implementation Actions: Continue to provide referrals and voucher information to prospective program participants.</p>	<p>Result/Evaluation: Program considered successful. The City continues to provide referrals and voucher information to prospective Orange County Housing Authority program participants. Approximately 1,700 households in Westminster receive Section 8 rental assistance, more than any other jurisdiction that participates in the County program. Furthermore, two large-scale affordable housing development projects (Della Rosa and Westminster Crossing) the Housing Authority is involved with include the layering of vouchers to ensure the greatest possible affordability.</p> <p>Continue/Modify/Delete: Continue. This program continues to be appropriate and is included in the 2021-2029 Housing Element.</p>
<p>Program IIB6.4: Condominium Conversion: The City shall maintain and enforce the provisions of the City's Condominium/Stock Cooperative Conversion Ordinance.</p> <p>Implementation Actions: In the event that an application to convert a residential development to a condominium/stock cooperative is submitted to the City, the provisions of the ordinance shall be implemented and enforced.</p>	<p>Result/Evaluation: During the planning period, the City received one application to convert two existing rental units to condominium ownership, and the application was processed in accordance with the ordinance to allow conversion of the apartments to condominiums. The project was approved by the Planning Commission in March 2021.</p> <p>Continue/Modify/Delete: Continue. This program continues to be appropriate and is included in the 2021-2029 Housing Element.</p>
<p>Program IIB6.5: Mobile Home Park Conversion Ordinance (MHPCO): The City will maintain and enforce the MHPCO, which requires a conversion impact report (CIR). The City shall monitor each potential conversion to</p>	<p>Result/Evaluation: During the planning period, the City received one application for a mobile home park conversion. However, the applicant for the conversion did not meet the reporting requirements and the City was therefore unable to measure the impacts and calculate the net loss of</p>

Program	Accomplishments
<p>determine the potential impact of the loss of any affordable lower-income units.</p> <p>Implementation Actions: During the preparation of a CIR, the applicant shall be required to identify the quantity and conditions of each lower-income households/units.</p> <p>Upon approval of a permit to convert a mobile home park, the applicant shall be required to implement mitigation measures that fully mitigate the net loss of low-income households.</p>	<p>low-income housing units. The application ultimately expired.</p> <p>Continue/Modify/Delete: Continue. This program continues to be appropriate and is included in the 2021-2029 Housing Element.</p>
<p>Goal 7: Facilitate energy conservation in new and rehabilitated housing.</p>	
<p>Program IIB7.1: Energy Efficient Housing: The City will facilitate the creation of energy efficient housing.</p> <p>Implementation Actions: Identify cost-effective energy conservation measures that can be developed into city regulations, incentives, or programs.</p> <p>Continue to hold monthly meetings with the Energy Committee to evaluate partnership opportunities, financial resources, regulations, and incentives for energy conservation.</p> <p>Continue to publish and disseminate energy conservation information at City Hall and through the annual Green Expo.</p> <p>Pursue technical assistance to monitor energy usage in municipal buildings and City programs and identify and implement energy conservation programs.</p> <p>Modify development application to identify interest in energy conservation components of proposed project or interest in financial/regulatory assistance.</p>	<p>Result/Evaluation: Program considered successful. With the adoption of the CALGreen Code and sustainability principles incorporated into the Building Code, the program is largely preempted. Nonetheless, during the planning period the City continued to partner with Southern California Edison to provide residents and businesses with information related to energy conservation programs.</p> <p>Continue/Modify/Delete: Modify. Energy conservation remains a goal for the City; however, changes to California's Green Building Standards Code (CALGreen) and the disbanding of the City's Energy Committee prompt modifications to the program. The City will continue to encourage energy efficient housing, including through the installation of solar power/photovoltaic (PV) systems, and the program will be modified to reflect the changes in tactical approach to energy conservation.</p>

3. Housing Needs Assessment

3A. Introduction and Background

The purpose of the Housing Needs Assessment is to describe housing, economic, and demographic conditions in Westminster, assess the demand for housing for households at all income levels, and document the demand for housing to serve various special needs populations. The Housing Needs Assessment also addresses whether assisted housing projects are at risk of converting to market rate projects. The Housing Needs Assessment is intended to assist Westminster in developing housing goals and formulating policies and programs that address local housing needs.

Several sources of data were used to describe existing demographic and housing conditions, including the following:

- Pre-Certified Local Housing Data package for the City of Westminster developed by the Southern California Association of Governments (SCAG) and pre-certified by the California Department of Housing and Community Development (HCD) for use in 6th cycle housing elements.
- Data from the 2010 U.S. Census, 2014-2018 U.S. Census American Community Survey (ACS), California Department of Finance (DOF), California Employee Development Department (EDD), and U.S. Department of Housing and Urban Development (HUD) is included to provide information on population, household, housing, income, employment, and other demographic characteristics. Note that data from the 2020 U.S. Census was not yet available during the preparation of this Housing Element.
- Regional information from the Fair Housing Council of Orange County.
- Other sources of economic data such as information from the websites *Zillow.com* and *Apartments.com*, and other published data are used where current Census, ACS, DOF, HUD, and other standard data sources do not provide relevant data.
- Interviews with key agencies and organizations were conducted to obtain information on housing needs and, in particular, needs of populations with special housing needs.
- Research and data related to fair housing, including Census Scope, Social Science Data Analysis Network, the UC Davis Center for Regional Change and Rabobank, N.A., and the California Fair Housing Task Force.

Due to the use of multiple data sources (with some varying dates), there are slight variations in some of the information, such as total population and total household numbers, presented in this document. However, these variations do not significantly affect the discussion of overall housing trends and changes.

It is worth acknowledging that several of the characteristics included in this section may be impacted by the global Covid-19 pandemic. Unfortunately, while the data continues to evolve, trends indicate that communities with comparatively lower incomes and greater ethnic diversity have been more

deeply impacted by this public health crisis and its economic repercussions. Though this Element is not intended to specifically address the consequences of the pandemic, it is acknowledged that some of the challenges documented in this section, particularly related to employment and income, were potentially exacerbated by it, making housing stability even more important to community vitality.

3B. Population Trends and Characteristics

Population Growth

Table 3 shows population growth for Westminster and other jurisdictions in the region from 2000 through 2020. According to data prepared by the California DOF, the population of Westminster in 2020 was 92,421 persons, an increase of approximately 3.0% since 2010. During the previous decade (2000 to 2010), the City’s population only increased 1.7%. Westminster’s growth rate has been lower than the countywide growth rate, with Orange County experiencing population growth rates during both the 2000 to 2010 and 2010 to 2020 periods higher than that experienced in Westminster, as shown in Table 3. This is largely due to Westminster’s built-out nature and the availability of greenfield land in other areas of the county versus in the city. Of neighboring jurisdictions, the City of Huntington Beach had both the greatest numerical change in population (11,687 persons) and the largest percentage change in population (6.2%).

Table 3: Population Trends – Neighboring Jurisdictions

Jurisdiction	2000	2010	2020	Change 2000-20	% Change 2000-20
Westminster	88,207	89,701	92,421	4,214	4.8%
Fountain Valley	54,978	55,313	55,878	900	1.6%
Garden Grove	165,196	170,794	174,801	9,605	5.8%
Huntington Beach	189,594	189,992	201,281	11,687	6.2%
Seal Beach	24,157	24,168	24,992	835	3.5%
Stanton	37,403	38,186	39,077	1,674	4.5%
Orange County	2,846,289	3,010,232	3,194,332	348,043	12.2%

Sources: US Census, 2000; DOF, 2020

Age

Changes in the age groups can indicate future housing needs. Table 4 compares age cohort sizes in 2018 for Westminster and Orange County. In Westminster, children under 15 comprise 15.8% of the City's population, teens and young adults (15 – 24) represent 12.1%, and adults in family-forming age groups (25 – 44) comprise 26.2%. Adults aged 45 to 64 represent 28.2% of the population and seniors (65 and over) comprise 17.6%. In 2018, the median age in Westminster (42.3 years) was several years higher than that of Orange County (37.8 years) and the statewide median age (36.3 years). The median age of City residents is increasing, up from 37.7 years in 2010.

Table 4: Population by Age (2018)

Age	Westminster		Orange County	
	Number	Percent	Number	Percent
Under 5 Years	3,961	4.3%	188,956	6.0%
5 to 9	5,004	5.5%	189,548	6.0%
10 to 14	5,443	6.0%	206,380	6.5%
15 to 19	5,637	6.2%	208,793	6.6%
20 to 24	5,425	5.9%	218,993	6.9%
25 to 34	11,960	13.1%	453,121	14.3%
35 to 44	12,021	13.1%	415,919	13.1%
45 to 54	14,083	15.4%	453,608	14.3%
55 to 64	11,702	12.8%	388,376	12.3%
65 to 74	8,615	9.4%	249,211	7.9%
75 to 84	5,699	6.2%	131,180	4.1%
85 and Over	1,867	2.0%	60,097	1.9%
TOTAL	91,417	100%	3,164,182	100%

Source: US Census, 2014-2018 ACS

Race/Ethnicity

Table 5 shows the ethnic composition of Westminster's population. Nearly half (49.4%) of the City's population identify as Asian, the vast majority of which are Vietnamese (42.2% of the population according to the ACS). The next largest racial group is White (38.6%), followed by "other race" (6.9%), "two or more races" (3.4%), Black or African American (0.9%), and American Indian or Alaska Native (0.5%), and Native Hawaiian and Pacific Islander (0.2%). More than one-fifth of the population (22.8%) is of Hispanic or Latino origin. Westminster is a much more culturally diverse community than the County as a whole, which has the potential to influence special housing needs or buying preferences, such as a stronger cultural history of multigenerational housing.

Table 5: Race and Ethnicity (2018)

Race/Ethnicity	Westminster		Orange County	
	Number	Percent	Number	Percent
White	35,300	38.6%	1,950,902	61.7%
Black or African American	844	0.9%	54,732	1.7%
American Indian or Alaska Native	501	0.5%	14,466	0.5%
Asian	45,177	49.4%	635,672	20.1%
Native Hawaiian and Pacific Islander	180	0.2%	9,442	0.3%
Some Other Race	6,302	6.9%	370,679	11.7%
Two or More Races	3,113	3.4%	128,289	4.1%
TOTAL	91,417	100%	3,164,182	100%
Hispanic or Latino (of any race)	20,883	22.8%	1,080,195	34.1%

Source: US Census, 2014-2018 ACS

Employment

One of the factors that can contribute to an increase in demand for housing is expansion of the employment base. Table 6 shows the employment and unemployment rates for persons 16 years and older that were in the labor force in 2010 and 2018. In 2018, ACS data indicated that there were 43,015 employed persons in the Westminster labor force and that the unemployment rate was approximately 5.4%, a significant decrease from 9.4% in 2010 as the City (and country) emerged from the Great Recession. According to the labor report data compiled by the California EDD, the Anaheim-Santa Ana-Irvine Metropolitan Area's average annual unemployment rate in 2018 was estimated at 3.0%, Orange County's rate was also 3.0%, while California's was 4.1%.

Table 6: Job Growth and Employment Status (2018)

	2010		2018	
	Number	Percent	Number	Percent
Total Persons in Labor Force	43,646	100%	45,464	100%
Employed	39,554	90.6%	43,015	94.6%
Unemployed	4,092	9.4%	2,449	5.4%

Sources: US Census, 2010-2014 ACS and 2014-2018 ACS

Industry and Occupation

Of Westminster's employed residents, the "Educational services, health care and social assistance" industry employed the most people at 18.2%. The second largest employment sector was the "Manufacturing" industry, which had 16.1% of the total employed persons in Westminster. The top two employment categories in Orange County were the "Educational services, health care and social assistance" industry at 19.3% and the "Professional, scientific, management, administrative, waste management" industry at 14.4%.

The City's workforce holds a variety of types of jobs as shown in Table 7, with the largest sector (33.5%) working in management, business, science, and arts

occupations, followed by 22.9% in sales and office occupations. Employment and occupation trends play an important role in defining housing needs. This relationship extends beyond the impact of employment growth on housing demand in the city and includes how wage levels and median earnings affect the type of housing affordable to workers and households in Westminster. There is a significant gap, for example, between the median earnings of a resident employed in management and a resident employed in a service occupation, and this translates into the type of housing that is needed in the city.

Table 7: Jobs by Industry (2018)

Industry	Number of jobs	Percent
Agriculture, forestry, fishing and hunting, mining	485	1.1%
Construction	2,400	5.6%
Manufacturing	6,924	16.1%
Wholesale trade	1,022	2.4%
Retail trade	5,069	11.8%
Transportation, warehousing, utilities	1,919	4.5%
Information	633	1.5%
Finance and insurance, real estate and rental and leasing	2,991	7.0%
Professional, scientific, management, administrative, waste mgmt.	4,089	9.5%
Educational services, health care and social assistance	7,825	18.2%
Arts, entertainment, recreation, accommodation, food services	4,541	10.6%
Other services	3,851	9.0%
Public administration	1,231	2.9%
TOTAL (Civilian Labor Force)	42,980	100%
Armed Forces	35	100%

Source: US Census, 2014-2018 ACS

Table 8: Jobs by Occupation (2018)

Occupation	Number of jobs	Percent	Median Earnings*
Management, business, science, and arts occupations	14,417	33.5%	\$61,902
Service occupations	8,493	19.8%	\$14,076
Sales and office occupations	9,860	22.9%	\$27,268
Natural resources, construction, and maintenance occupations	3,385	7.9%	\$37,870
Production, transportation, and material moving	6,825	15.9%	\$27,992

*Median earnings in previous 12 months prior to survey

Sources: SCAG 6th Cycle Data Package; US Census, 2014-2018 ACS

Travel to Work

Approximately 53% of Westminster workers 16 years and over travelled less than 30 minutes to work. Comparatively, only 9.2% of workers drive more than 60 minutes to work. Most Westminster workers, 78.5%, drive alone to work and 12.7% carpool. Table 9 identifies travel time to work and Table 10 identifies commute methods for Westminster workers in 2018.

Table 9: Travel Time to Work (2018)

	Number of Workers	Percent
Less than 10 minutes	2,708	6.7%
10-19 minutes	10,870	27.1%
20-29 minutes	7,852	19.5%
30-44 minutes	11,661	29.0%
45-59 minutes	3,378	8.4%
60 + minutes	3,700	9.2%

Source: US Census, 2014-2018 ACS

Table 10: Community Method (2018)

	Number of Workers	Percent
Drive Alone	32,827	78.5%
Carpooled	5,323	12.7%
Public Transportation	767	1.8%
Walk	506	1.2%
Other	746	1.8%
Work at Home	1,658	4.0%

Source: US Census, 2014-2018 ACS

3C. Household Characteristics

According to the Census, a **household** is defined as all persons living in a housing unit. This definition includes families (related individuals living together), unrelated individuals living together, and individuals living alone.

A **housing unit** is defined by the Census as a house, an apartment, a mobile home, a group of rooms, or a single room that is occupied (or if vacant, is intended for occupancy) as separate living quarters. Separate living quarters are those in which the occupants live and eat separately from any other persons in the building and which have direct access from the outside of the building or through a common hall. The occupants may be a single family, one person living alone, two or more families living together, or any other group of related or unrelated persons who share living arrangements.

People living in retirement homes or other group living situations are not considered “households” for the purpose of the U.S. Census count. The household characteristics in a community, including household size, income, and the presence of special needs households, are important factors in determining the size and type of housing needed in the city.

Table 11 below identifies the ages of householders in Westminster and Orange County in 2018 based on ACS data from 2014-2018. Homeowner households are generally headed by residents early middle-aged to middle-aged, with 49.6% of homeowner households headed by a resident 35-59 years of age; however, 17.8% of homeowner households are headed by someone 65-74 years. Households who rent their homes trend slightly younger; about 60% of renter households are headed by a person aged 25-54.

Table 11: Households by Tenure and Age (2018)

Age of Householder	Westminster		Orange County	
	Number of Households	% of Total	Number of Households	% of Total
Total:	27,529	-	1,032,373	-
Owner Occupied:	14,479	52.6%	592,269	57.4%
15 to 24 years	91	0.3%	2,053	0.2%
25 to 34 years	698	2.5%	36,065	3.5%
35 to 44 years	2,521	9.2%	86,899	8.4%
45 to 54 years	3,182	11.6%	137,678	13.3%
55 to 59 years	1,479	5.4%	75,371	7.3%
60 to 64 years	1,868	6.8%	67,259	6.5%
65 to 74 years	2,564	9.3%	104,985	10.2%
75 to 84 years	1,529	5.6%	58,068	5.6%
85 years and older	547	2.0%	23,891	2.3%
Renter Occupied:	13,050	47.4%	440,104	42.6%
15 to 24 years	387	1.4%	23,193	2.3%
25 to 34 years	2,493	9.1%	105,489	10.2%
35 to 44 years	2,471	9.0%	101,763	10%
45 to 54 years	2,914	10.6%	91,096	8.8%
55 to 59 years	982	3.6%	33,973	3.3%
60 to 64 years	705	2.6%	24,592	2.4%
65 to 74 years	1,621	5.9%	33,099	3.2%
75 to 84 years	1,063	3.9%	16,518	1.6%
85 years and older	414	1.5%	10,381	1%

Source: US Census, 2014-2018 ACS 5-Year Data Profile (Table B25007)

Table 12 identifies the household sizes by housing tenure. In 2018, the majority of households consisted of 2 to 4 persons, which is consistent with the County's profile. However, large households of 5 or more persons made up 19.1% of the total households in Westminster – a sizable percentage of total households and a higher proportion when compared to the County. The average household size was 3.31 persons in Westminster, compared to 3.02 persons for the County. Additionally, the average household size in 2018 for an owner-occupied unit was 3.41 persons per household and 3.19 persons per household for a renter-occupied unit.

Table 12: Household Size by Tenure (2018)

	Westminster		Orange County	
	Number of Households	%	Number of Households	%
Owner Households	14,479	100%	592,269	100%
Householder living alone	2,027	14.0%	110,780	18.7%
Households 2–4 persons	9,526	65.8%	404,680	68.3%
Large households 5+ persons	2,926	20.2%	76,809	13%
Average Household Size	3.41 persons		2.99 persons	
Renter Households	13,050	100%	440,104	100%
Householder living alone	3,019	23.1%	106,627	24.2%
Households 2–4 persons	7,688	58.9%	263,316	59.8%
Large households 5+ persons	2,343	18.0%	70,161	15.9%
Average Household Size	3.19 persons		3.06 persons	
Total Households	27,529	100%	1,032,373	100%
Householder living alone	5,046	18.3%	217,407	21.1%
Households 2–4 persons	17,214	62.5%	667,996	64.7%
Large households 5+ persons	5,269	19.1%	146,970	14.2%
Average Household Size	3.31 persons		3.02 persons	

Sources: SCAG 6th Cycle Data Package; U.S. Census Bureau, 2014-2018 ACS; 2014-2018 ACS 5-Year Data Profile (Table B25009)

3D. Income

Household Income

From 2000 to 2018, the median household income increased by 25% to \$61,834 and the per capita income increased by 51.5% to \$27,603. While there was an increase in both per capita and median household incomes from 2010 to 2018, the 2018 median income remains well below the countywide median income of \$85,398. Table 13 identifies the per capita and median household incomes.

Table 13: Median Household and Per Capita Income (2018)

	2000	2010	2018
Median Household Income	\$49,450	\$57,892	\$61,834
Per Capita Income	\$18,218	\$22,518	\$27,603

Sources: US Census, 2000; US Census, 2014-2018 ACS

Households by Income Group

A special aggregation of 2013-2017 ACS data performed by HUD – titled the Comprehensive Housing Affordability Strategy (CHAS) data – provides a breakdown of households by income group by occupant type. The number of households in extremely low, very low, low, and moderate/above moderate-income groups is shown in Table 14. About 40% of all households are at or above moderate income, which means they make 80% or more of the area median income (AMI) as defined by the California Department of Housing and Community Development. The HUD CHAS data indicates the extremely low-income group represents 26.1% of households, and a higher proportion are renters (5,360) than owners (1,855). The very low-income group represents 15.7% of households and the low-income group represents 18.8% of households. The City’s RHNA (Table 54) identifies the City’s share of regional housing needs for extremely low, very low, and low-income households, as well as for moderate and above moderate-income households. As shown in Table 14, there is a larger proportion of renters in the extremely low and very low-income groups, while there is a larger proportion of low, moderate, and above moderate-income groups in owner households.

Table 14: Households by Income Group (2017)

Income Group	Total		Owner		Renter	
	Households	Percent	Households	Percent	Households	Percent
Extremely Low (<30% AMI ¹)	7,215	26.1%	1,855	12.7%	5,360	41.1%
Very Low (31–50% AMI)	4,360	15.7%	1,855	12.7%	2,505	19.2%
Low (51–80% AMI)	5,215	18.8%	2,815	19.2%	2,400	18.4%
Moderate and Above Moderate (>80% AMI)	10,900	39.4%	8,115	55.4%	2,785	21.3%
TOTAL	27,685	100%	14,640	100%	13,050	100%

¹ Area Median Income

Source: HUD Comprehensive Housing Affordability Strategy (CHAS), 2013-2017

Available: <https://www.huduser.gov/portal/datasets/cp.html>

Table 15 provides a more detailed breakdown of household income by occupant type. As shown in Table 15, the median income of owner households is approximately \$50,000 more than renter households. Compared to the County, median household incomes are lower for both owner and renter households – by 17.6% and 36.3%, respectively.

Table 15: Household Income for All Households and by Tenure (2018)

Income	All Households		Owner Households		Renter Households	
	Number	Percent	Number	Percent	Number	Percent
Less than \$5,000	1,019	3.7%	265	1.8%	754	5.8%
\$5,000 to \$9,999	727	2.6%	183	1.3%	544	4.2%
\$10,000 to \$14,999	1,468	5.3%	163	1.1%	1,305	10.0%
\$15,000 to \$19,999	1,602	5.8%	423	2.9%	1,179	9.0%
\$20,000 to \$24,999	1,264	4.6%	417	2.9%	847	6.5%
\$25,000 to \$34,999	2,154	7.8%	788	5.4%	1,366	10.5%
\$35,000 to \$49,999	3,048	11.1%	1,340	9.3%	1,708	13.1%
\$50,000 to \$74,999	4,658	16.9%	2,400	16.6%	2,258	17.3%
\$75,000 to \$99,999	3,090	11.2%	1,897	13.1%	1,193	9.1%
\$100,000 to \$149,999	4,101	14.9%	2,981	20.6%	1,120	8.6%
\$150,000 or more	4,398	16.0%	3,622	25.0%	776	5.9%
Median Household Income – Westminster	\$61,834		\$92,060		\$38,630	
Median Household Income – Orange County	\$85,398		\$111,730		\$60,671	

Source: US Census, 2014-2018 ACS

Poverty Levels

The 2014-2018 ACS data indicates that 2,904 (13.6%) of all Westminster families and 14,446 individuals (15.9%) had incomes at or below the poverty level. According to the ACS data, poverty rates are disparate between races and economic indicators are particularly severe for those identified as “Some other race alone” and for American Indian and Alaska Native populations. In 2018, those identified as “Some other race alone” had a poverty rate of 24.0% compared to 23.9% for American Indian and Alaska Natives, 20.1% for Asians, 15.3% for Hispanics/Latinos, 9.7% for Whites, and 5.3% for Blacks/African Americans.

The level of poverty in a jurisdiction often influences the need for housing to accommodate those persons and families in the very low and low-income categories. The U.S. Census Bureau measures poverty by using a set of money income thresholds that vary by family size and composition of who is in poverty. If a family’s total income is less than the family’s threshold, then that family and every individual in it is considered in poverty. For example, the poverty threshold for a family of two with no children would be \$17,120, a household of two with a householder aged 65 or older and no children has a poverty threshold of \$15,453, and the poverty threshold of a family of four with two children under the age of 18 would be \$25,926. (*U.S. Census Bureau, 2019*).

Extremely Low-Income Households

Extremely low-income (ELI) households are defined as those earning up to 30% of the area median income. For Orange County, the median household income in 2020 was \$103,000. For ELI households in Westminster (and the rest of Orange County), this results in an income of \$38,450 or less for a four-person household or \$26,950 for a one-person household. Table 16 provides representative occupations in the Anaheim-Santa Ana-Irvine Metropolitan Division with hourly wages that are within or close to the ELI income range. Note that many of the occupations in Table 16 are service occupations, an industry representing 19.8% of jobs in the city in 2018 (Table 7). ELI households may also be receiving public assistance, such as Social Security Disability Insurance (SSDI) or Supplemental Security Income (SSI). As shown in Table 14, ELI households make up 26.1% of all households in Westminster, and based on Table 27, 74.4% of ELI households in Westminster pay more than 30% of their incomes for housing or are “cost burdened.”

Table 16: Occupations with Wages for Extremely Low-Income Households (2020)

Occupation Title	Median Hourly Wage
Laborers and Freight, Stock, and Material Movers	\$12.70
Telemarketers	\$12.43
Waiters and Waitresses	\$12.07
Retail Salespersons	\$12.03
Ambulance Drivers and Attendants, Except Emergency Medical Technicians	\$11.94
Cooks, Fast Food	\$11.63
Couriers and Messengers	\$11.61
Personal Care Aides	\$11.59
Hosts and Hostesses, Restaurant, Lounge, and Coffee Shop	\$11.52
Amusement and Recreation Attendants	\$11.42
Cashiers	\$11.42
Parking Lot Attendants	\$11.41

Source: Employment Development Department, Long-Term Occupational Projections 2016-2026 (accessed January 2021)

Pursuant to Government Code Section 65583(a)(1), 50% of Westminster’s very low-income regional housing needs assigned by HCD are projected to be extremely low-income households. As a result, from the very low-income need of 1,876 units (see Table 54), the City has a projected need of 938 units for extremely low-income households (i.e. households earning 30% or less of the area median income). Based on current figures, extremely low-income households will most likely be cost burdened or facing overcrowding and/or substandard housing conditions. Some extremely low-income households could include individuals with mental or other disabilities and special needs. To address the range of needs of ELI households, the City will implement several programs including the following programs (refer to the Housing Element Policy Document for more detailed descriptions of these programs):

- Program 1: Identification of Adequate Sites
- Program 3: Mixed-Use Development
- Program 5: Emergency Shelter and Transitional Housing Program
- Program 6: Replacement of Affordable Units
- Program 9: Development of Affordable and Special Needs Housing Opportunities
- Program 10: Density Bonus
- Program 19: Housing Choice Vouchers
- Program 25: Homeless Services

3E. Housing Characteristics

Housing Type

Table 17 identifies the types of housing units in Westminster in 2020. The table summarizes total housing stock according to the type of structure. As shown in the table, the majority of housing in Westminster is single-family detached housing, which accounted for 54.1% of units in 2020. Mobile homes represent 11.2% of the housing stock. Multifamily units represent 27.3% of the housing stock, with duplex through fourplex units accounting for 9.0% and multifamily developments with five or more units accounting for 18.3%. Single-family attached homes represent 7.3% of housing units.

Table 17: Housing Stock by Type and Vacancy (2020)

	Total	Single Family		Multifamily		Mobile Homes	Occupied	Vacant
		Detached	Attached	2 - 4	5 + Units			
Units	28,002	15,149	2,056	2,523	5,129	3,145	26,997	1,005
Percent	100%	54.1%	7.3%	9.0%	18.3%	11.2%	96.4%	3.6%

Sources: SCAG 6th Cycle Data Package; DOF E-5 Report 2020

Vacancy Rate

Table 18 also shows the number and percentage of occupied units and the percentage of vacant units. It is important to note that these counts include all vacant units, including those units that are newly constructed but not yet occupied. In order for the housing market to function properly in a city there should always be some level of housing vacancy, otherwise rents or housing prices could skyrocket. The 3.6% vacancy in Westminster is considered low (the historical equilibrium in California is 5.5% for rental vacancy and 1.2% for homeownership vacancy).¹

The 2014-2018 ACS data indicates that there were 784 vacant units in 2018. As shown in Table 18, of the total vacant units in 2018, 252 were for rent, 76 were for sale, 153 were rented or sold but not yet occupied, and 34 were for seasonal, recreational, or occasional use. The overall vacancy rate in Westminster in 2018 was 2.8%, a rate which has fluctuated since 2010.

¹ "California's low residential vacancy rates signal more construction," *first tuesday Journal* (February 15, 2021).

Table 18: Vacancy by Type (2018)

Vacancy Type	Number	Percent
For rent	252	32.1%
Rented, not occupied	57	7.3%
For sale only	76	9.7%
Sold, not occupied	96	12.2%
For seasonal, recreational, or occasional use	34	4.3%
For migrant workers	0	0.0%
Other vacant	269	34.3%
TOTAL	784	100%

Source: US Census, 2014-2018 ACS

Housing Conditions

The U.S. Census provides only limited data that can be used to infer the condition of Westminster’s housing stock. In most cases, the age of a community’s housing stock is a good indicator of the condition of the housing stock. Moreover, many federal and state programs also use the age of housing as one factor in determining housing rehabilitation needs. Typically, housing over 30 years of age is more likely to have rehabilitation needs that may include plumbing, roof repairs, electrical repairs, foundation rehabilitation, or other significant improvements.

The 2014-2018 ACS data indicates that more than half (54.5%) of the housing in the city is greater than 50 years old (i.e. built before 1970). Another 24.1% of units were built between 1970 and 1979. The age of the housing stock indicates that the need for maintenance and rehabilitation assistance may grow during the planning period. Units built prior to 1970 may require aesthetic and maintenance repairs including roof, window, and paint improvements and some units in this age range may also require significant upgrades to structural, foundation, electrical, plumbing, and other systems.

When examining a housing stock to determine what condition it is in, there are certain factors that the Census considers. For example, older units may not have plumbing that is fully functional or the plumbing might be substandard. Table 19 indicates that a small percentage of occupied dwelling units (0.3%) lacked complete plumbing facilities in 2018. Furthermore, although Census estimates for substandard housing do not include units lacking heating, the ACS did indicate that 7.4% of units (2,049) in 2018 had no fuel source for heating.

Table 19: Housing Stock Age (2018)

Year Structure Built	Owner-Occupied		Renter-Occupied		Total	
	Number	Percent	Number	Percent	Number	Percent
2014 or later	32	0.2%	68	0.5%	142	0.5%
2010 to 2013	53	0.4%	451	3.5%	504	1.8%
2000 to 2009	411	2.8%	794	6.1%	1,277	4.5%
1990 to 1999	654	4.5%	1,171	9.0%	1,937	6.8%
1980 to 1989	635	4.4%	1,380	10.6%	2,183	7.7%
1970 to 1979	3,673	25.4%	3,008	23.0%	6,835	24.1%
1960 to 1969	5,190	35.8%	3,422	26.2%	8,748	30.9%
1950 to 1959	3,414	23.6%	2,147	16.5%	5,661	20.0%
1940 to 1949	311	2.1%	493	3.8%	804	2.8%
1939 or earlier	106	0.7%	116	0.9%	222	0.8%
TOTAL	14,479	100%	13,050	100%	28,313	100%
Plumbing Facilities (Occupied Units)						
Units with Complete Plumbing Facilities	14,457	99.8%	12,993	99.6%	27,450	99.7%
Units Lacking Complete Plumbing Facilities	22	0.2%	57	0.4%	79	0.3%

Source: US Census, 2014-2018 ACS (Table B25036)

As noted, the City's housing stock is aging with 78.6% of dwelling units in Westminster having been constructed prior to 1980, and as such, structural deterioration and maintenance problems may be prevalent. A citywide housing conditions survey was last performed in 2007 and indicated at the time that approximately 8.0% of housing units were in need of maintenance and rehabilitation while 0.6% of housing units were in need of replacement.

To supplement the Census information regarding housing conditions, the City of Westminster included specific questions pertaining to the quality of the City's housing stock in its Housing Element Update community survey, which was available in English, Spanish, and Vietnamese, and posted for over one month (this is further detailed in Appendix B). When asked to rate the physical condition of the residence they lived in, the majority (37.7%) responded that their home shows signs of minor deferred maintenance such as peeling paint or chipped stucco while 24.5% indicated that their home was in excellent condition. Another 17.0% of respondents indicated that their home was in need of a repair expected over time due to wear and tear (like a roof repair or new siding) and only 7.6% reported that their home needed a major repair (such as new foundation, complete new plumbing, or complete new electrical). Homeowners were more likely than renters to respond that their residence was in excellent condition (32.1% to 13.6%).

Community members were also asked to report the type of home improvements they have considered making to their homes. The most popular answers that applied were improvements for painting, new heating and air conditioning, and room additions.

Additionally, the City’s Grants and Housing Division worked in cooperation with the Code Enforcement Division to identify neighborhoods which appear to have a significant amount of housing in need of repair. This program is funded through the City’s CDBG allocation, and selected areas must be predominately low-income to meet Federal CDBG requirements. This is part of a strategy, paired with other programs and activities, to arrest blight and improve the safety and livability of neighborhoods in the targeted areas. The City will continue to leverage its federal grant funds in targeted areas to be successful at making permanent change. Historically, City-funded housing rehabilitation has included new windows, new water heaters, repair of bathrooms, plumbing and electrical improvements, installation of carbon monoxide detectors and smoke alarms, and termite fumigation and termite carpentry work.

Overcrowding

Typically, a housing unit is considered overcrowded if there is more than one person per room and severely overcrowded if there are more than 1.5 persons per room. Generally, bedrooms, living rooms, and family rooms “count” while kitchenettes, strip or Pullman kitchens, bathrooms, porches, balconies, foyers, halls, half-rooms, utility rooms, unfinished attics, basements, or other space for storage are not defined as rooms for Census purposes. Table 20 summarizes overcrowding data for Westminster.

Overcrowded households are usually a reflection of the lack of affordable housing available. Households that cannot afford housing units suitably sized for their families are often forced to live in housing that is too small for their needs, which may result in poor physical condition of the dwelling unit. In 2018, 3,017 housing units (10.9% of the total occupied units) were overcrowded, which represented 6.2% of owner units and 16.3% of renter units.

Table 20: Overcrowding by Tenure (2018)

Persons per Room	Owner		Renter		Total	
	Number of Units	Percent	Number of Units	Percent	Number of Units	Percent
1.00 or less	13,588	93.8%	10,924	83.7%	24,512	89.0%
1.01 to 1.50	675	4.7%	1,287	9.9%	1,962	7.1%
1.51 or more	216	1.5%	839	6.4%	1,055	3.8%
TOTAL	14,479	100%	13,050	100%	27,529	100%
Overcrowded	891	6.2%	2,126	16.3%	3,017	10.9%

Source: US Census, 2014-2018 ACS

As shown in Table 21, the average household size in Westminster was 3.31 persons in 2018, which is consistent with the City's average household size in 2010 (3.32). Table 21 shows Westminster's household sizes for owner, renter, and all households. The average household size was higher for owners (3.41 persons). Renter households had an average size of 3.19 persons. The majority (65.8%) of owner households had two to four persons, whereas 66% of renter households were one to three persons in size. Table 22 identifies bedrooms by tenure. Although larger renter households and larger owner households are proportionally comparable, the proportion of larger (4 or more bedroom) homes is significantly higher for owner households.

Table 21: Household Size by Tenure (2018)

Household Size	Owner		Renter		Total	
	Number of Households	Percent	Number of Households	Percent	Number of Households	Percent
1-person	2,027	14.0%	3,019	23.1%	5,046	18.3%
2-person	4,245	29.3%	3,176	24.3%	7,421	27.0%
3-person	2,672	18.5%	2,428	18.6%	5,100	18.5%
4-person	2,609	18.0%	2,084	16.0%	4,693	17.0%
5-person	1,622	11.2%	1,129	8.7%	2,751	10.0%
6-person	745	5.1%	672	5.1%	1,417	5.1%
7-or-more-person	559	3.9%	542	4.2%	1,101	4.0%
TOTAL	14,479	100% (52.6% of total)	13,050	100% (47.4% of total)	27,529	100%
Average Household Size	3.41		3.19		3.31	

Source: SCAG 6th Cycle Data Package

Table 22: Number of Bedrooms by Tenure (2018)

Bedroom Type	Owner		Renter		Total	
	Number of Units	Percent	Number of Units	Percent	Number of Units	Percent
No bedroom	100	0.7%	794	6.1%	894	3.2%
1-bedroom	94	0.6%	2,631	20.2%	2,871	10.1%
2-bedroom	2,104	14.5%	5,081	38.9%	7,436	26.3%
3-bedroom	5,831	40.3%	3,017	23.1%	9,071	32.0%
4-bedroom	5,501	38.0%	1,332	10.2%	6,997	24.7%
5 or more bedroom	849	5.9%	195	1.5%	1,044	3.7%
TOTAL	14,479	100%	13,050	100%	28,313	100%

Source: US Census, 2014-2018 ACS

3F. Housing Costs

For Sale Housing

As shown in Figure 3-1, between 2011 and 2021, median home sales prices in Westminster increased 84.3% while prices in Orange County increased 81.5%. The median home sales price in Westminster in May 2021 was \$824,951 – the highest median sales price experienced since 2011. Prices in the city have generally trended with prices in Orange County.

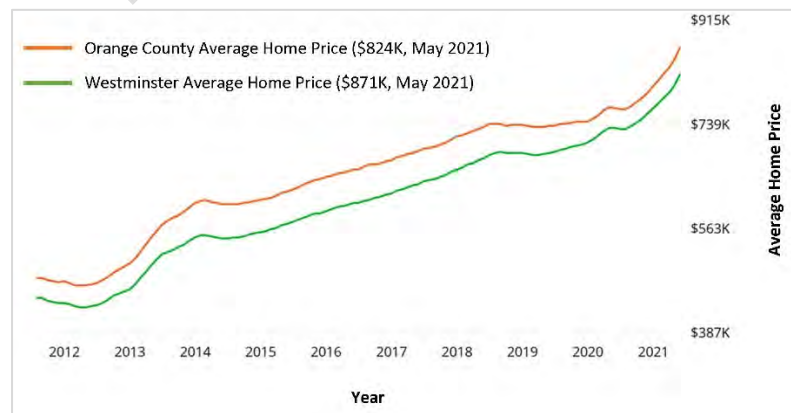
In February 2021, there were 75 homes listed for sale on *Zillow.com* with prices ranging from \$50,000 (manufactured home) to \$1,200,000. Of these homes, there were 45 detached single-family homes with sales prices beginning at \$599,000. As shown in Table 23, the majority of homes for sale are in the \$700,000+ price range (49.3%), with 14.7% of homes in the \$500,000 to \$699,999 range and 36.0% of homes priced under \$500,000. *Zillow* identified the February 2021 median sales price as \$695,000. While the median sales price is not affordable to lower and moderate-income households (see Table 27), the city’s home sales prices are lower compared to Orange County (*Zillow* reported a median home sales price of \$785,000 for the county in February 2021), which could result in demand for the higher priced housing units since they may offer more amenities and are more affordable than comparable homes in the county.

Table 23: Homes for Sale (February 2021)

Price	Homes	Percent
\$700,000 and more	37	49.3%
\$600,000 - \$699,999	8	10.7%
\$500,000 - \$599,999	3	4.0%
\$400,000 - \$499,999	1	1.3%
\$300,000 - \$399,999	2	2.7%
\$200,000 - \$299,999	0	0%
\$100,000 - \$199,999	12	16.0%
\$0 - \$99,999	12	16.0%

Source: US Census, 2014-2018 ACS

Figure 1: Median Home Sales Price



Source: Zillow.com, 2021

Rental Housing

Table 24 summarizes rents paid in Westminster in 2018 by rental range. The range with the highest percentage of units rented was between \$1,000 and \$1,499 at 32.6% (4,120 units). More than 18% of rentals were under \$1,000 per month. Almost half (49.1%) of all rentals were over \$1,500 per month.

Based on a review of rental ads on *Zillow.com* and *Apartments.com*, the average rent in Westminster is \$2,108 per month. There were 16 rentals available in February, 2021. Rents ranged from \$1,750 to \$2,400 for 2 bed/2 bath homes to \$3,500 for a four-bedroom home.

Table 24: Rental Costs (2018)

Rent Range	Number of Units Within Range	Percent
Less than \$500	961	7.6%
\$500 to \$999	1,338	10.6%
\$1,000 to \$1,499	4,120	32.6%
\$1,500 to \$1,999	3,616	28.6%
\$2,000 to \$2,499	1,768	14.0%
\$2,500 to \$2,999	677	5.4%
\$3,000 or more	143	1.1%
Median (dollars)	\$ 1,489	

Source: US Census, 2014-2018 ACS

Table 25: Rental Rates by Number of Bedrooms

Bedroom Type	Rental Survey		
	Units Available	Range	Average Rent
Studio	0	N/A	N/A
1 bed	6	\$1,428 - \$2,020	\$1,670
2 bed	7	\$1,750 - \$2,400	\$2,015
3 bed	2	\$3,000 - \$3,100	\$3,050
4 bed or more	1	\$3,500	\$3,500

Sources: *Zillow.com* and *Apartments.com*, Feb. 2021

Income Groups

The California Department of Housing and Community Development (HCD) publishes household income data annually for areas in California. Table 26 shows the maximum annual income level for each income group adjusted for household size for Orange County. The maximum annual income data is then utilized to calculate the maximum affordable housing payments for different households (varying by income level) and their eligibility for housing assistance programs.

- *Extremely Low-Income Households* have a combined income at or lower than 30% of area median income (AMI), as established by the Department of Housing and Community Development (HCD).
- *Very Low-Income Households* have a combined income between 30 and 50% of AMI, as established by HCD.
- *Low-Income Households* have a combined income between 50 and 80% of AMI, as established by HCD.
- *Moderate-Income Households* have a combined income between 80 and 120% of AMI, as established by HCD.
- *Above Moderate-Income Households* have a combined income greater than 120% of AMI, as established by HCD.

Table 26: State Income Limits – Orange County (2020)

Income Group	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
Extremely Low	\$26,950	\$30,800	\$34,650	\$38,450	\$41,550	\$44,650	\$47,700	\$50,800
Very Low	\$44,850	\$51,250	\$57,650	\$64,050	\$69,200	\$74,300	\$79,450	\$84,550
Low	\$71,750	\$82,000	\$92,250	\$102,450	\$110,650	\$118,850	\$127,050	\$135,250
Moderate	\$86,500	\$98,900	\$111,250	\$123,600	\$133,500	\$143,400	\$153,250	\$163,150
Above Moderate	\$86,500+	\$98,900+	\$111,250+	\$123,600+	\$133,500+	\$143,400+	\$153,250+	\$163,150+

Source: HCD 2020 Orange County Income Limits

Housing Affordability

Table 27 shows the estimated maximum rents and sales prices, respectively, that are affordable to very low, low, moderate, and above moderate-income households. Affordability is based on a household spending 30% or less of their total household income for shelter. Affordability is based on the maximum household income levels established by HCD (Table 26). The annual income limits established by HCD are similar to those used by the U.S. Department of Housing and Urban Development (HUD) for administering various affordable housing programs. Maximum affordable sales price is based generally on the following assumptions: 4% interest rate, 30-year fixed loan, and down payments that vary with income level, as described in Table 27.

Comparing the maximum affordable housing costs in Table 27 to the rental rates in Table 23 and Table 24, rental rates in Westminster are generally affordable to moderate-income and above moderate-income households. While there are some units affordable to lower-income households, these units

tend to be smaller (1 and 2-bedrooms). Moderate and above moderate-income households can afford a broad range of available housing.

Although there are homes for sale in Westminster available to all income groups, the majority of homes (i.e. in the \$600,000+ range) are affordable to only above moderate-income households. The homes for sale that are available at income levels lower than that are mobile homes.

Table 27: Housing Affordability by Income Group

Income Group	One Person		Two Person		Four Person		Six Person	
	Home Sale Price*	Monthly Rent or Housing Cost	Home Sale Price*	Monthly Rent or Housing Cost	Home Sale Price*	Monthly Rent or Housing Cost	Home Sale Price*	Monthly Rent or Housing Cost
Extremely Low	\$95,700	\$653	\$110,300	\$766	\$139,400	\$957	\$162,900	\$1,112
Very Low	\$172,000	\$1,115	\$191,500	\$1,240	\$240,100	\$1,593	\$278,900	\$1,849
Low	\$272,900	\$1,734	\$311,800	\$2,038	\$389,400	\$2,549	\$451,600	\$2,959
Moderate	\$345,700	\$2,147	\$394,100	\$2,457	\$476,900	\$2,987	\$551,900	\$3,565
Above Moderate	\$345,700+	\$2,147+	\$394,100+	\$2,457+	\$476,900+	\$2,987+	\$551,900+	\$3,565+

**Maximum affordable sales price is based on the following assumptions: 4.0% interest rate, 30-year fixed loan; down payment: \$5,000 – extremely low, \$10,000 – very low; \$15,000 – low, \$25,000 – moderate; property tax, utilities, and homeowners insurance as 30% of monthly housing cost (extremely low/very low), 28% of monthly housing cost (low), and 25% of monthly housing cost (moderate/above moderate). Homes sales prices are rounded to nearest \$100.*

Source: De Novo Planning Group, 2021

Extremely Low-income Households

As previously described, extremely low-income households earn less than 30% of the County AMI. Depending on the household size, these households can afford rents between \$653 and \$1,112 per month and homes priced at \$95,700 to \$162,900. As of March 2021, there were no rental homes listed on Zillow or Apartments.com that would be affordable to extremely low-income households. However, based on US Census data, approximately 18% of renters pay monthly rents affordable to extremely low-income households. Note that the data does not correlate the conditions of the rented units or whether overcrowding exists with the rental units affordable to ELI households. Extremely low-income households *may* be able to afford to purchase a mobile home in Westminster, however real estate listings for these homes indicate that homes affordable at this price point need significant maintenance and repair and there is a very limited supply.

Very Low-income Households

Very low-income households earn between 31% and 50% of the County Area Median Income (AMI). Depending on the household size, these households can afford rents between \$1,115 to \$1,849 per month and homes priced at \$172,000 and \$278,900. As of March 2021, there were some one- and two-bedroom rental homes listed on Zillow or Apartments.com that could be affordable to very low-income households. However, based on US Census data,

approximately 80% of renters pay monthly rents affordable to very low-income households (inclusive of units also affordable to extremely low-income). Very low-income households may be able afford to purchase a mobile home in Westminster, however even those affordable to very low-income households are still in need of maintenance and repair and there continues to be an extremely limited supply.

Low-income Households

Low-income households earn between 51% and 80% of the County Area Median Income (AMI). Depending on the household size, these households can afford rents between \$1,734 to \$2,959 per month and homes priced at \$272,900 to \$451,600. As of March 2021, most rentals listed on Zillow or Apartments.com would be affordable to low-income households; these units include one-, two- and three-bedroom options. Based on US Census data, essentially all (98%) of renters pay monthly rents affordable to larger low-income households, meaning the rent is less than \$2,959 per month. However, it should be noted that most renters are not six-person households, so the actual affordability by household size may be significantly more limited. Better-maintained mobile homes and multi-family rental units are generally rented at levels that would be affordable to low-income households.

Moderate-income Households

Moderate-income households earn between 80% and 120% of the County Area Median Income (AMI). Depending on the household size, these households can afford rents between \$2,147 and \$3,565 per month and homes priced at \$345,700 to \$551,900. As of January 2021, all rental units available were affordable to moderate-income households; these units included multifamily homes as well as single-family homes listed for rent by the homeowner. Unit types available to households with moderate-income include mobile homes, single-family home rentals, and multifamily homes, including new construction. This is further confirmed by US Census data.

Overpayment

As with most communities, the location of the home is one of the biggest factors with regard to price. Compared to the county as a whole, housing in Westminster is relatively more affordable. However, housing is not affordable for all income levels, particularly the extremely low, very low, and low-income households of smaller sizes.

As shown in Table 28, 59.4% of renters in Westminster and 32.5% of homeowners overpay for housing. The majority of renters that overpay are in the lower income groups, with 63.6% in the extremely low-income group and 34.5% in the very low-income group severely overpaying for housing (over 50% of their monthly income). Comparatively, 56.6% of extremely low-income owners and 33.2% of very low-income owners are severely overpaying. Therefore, while overpayment is more predominate among lower income renter households, overpayment is an issue for both renter and owner households. Close to half (45.2%) of all households in Westminster overpay for housing.

Table 28: Households by Income Level and Overpayment (2017)

Household Overpayment	Renters	Owners	Total	% of Income Category
Extremely Low-Income Households	5,360	1,855	7,215	100%
With Cost Burden >30%	4,070 / 75.9%	1,295 / 69.8%	5,365	74.4%
With Cost Burden >50%	3,410 / 63.6%	1,050 / 56.6%	4,460	61.8%
Very Low-Income Households	2,505	1,855	4,360	100%
With Cost Burden >30%	2,025 / 80.8%	970 / 52.3%	2,995	68.7%
With Cost Burden >50%	865 / 34.5%	615 / 33.2%	1,480	33.9%
Low-Income Households	2,400	2,815	5,215	100%
With Cost Burden >30%	1,300 / 54.2%	1,220 / 43.3%	2,520	48.3%
With Cost Burden >50%	130 / 5.4%	475 / 16.9%	605	11.6%
Total Extremely Low, Very Low, and Low-Income Households Paying >30%	7,395 / 72%	3,485 / 53%	16,790	65% of lower income households
Moderate and Above Moderate-Income Households	2,785	8,115	10,900	100%
With Cost Burden >30%	355 / 12.7%	1,275 / 15.7%	1,630	15.0%
With Cost Burden >50%	35 / 1.3%	180 / 2.2%	215	2.0%
Total Households	13,050	14,640	27,690	100%
With Cost Burden >30%	7,750 / 59.4%	4,760 / 32.5%	12,510	45.2%
With Cost Burden >50%	4,440 / 34.0%	2,320 / 15.8%	6,760	24.4%

Note: Data is rounded to the nearest 5.

Source: HUD Comprehensive Housing Affordability Strategy (CHAS), 2013-2017

Affordable Housing Inventory

The City uses various funding sources to preserve and increase the supply of affordable housing through new construction and the acquisition and/or rehabilitation of renter-occupied units. Affordability covenants in Westminster include developments that hold federal subsidy contracts, received tax credits or mortgage revenue bonds, and/or were financed by redevelopment funds or non-profit developers.

Table 29 shows assisted units with covenants that require rents to be maintained at affordable levels for various agreed upon periods of time. In 2020, Westminster had 611 total deed-restricted affordable units. A recorded deed restriction serves as an affordability covenant that restricts the income level of a person who occupies the property, and ensures the property will remain available for low to moderate-income persons through the foreseeable future.

Table 29: Deed Restricted Affordable Housing Units

Project Name/Address	No. & Type of Affordable Units	Duration of Affordability
AMCAL Royale 280 Hospital Circle, Westminster, CA 92683	36 total units; 35 affordable units Family	55 years (2010)
American Family Housing 13942 Cedar Street, Westminster, CA 92683	3 total units; 3 affordable units Family	55 years (2005)
American Family Housing 8022 Worthy Drive, Westminster, CA 92683	1 total units; 1 affordable units Family	58 years (2007)
Della Rosa 14800 Beach Boulevard, Westminster, CA 92683	50 total units; 49 affordable units Family	55 years (2020)
Locust Street 14242, 14246, 14248 Locust Street, Westminster, CA	12 total units; 12 affordable units Family	15 years (2015)
Locust Street 13811 Locust Street, Westminster, CA 92683	3 total units; 3 affordable units Family	55 years (2019)
Stratford Place 8144-8156 13th Street, Westminster, CA 92683	28 total units; 27 affordable units Family	55 years (2005)
Village Way 14282 Village Way, Westminster, CA 92683	4 total units; 4 affordable units Family	55 years (2011)
Westminster Crossing 7122 Westminster Boulevard, Westminster, CA 92683	65 total units; 64 affordable units Family	55 years (2021)
Coventry Heights 7521 Wyoming Street, Westminster, CA 92683	76 total units; 76 affordable units Seniors	55 years (2003)

Project Name/Address	No. & Type of Affordable Units	Duration of Affordability
The Rose Gardens 8190 13th Street, Westminster, CA 92683	132 total units; 132 affordable units Seniors	28 years (1996)
Westminster Senior Apartments 7632 21st Street, Westminster, CA 92683	92 total units; 91 affordable units Seniors	55 years (2005)
Windsor Court 8140 13th Street, Westminster, CA 92683	58 total units; 58 affordable units Seniors	55 years (2005)
Newland Street 14041 Newland Street, Westminster, CA 92683	54 total units; 53 affordable units SRO	55 years (2006)
Greenfield Apartments 14041, 14051 & 14061 Locust Street, Westminster, CA	50 Total units; 3 affordable units Family	55 years (2020)

Sources: City of Westminster, AB 987 – Affordable Housing Database, October 2020; California Housing Partnership, February 2021; SCAG 6th Cycle Data Package

Mobile Homes

Mobile homes offer a more affordable option for those interested in homeownership. The median value of a mobile home in Orange County in 2018 was \$59,000 (2018 ACS 5-Year Estimates Data Profile). Overall, 3,145 mobile homes are located in Westminster (DOF, Table 2: E-5, 1/1/2019). As shown by Table 30, there are 17 mobile home parks in the city with a total of 2,886 permitted spaces. The mobile home parks are located throughout the city.

In addition to the cost of a mobile home, owners must either purchase a residential site or rent a mobile home space. And although they present a more affordable alternative, mobile home rents have risen steadily in Orange County and throughout southern California since 2009.²

² Jeff Collins, "Soaring rents jolt senior tenants at mobile home park," *OC Registrar* (July 20, 2018).

Table 30: Mobile Home Parks in Westminster

Park Name/Address	Operator	MH Spaces
GREEN LANTERN VILLAGE (30-0117-MP) 14352 BEACH BLVD, WESTMINSTER, CA 92683	WALSH PROPERTIES	130
DRIFTWOOD MOBILE PARK (30-0129-MP) 15621 BEACH BLVD, WESTMINSTER, CA 92683	GUY PERRY LLC- DRIFTWOOD MHP LLC FREDRICKSON ENTERPRISES INC	178
RANCHO DEL SOL MHP (30-0149-MP) 9851 BOLSA AVE, WESTMINSTER, CA 92683	WARNE FAMILY LIMITED PARTNERSHIP C/O BESSIRE & CASENHISER INC	200
CARAVAN TRAILER LODGE (30-0150-MP) 13782 HOOVER ST, WESTMINSTER, CA 92683	CARAVAN TRAILER LODGE GENERAL PARTNERSHIP	61
WESTMINSTER MHP (30-0151-MP) 14272 HOOVER ST, WESTMINSTER, CA 92683	LES FRAME ENTERPRISES INC	150
WESTGROVE MH ESTATES (30-0188-MP) 13202 HOOVER ST, WESTMINSTER, CA 92683	JAY, RUSSELL	97
LOS ALISOS MH ESTATES (30-0201-MP) 5772 GARDEN GROVE BLVD, WESTMINSTER, CA 92683	MILLER, WILLIS RANCH CO	705
PRADO VERDE (30-0203-MP) 14081 MAGNOLIA #145, WESTMINSTER, CA 92683	PRADO VERDE MHC LP	181
MISSION DEL AMO MHP (30-0212-MP) 9702 BOLSA AVE, WESTMINSTER, CA 92683	MISSION DEL AMO MOBILE HOME PARK, LLC	217
AMERICANA MHP (30-0235-MP) 14362 BUSHARD ST, WESTMINSTER, CA 92683	JR ENTERPRISES L.P.	145
ROYAL GARDENS ESTATES MHP (30-0261- MP) 10200 BOLSA AVE, WESTMINSTER, CA 92683	ROYAL GARDENS MHC LP	152
VILLA MAGNOLIA MHP (30-0262-MP) 15300 MAGNOLIA ST, WESTMINSTER, CA 92683	BUSCH CARR & MCADOO C/O BESSIRE & CASENHISER	116
KENSINGTON GARDENS MHP (30-0277-MP) 9800 BOLSA AVE, WESTMINSTER, CA 92683	BUSCH CARR & MCADOO C/O BESSIRE & CASENHISER	123
REGENCY VILLA (30-0280-MP)	ESTATE OF YAEMI KUNISAWA	127

Park Name/Address	Operator	MH Spaces
15111 BUSHARD ST, WESTMINSTER, CA 92683		
SUMMERSET MOBILE ESTATES (30-0291-MP) 9200 WESTMINSTER AVE, WESTMINSTER, CA 92683	SUMMERSET MOBILE ESTATES	116
BOLSA VERDE ESTATES MHP (30-0298-MP) 9350 BOLSA AVE, WESTMINSTER, CA 92683	BOLSA VERDE ESTATES, LLC	85
LOS ROBLES MOBILE ESTATES (30-0306-MP) 13100 MELANIE LN, WESTMINSTER, CA 92683	M WESTLAND CO	103
Total Mobile Home Spaces		2,886

Source: HCD 2019 Mobile Home Park Listings

3G. Future Housing Needs

A Regional Housing Needs Plan (RHNP) is mandated by the State of California (Government Code Section 65584) for regions to address housing issues and needs based on future growth projections for the area. The RHNP for Westminster is developed by the Southern California Association of Governments (SCAG), and allocates a “fair share” of regional housing needs to individual cities. The intent of the RHNP is to ensure that not only are local jurisdictions addressing the needs of their immediate areas, but also that the needs of the entire region are fairly distributed to all communities. A major goal of the RHNP is to ensure that every community provides an opportunity for a mix of affordable housing to all economic segments of its population.

As the regional planning agency, SCAG determines the City’s fair share of housing through the Regional Housing Needs Allocation (RHNA) process. This Housing Element addresses SCAG’s RHNA schedule for the 6th Cycle, from 2021 through 2029. The City will need to plan to accommodate 9,737 new units, which includes 938 extremely low-income units, 938 very low, 1,470 low, 1,781 moderate, and 4,610 above moderate-income units. Pursuant to Government Code Section 65583(a)(1), 50% of Westminster’s very low-income regional housing needs assigned by SCAG are extremely low-income households, and hence the 938 ELI units. Table 31 summarizes Westminster’s fair share, progress to date, and remaining units.

Table 31: Regional Housing Needs Allocation – 6th Cycle

Status	Extremely Low	Very Low	Low	Moderate	Above Moderate	TOTAL
RHNA Allocation	938	938	1,470	1,781	4,610	9,737
Constructed/ Under Construction/ Permits Issued (Since 6/30/2020)	0	20	44	0	405	469
Approved/ Entitled/ In Process	0	0	0	0	127	127
Remaining Allocation	938	918	1,426	1,781	4,078	9,141

Source: SCAG 6th Cycle Final RHNA Allocation Plan, 2021; City of Westminster, 2021

3H. Special Needs Groups

Government Code Section 65583(a)(7) requires a housing element to address special housing needs, such as those of the elderly; persons with disabilities, including a developmental disability, as defined in Section 4512 of the Welfare and Institutions Code; large families; farmworkers; families with female heads of households; and families and persons in need of emergency shelter. The needs of these groups often call for targeted program responses, such as temporary housing, preservation of residential hotels, housing with features to make it more accessible, and the development of four-bedroom apartments. Special needs groups have been identified and, to the degree possible, responsive programs are provided. A principal emphasis in addressing the needs of these groups is to continue to seek state technical assistance grants to identify the extent and location of those with special needs and identify ways and means to assist them. Local government budget limitations may act to limit effectiveness in implementing programs for these groups. Please refer to Section 6E of this Element for a discussion of agencies and programs that serve special needs populations in Westminster.

Seniors

Seniors are considered persons age 65 or older in this Housing Element. However, it must be noted that some funding programs have lower age limits for persons to be eligible for their senior housing projects. Seniors have special housing needs primarily resulting from physical disabilities and limitations, fixed or limited income, and health care costs. Additionally, senior households also have other needs to preserve their independence including supportive services to maintain their health and safety, in-home support services to perform activities of daily living, conservators to assist with personal care and financial affairs, public administration assistance to manage and resolve estate issues, and networks of care to provide a wide variety of services and daily assistance.

Various portions of the Housing Element describe characteristics of the senior population, the extent of their needs for affordable housing, housing designated for seniors, and City provisions to accommodate their need. Senior household growth in Westminster from 2010 to 2018 is shown in Table 32. The large increase

in senior persons is likely due to the residential growth experienced in Westminster as well as aging in place of Westminster's residents. Senior households increased by approximately 24% from 2010 to 2018. While seniors represent approximately 18% of the city's population, senior households represent approximately 28% of total households, which is primarily due to the smaller senior household size.

Table 32: Senior Population and Households (2010 & 2018)

Population	2010	2018
Number	12,037	16,181
Percent Change	-	34.4%
Annual Percent Change	-	4.3%
Households	2010	2018
Number	6,221	7,738
Percent Change	-	24.4%
Annual Percent Change	-	3.0%

Source: US Census, 2014-2018 ACS

Table 33 summarizes senior households by age and tenure. The majority of senior households are owners, 4,640 or 60%, whereas 40% of senior households, 3,098, are renters. As a percentage of all households, Westminster has a lower percentage of owner-occupied senior households than in Orange County (16.9% vs. 18.1%), but a higher percentage of renter-occupied senior households (11.3% vs. 5.8%). Senior renters commonly prefer affordable units in smaller single-story structures or multi-story structures with an elevator, close to health facilities, services, transportation, and entertainment. In addition, a large portion of Westminster's senior population is first generation Vietnamese immigrants. Being in close proximity to businesses and services where Vietnamese is spoken is important to many of Westminster's seniors.

Table 33: Householder Age by Tenure (2018)

Age Group	Owners		Renters	
	Number	Percent	Number	Percent
65-74 years	2,564	55.3%	1,621	52.3%
75-84 years	1,529	33.0%	1,063	34.3%
85 plus years	547	11.8%	414	13.4%
TOTAL	4,640	60.0% (of total)	3,098	40.0% (of total)

Source: US Census, 2014-2018 ACS (Table B25007)

The 2014-2018 ACS survey indicates that 4.9% (378) of senior households in Westminster are below the poverty level. It is likely that a portion of these senior households overpay for housing due to their limited income. The median income of households with a head of household that is 65 years and over is \$39,303, significantly less (36.4%) than the median household income of \$61,834.

That senior households in Westminster are increasing faster than any other age group is a trend matching the growth of households nationwide. Senior housing types can include market rate homes, senior single-family housing communities, senior apartments, assisted living, and mobile homes.

Senior Housing

Senior housing is generally discussed in three different ways, as follows:

Independent Living – Housing for healthy seniors who are self-sufficient and want the freedom and privacy of their own separate apartment or house. Many seniors remain in their original homes, and others move to special residential communities which provide a greater level of security and social activities of a senior community.

Group Living – Shared living arrangements in which seniors live in close proximity to their peers and have access to activities and special services.

Assisted Living – Provides the greatest level of support, including meal preparation and assistance with other activities of daily living.

Westminster permits residential care facilities serving six or fewer persons by right in all residential zones, and those serving more than six persons by conditional use permit in residential and commercial zones. Senior housing is permitted with a conditional use permit in all zones. The California Department of Social Services Community Care Licensing Division reports that as of March 2021, eight residential care facilities serve seniors in Westminster. Seniors and their caregivers also utilize larger scale residential care facilities.

There are three commercially operating assisted living residential care facilities in the city:

- Brookdale Brookhurst, 15302 Brookhurst St. – senior living community offering assisted living and memory care
- West Glenn Manor, 7242 Westminster Blvd. – assisted living facility
- Westminster Terrace, 7571 Westminster Blvd. – assisted living facility

Several programs address the non-housing needs of seniors in Westminster. Additional support for senior residents is provided by the city-operated Westminster Senior Center, which serves as the primary site for senior services programs offered by the City and non-profits. Some of the programs and services provided at the Senior Center include nutrition/meal programs, health screening and health care counseling, legal assistance, and recreational activities. The City also partners with OCTA to provide senior transportation services throughout Westminster.

Disabled Persons

A “disability” includes, but is not limited to, any physical or mental disability as defined in California Government Code Section 12926. A “mental disability” involves having any mental or psychological disorder or condition that limits a major life activity. A “physical disability” involves having any physiological disease, disorder, condition, cosmetic disfigurement, or anatomical loss that affects body systems. In addition, a mental or physical disability limits a major life activity by making the achievement of major life activities difficult including physical, mental, and social activities and working.

Physical, mental, and/or developmental disabilities could prevent a person from working, restrict a person’s mobility, or make caring for oneself difficult. Therefore, disabled persons often require special housing needs related to potential limited earning capacity, the lack of accessible and affordable housing, and higher health costs associated with disabilities. Additionally, people with disabilities require a wide range of different housing, depending on the type and severity of their disability. Housing needs can range from institutional care facilities to facilities that support partial or full independence (e.g., group care homes). Supportive services such as daily living skills and employment assistance may need to be integrated in the housing situation.

- Individuals with a mobility, visual, or hearing limitation may require housing that is physically accessible. Examples of accessibility in housing include widened doorways and hallways, ramps, bathroom modifications (e.g., lowered countertops, grab bars, adjustable shower heads, etc.) and special sensory devices including smoke alarms and flashing lights.
- Individuals with self-care limitations (which can include persons with mobility difficulties) may require residential environments that include in-home or on-site support services ranging from congregate to convalescent care. Support services can include medical therapy, daily living assistance, congregate dining, and related services.

- Individuals with developmental disabilities and other physical and mental conditions that prevent them from functioning independently may require assisted care or group home environments.
- Individuals with disabilities may require financial assistance to meet their housing needs because a higher percentage than the population at large are low-income and their special housing needs are often more costly than conventional housing.

According to the 2014-2018 ACS, there were 12,123 persons with one or more disabilities in Westminster. Of the disabled population, 46.6% were aged 5 to 64 and 53.2% were aged 65 and over. No disabilities were reported in the population aged 5 and under (except for a hearing difficulty – 22 persons under 5 years). Table 34 identifies disabilities by type of disability.

Table 34: Disabilities by Disability Type (2018)

Type of Disability	Persons Ages 5-64		Persons Ages 65+		Total	
	Number	Percent	Number	Percent	Number	Percent
Hearing Difficulty	1,139	20.2%	2,181	33.8%	3,342	27.6%
Vision Difficulty	871	15.4%	1,326	20.6%	2,197	18.1%
Cognitive Difficulty	3,238	57.3%	1,796	27.8%	5,034	41.5%
Ambulatory Difficulty	1,872	33.1%	3,974	61.6%	5,846	48.2%
Self-Care Difficulty	1,080	19.1%	1,751	27.1%	2,831	23.4%
Independent Living Difficulty	1,773	31.4%	3,436	53.3%	5,209	43.0%
Total Persons with One or More Disabilities ¹	5,651	100% / 46.6% of disabled	6,450	100% / 53.2% of disabled	12,123	100%

¹A person may have more than one disability, so the total disabilities may exceed the total persons with a disability

Source: US Census, 2014-2018 ACS

As shown in Table 35, the 2014-2018 ACS indicates that for individuals between the ages of 16 and 64, approximately 2,756 persons had some form or type of disability and were not in the labor force. This indicates that their disability may impede their ability to earn an adequate income, which in turn could affect their ability to afford suitable housing accommodations to meet their special needs. Therefore, many in this group may be in need of housing assistance.

Table 35: Disabled Persons by Employment Status (2018)

	Ages 16 to 64	Percent
Employed with Disability	1,716	36.9%
Unemployed with Disability	182	3.9%
Not in Labor Force with Disability	2,756	59.2%
Total	4,654	100%

Source: US Census, 2014-2018 ACS

The 2014-2018 ACS survey reports on indicators that relate to a disabled person's or household's income. The 2014-2018 ACS data indicates that 2,558 persons with a disability are below the poverty level. It is likely that a portion of these disabled persons are in households that overpay for housing due to their limited income. The 2014-2018 ACS data indicates that 37.9% of households receiving food stamps or similar assistance have a disabled member. Of the 8,766 households with a disabled member, 1,222 households receive food stamps or similar assistance. The 2014-2018 ACS data indicates that the median earnings for males 16 years and over with a disability were \$30,677 compared with \$33,156 for males with no disability. Median earnings for females 16 years and over with a disability were \$20,565 compared to \$25,510 for females with no disability.

The persons in the "with a disability" category in Table 34 and Table 35 include persons with developmental disabilities. "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." This term includes mental retardation, cerebral palsy, epilepsy, autism, and disabling conditions found to be closely related to mental retardation or to require treatment similar to that required for individuals with mental retardation, but does not include other handicapping conditions that are solely physical in nature.

While the U.S. Census reports on a broad range of disabilities, the Census does not identify the subpopulation that has a developmental disability. The California Department of Developmental Services (DDS) maintains data regarding people with developmental disabilities, defined as those with severe, life-long disabilities attributable to mental and/or physical impairments. The DDS data is reported by zip code, so the data reflects a larger area than the City of Westminster; however, the data was joined at the jurisdiction level by SCAG to approximate the counts for Westminster. The DDS/SCAG data indicates that 734 developmentally disabled persons reside in zip code 92683. Table 36 breaks down the developmentally disabled population by residence type. Of these persons, the majority (653) live at home with a parent or guardian and only 33 live independently.

Table 36: Developmentally Disabled Persons by Residence Type (2018)

	Home of Parent/ Guardian	Independent/ Supported Living	Community Care Facility	Intermediate Care Facility	Foster/ Family Home	Other	TOTAL
Westminster*	653	33	38	0	5	5	734

*Data is for the Westminster portion of zip code 92683

Sources: CA DDS, 2019; SCAG 6th Cycle Data Package

Housing for Disabled Persons

Households with a disabled member will require a mixture of housing units with accessibility features, in-home care, or group care housing facilities. Some of these households will have a member with a developmental disability and are expected to have special housing needs. Developmentally disabled persons may live with a family in a typical single-family or multifamily home, but some developmentally disabled persons with more severe disabilities may have special housing needs that may include extended family homes, group homes, small and large residential care facilities, intermediate care, and skilled nursing facilities and affordable housing such as extremely low/very low/low-income housing (both rental and ownership), Section 8/Housing Choice Vouchers, and single room occupancy-type units.

Although there are no assisted living residential care facilities for adults with special needs, including physical, mental, and developmental disabilities in Westminster, there are a number of resources available throughout the county to serve the disabled residents of Westminster. Table 37 identifies some of the organizations in or near Westminster that specialize in providing services for the disabled and developmentally disabled population.

Table 37: Facilities and Services for Disabled Persons

Organization Name	Type of Service Provided	Homeless Population Served
The Arc Los Angeles and Orange Counties	Educational, vocational, and life skills training	Developmentally disabled adults
Blind Children’s Learning Center – Santa Ana	Braille instruction, occupational and communication therapies, and vision services	Children from birth to 12th grade
Dayle McIntosh Center – Anaheim	Skills training, adaptive life skills, referrals, etc.	Disabled persons
Goodwill Industries of Orange County	Vocational evaluation, training, and employment opportunities	Adults with physical, psychiatric, and developmental disabilities
John Henry Foundation – Santa Ana	Medically supervised residential facility	Mentally disabled persons

Organization Name	Type of Service Provided	Homeless Population Served
Mental Health Association of Orange County	Medication support, case management, vocational rehabilitation, etc.	Mentally disabled persons
Regional Center of Orange County	Educational and vocational skills training	Developmentally disabled adults
Providence Speech and Hearing Center – Fountain Valley	Complete diagnostic and treatment services	Children and adults with speech and hearing impairments
United Cerebral Palsy Association of Orange County	Support group, life skills training	Persons with cerebral palsy and similar disabilities
VNA Health Care	Home-based nursing, rehabilitation, etc.	Ill, injured, or physically disabled persons
Vocational Visions – Mission Viejo	Health-related services and job placement support	Developmentally disabled adults

The 2014-2018 ACS data indicates that for individuals between the ages of 5 and 64, approximately 2.0% of the total population of Westminster have an ambulatory difficulty, 1.0% have a vision difficulty, 1.2% have a hearing difficulty, and 1.9% have an independent living difficulty. These types of disabilities may impede their ability to find suitable housing accommodations to meet their special needs. Therefore, many in these groups may be in need of housing assistance. Households containing physically handicapped persons may also need housing with universal design measures or special features to allow better physical mobility for occupants.

The 2014-18 ACS data also indicates that 8,766 households (31.8%) in Westminster had one or more disabled persons, including developmentally disabled persons. It is anticipated that this rate will remain the same during the planning period. Housing needed for persons with a disability during the planning period is anticipated to include community care facilities or at-home supportive services for persons with an independent living difficulty or self-care difficulty (approximately 8.8% of the population), as well as housing that is equipped to serve persons with ambulatory and sensory disabilities. Approximately 32% of the RHNA, 3,096 units, may be needed to have universal design measures or be accessible to persons with a disability.

Large Family Households

Large family households are defined as households of five or more persons. Large family households are considered a special needs group because there is often a limited supply of adequately sized housing to accommodate their needs. The more persons in a household, the more rooms are needed to accommodate that household. Specifically, a five-person household would require three or four bedrooms, a six-person household would require four bedrooms, and a seven-person household would require four to six bedrooms.

In Westminster, 5,269 households, 19.1% of all households, have five or more persons as described in Table 12. Of the large households, 55.5% own their

home and 44.5% rent. Typically, there are more owner-occupied large households that are cost burdened when compared to renter households and the population as a whole. However, the 2014-2018 ACS survey does not provide data regarding overpayment for large households. Table 38 compares the median income for households with five or more persons to the citywide median income for 2018. For each large family category, the median household income was higher versus the citywide median of \$61,834.

Table 38: Median Income By Household Size (2019)

Size	Median Income
5-Person Households	\$98,533
6-Person Households	\$84,438
7 or More Person Households	\$124,766
Median Household Income (All Households)	\$61,834

Source: US Census, 2014-2018 ACS

Large families can have a difficult time finding housing units large enough to meet their needs. In Westminster, there appears to be a significant amount of both ownership housing and rental housing available to provide units with enough bedrooms for larger households. Table 39 identifies the number of large households by household size versus the number of large owner and rental units. While there are adequate units in Westminster to accommodate large owner and renter households, it does not mean that all large families live in an adequately sized home. As described in Table 11, 6.2% of owner-occupied homes and 16.3% of renter-occupied homes are overcrowded.

Table 39: Household Size versus Bedroom Size by Tenure (2018)

Tenure	3 BR Units	5 Person Households		4+ BR Units	6 Person and Larger Households	
		Households	Shortfall/ Excess		Households	Shortfall/ Excess
Owner	5,831	1,622	4,209	6,350	1,304	5,046
Renter	3,017	1,129	1,888	1,527	1,214	313

Source: US Census, 2014-2018 ACS

Large households require housing units with more bedrooms than housing units needed by smaller households. As with all housing, housing for these households should provide safe outdoor play areas for children and should be located to provide convenient access to schools and child care facilities. Although these needs can pose problems for large families that cannot afford to buy or rent single-family homes, the City can ensure new developments incorporate open space into their designs and make it a goal to maintain and improve the ratio of parkland to population. Based on the proportion of the City's households that are at least five persons, it is anticipated that approximately 19% of the regional housing needs allocation units will be needed to accommodate large households and an emphasis should be placed on ensuring rental units are available to large households.

Single Parent and Female-Headed Households

Single parent households are households with children under the age of 18 at home and include both male- and female-headed households. These households generally have a higher ratio between their income and their living expenses (that is, living expenses take up a larger share of income than is generally the case in two-parent households). Therefore, finding affordable, decent, and safe housing is often more difficult for single parent and female-headed households. Additionally, single parent and female-headed households may have special needs involving access to daycare or childcare, health care, and other supportive services.

Family households headed by a single male or single female comprise 28.3% of Westminster households. There are 2,051 male heads of household with no spouse present and 591 of these households have children under 18. There is a larger number of female householders with no spouse present – 3,993 households or 18.7% of family households – and 1,537 of these female-headed households have children under 18. Table 40 identifies single parent households by gender of the householder and presence of children.

The median income of female-headed households (no spouse present) is \$44,940, 13.1% less than the median income of a male-headed, no spouse present family (\$51,703) and 27.3% less than the median income of all households in the City (\$61,834). Approximately 10.5% of all households are under the poverty level; 33.3% of female-headed households with related children under 18 are under the poverty level.

Table 40: Families and Female Householder with Children Under 18 (2018)

Category	Number	Percent
Total Families	21,353	100%
Male householder, no spouse present	2,051	9.6%
With children under 18	591	2.8%
Female householder, no spouse present	3,993	18.7%
With children under 18	1,537	7.2%

Source: US Census, 2014-2018 ACS

As Westminster’s population and households grow, there will be a continued need for supportive services for single parent households with children present. To address both the housing and supportive services needs of single parent and female-headed households, additional multifamily housing should be developed that includes childcare facilities (allowing single parents to actively seek employment).

In addition, the creation of innovative housing for single parent and female-headed households could include co-housing developments where childcare and meal preparation responsibilities can be shared. The economies of scale available in this type of housing would be advantageous to this special needs group as well as all other low-income household groups. Limited equity cooperatives sponsored by non-profit housing developers are another financing structure that could be considered for the benefit of all special needs groups.

Farmworkers

Farmworkers are traditionally defined as persons whose primary incomes are earned through permanent or seasonal agricultural labor. Following changes in the area's economy, Orange County today is a mostly developed urban/suburban region with a strong local economy that is not tied to an agricultural base. While there are still active farming areas on the Irvine Ranch and in some other cities, shifts in the county's economy to manufacturing, technology, and service-oriented sectors have significantly curtailed agricultural production.

The 2014-2018 ACS data estimates that only 485 (1.1% of the working population) of Westminster's residents were employed in agriculture (or related industries – forestry, fishing and hunting, mining) in 2018. Given the limited active agriculture operations in and around the City, the number of residents employed in agriculture as opposed to those employed in forestry, fishing and hunting, or mining is likely to be smaller than 485. In addition, it is possible (although statistics are not available) that a number of active farmworkers are not full-time residents of Westminster, and migrate into the area depending on seasonal crop harvest. Such farmworkers may find temporary housing by living with relatives, or short-term rental of a single unit for several families, resulting in overcrowded conditions.

Homeless Persons

Government Code Section 65583(a)(7) requires that the Housing Element include an analysis of the needs of homeless persons and families. Homeless persons are defined as those who lack a fixed and adequate residence. People who are homeless may be chronically homeless (perhaps due to substance abuse or mental health issues) or situationally homeless (perhaps resulting from job loss or family strife). Homeless people face critical housing challenges due to their very low incomes and lack of appropriate housing. Thus, state law requires jurisdictions to plan to help meet the needs of their homeless populations.

The law also requires that each jurisdiction address community needs and available resources for special housing opportunities known as transitional and supportive housing. These housing types provide the opportunity for families and individuals to "transition" from a homeless condition to permanent housing, often with the assistance of supportive services to assist individuals in gaining necessary life skills in support of independent living.

Homeless Estimates

Counting the homeless population is problematic due to their transient nature; however, through the efforts of the Orange County Continuum of Care (CoC) estimates have been developed. The Orange County CoC is a consortium of individuals and organizations with the common purpose of developing and implementing a strategy to address homelessness in Orange County. The Orange County CoC is responsible for managing U.S. Department of Housing and Urban Development (HUD) funds for homelessness, and is uniquely positioned to identify system needs and take steps to address them with the collaboration and partnership of community stakeholders.

As the primary coordinating body for homeless issues and assistance for the entire county, the Orange County CoC accomplishes a host of activities and programs vital to the county, including a biennial point-in-time “snapshot” survey to identify and assess the needs of both the sheltered and unsheltered homeless. Orange County’s 2019 Point-In-Time Count took place the night of Tuesday, January 22, 2019. Emergency shelters and transitional housing programs collected client-level demographic information from individuals and families staying the night in each program. The 2019 Unsheltered Count process took place over two days, Wednesday, January 23 and Thursday, January 24, to ensure the 800 square mile County jurisdiction was canvassed effectively.

The 2019 Point-In-Time Report identified 184 people in the City of Westminster experiencing homelessness, representing 2.7% of Orange County’s total homeless count (6,860 individuals). An estimated 159 (86.4%) of the 184 homeless individuals in Westminster were unsheltered and an estimated 25 (13.6%) were sheltered.

Housing Accommodations

In 2013, the City amended the Zoning Code to allow emergency shelters by right in the Emergency Shelter (ES) Overlay zoning district, subject to compliance with objective standards consistent with the requirements identified in Government Code Section 65583(a)(4). Emergency shelters are also permitted by right in the Public/Semi-Public (P/SP) zoning district, and by way of conditional use permit in the General Business (C2) and Commercial-Industrial (CM) zones. Likewise in 2013, the City amended the Zoning Code to allow transitional and supportive housing by right in all residential zoning districts and subject only to the same requirements for residential uses of the same type (e.g., single-family or multifamily) in the same zone. The Housing Plan includes policies and programs directed to encourage the provision of housing and services for the homeless population as well as persons and households at risk of homelessness.

There are currently no homeless shelters or transitional housing facilities operating in the city. Instead, Westminster supports a regional effort among the various local agencies making up the Central Service Planning Area of Orange County.

The most recent inventory of resources available within Orange County for emergency shelters, transitional housing, and permanent supportive housing units comes from the 2019 Housing Inventory reported to HUD by the Orange County CoC. Table 41 shows the total beds offered by homeless facilities in the Orange County CoC area.

Table 41: Homeless Facilities (2020)*

Facility Type	Orange County CoC Region				
	Family Units	Family Beds	Adult-Only Beds	Child-Only Beds	Total Year-Round Beds
Emergency Shelter	160	540	1,607	20	2,167
Transitional Housing	243	710	307	0	1,017
Permanent Supportive Housing	383	1,255	1,241	0	2,496
Rapid Re-Housing	193	516	147	0	663
Other Permanent Housing	61	229	66	0	295
TOTAL UNITS/BEDS	1,040	3,250	3,368	20	6,638

*Numbers are for the total Orange County Continuum of Care region for which Westminster is a participating member

Source: HUD 2020 Continuum of Care Homeless Assistance Programs, Housing Inventory Count Report

- Emergency Shelters** – An emergency shelter is intended to be a first stop to exit homeless from the street. Emergency shelter models have changed dramatically in recent years, moving from a very utilitarian, limited service environment, to a highly managed intake process with immediate case management and support services to stabilize individuals and families experiencing homelessness. Ideally, stays are under six months with the intent to move the individual or family into transitional housing. No individual or household may be denied emergency shelter because of an inability to pay.
- Transitional Housing** – Sometimes referred to as “bridge” housing, transitional housing provides accommodations and support services for persons and families. Stays are intended to be under 24 months, but true timelines vary case by case. Like the shift from emergency to transitional housing, some timelines may be dependent on the availability of housing at the next step. In the Orange County CoC region, a total of 1,017 transitional housing beds are provided. The 2019 point-in-time survey found that the average occupancy for transitional housing beds was 78.2% at the time of the survey.
- Permanent Supportive Housing** – Supportive housing has no limit on length of stay and is linked to onsite or offsite services that assist residents in retaining the housing, improving their health status, and maximizing their ability to live and, when possible, work in the community. A total of 2,496 permanent housing beds are provided in the Orange County CoC region.
- Rapid Re-Housing** – Rapid re-housing provides short-term rental assistance and services. The goals are to help people obtain housing quickly, increase self-sufficiency, and stay housed.

- **Other Permanent Housing** – Consists of permanent housing with services (no disability required for entry) and permanent housing with housing only.

A network of local and regional service providers operates a number of programs to serve the needs of varied homeless subpopulations. Table 42 provides a list of emergency and transitional shelters and available services for the homeless population in and around Westminster.

Table 42: Facilities and Services for the Homeless

Organization Name	Type of Service Provided	Homeless Population Served	Number of Beds
American Family Housing – Midway City	Transitional and supportive housing	All	30
Anaheim Interfaith Shelter – Halcyon Landing	Emergency shelter, transitional housing	All	n/a
Catholic Worker/Isaiah House – Santa Ana	Emergency shelter, meals and showers	All	12
Cold Weather Shelter Program – Santa Ana	Emergency shelter	All	n/a
Colette’s Children’s Home – Huntington Beach	Emergency shelter, transitional housing	Women and children	n/a
Corbin Family Resource Center – Santa Ana	Case management	All	n/a
Episcopal Service Alliance – Santa Ana, Huntington Beach	Food, clothing, case management	All	n/a
Foursquare Church of Anaheim	Food and clothing (2x/month)	All	n/a
Fullerton Interfaith Emergency Services	Emergency shelter, transitional housing	All	12
Hope Family Housing El Modena – Orange	Transitional housing	Large families	n/a
House of Hope – Orange County	Transitional and supportive housing	Women	45
Interval House – Orange County	Domestic violence shelter	Women and children	n/a
Joseph House – Santa Ana	Transitional housing	Men, emphasis on veterans	20
Lutheran Social Services – Garden Grove	Food, clothing, commodities, etc.	All	n/a
Mary’s Shelter – Central Orange County	Temporary housing	Pregnant teenagers	n/a
Mercy House/Emmanuel House – Santa Ana	Transitional housing	Adults with HIV/AIDS	21

Organization Name	Type of Service Provided	Homeless Population Served	Number of Beds
New Vista Shelter/Fullerton Interfaith Emergency Services	Transitional housing	Families with children	n/a
Orange Coast Interfaith Shelter – Costa Mesa	Transitional housing	Families with children	n/a
Orange County Rescue Mission – Various Locations	Emergency shelter	All	n/a
Project Hope Alliance – Costa Mesa	School, tutoring, and meals	Children grades K–8	n/a
Regina House – Santa Ana	Transitional housing	Women with children	7 mothers with children
Salvation Army Hospitality House	Emergency shelter	All	75
Serving People in Need – Costa Mesa	Financial assistance for housing, case management	Families with children	n/a
Share Our Selves – Costa Mesa	Case management	All	n/a
The Sheepfold – Central Orange County	Domestic violence shelter, transitional housing	Women with children	n/a
Someone Cares Soup Kitchen – Costa Mesa	Lunch and groceries	All	n/a
Thomas House Family Shelter – Garden Grove	Transitional housing	Families with children	n/a
Vietnamese League – Garden Grove	Emergency shelter, food, citizenship education	Families, seniors	8
Westminster Family Resource Center	Family supportive services and case management	Families with children	n/a
Yale Transitional Shelter	Emergency Shelter	Single men, single women and couples	425

Assessment of Need

Based on the available information, there is a countywide homeless population of 6,860 persons but only 6,638 beds, indicating an unmet demand for 222 homeless persons. It is noted that the 2019 point-in-time survey identified 2,899 sheltered homeless persons and 3,961 unsheltered homeless persons (25 sheltered and 159 unsheltered for Westminster, respectively). The discrepancy between sheltered homeless persons and the county’s total capacity to house

homeless persons indicates a need for additional community services resources to assist and match the homeless population with the countywide shelter and housing resources. Overall, the average bed-utilization rate for emergency shelters is 79.2% and is 78.2% for transitional housing, according to the point-in-time survey information. Although there are seasonal fluctuations in bed counts, these figures demonstrate a demand for supportive housing.

3I. Units at Risk of Conversion

Assisted Housing At Risk of Conversion

California housing element law requires jurisdictions to provide an analysis of low-income, assisted multifamily housing units that are eligible to change from low-income housing uses during the next ten years (2021-2031) due to termination of subsidy contracts, mortgage prepayment, or expiration of restrictions on use (Government Code 65583). These units risk the termination of various subsidy groups which could convert certain multifamily housing from affordable to market rate. State law requires housing elements to assess at-risk housing in order to project any potential loss of affordable housing.

The California Housing Partnership (CHP) provides data on assisted housing units, including those in Westminster. Table 43 indicates the extent of subsidized multifamily rental housing in the city, the subsidy programs that are in place for each project, and the likelihood of current housing assisted projects to convert to market rate projects that would not provide assistance to lower income residents.

Table 43: Summary of at-Risk Subsidized Housing Units

Project/Address	No. & Type of Units	Type of Subsidy	Current Owner	Earliest Date of Conversion	Risk
AMCAL Royale 280 Hospital Circle	35 Family	LIHTC	FPI Management, Inc.	2065	Low
American Family Housing 13942 Cedar Street	3 Family	HOME	American Family Housing	2060	Low
American Family Housing 8022 Worthy Drive	1 Family	Westminster LMIHF, HOME	American Family Housing	2055	Low
Della Rosa 14800 Beach Boulevard	49 Family	LIHTC, Westminster and OC LMIHF	Affirmed Housing	2075	Low
Locust Street 14242, 14246, 14248 Locust St.	12 Family	HOME	American Family Housing	2030	Moderate
Locust Street 13811 Locust Street	3 Family	Westminster LMIHF, HOME	American Family Housing	2074	Low

Stratford Place 8144-8156 13th Street	27 Family	Westminster LMIHF	Westminster Housing Partners LLC	2058	Low
Village Way 14282 Village Way	4 Family	Westminster LMIHF, HOME	American Family Housing	2066	Low
Westminster Crossing 7122 Westminster Boulevard	64 Family	LIHTC, Westminster and OC LMIHF, CALHFA	Meta Housing Corporation	2076	Low
Coventry Heights 7521 Wyoming Street	75 Seniors	LIHTC	Steadfast Apartment REIT Inc.	2058	Low
The Rose Gardens 8190 13th Street	132 Seniors	LIHTC, HOME	Elderly Development Westminster	2024	High
Westminster Senior Apartments 7632 21st Street	91 Seniors	LIHTC	Lynx Realty and Management, LLC	2058	Low
Windsor Court 8140 13th Street	58 Seniors	LIHTC	Mariman & Co.	2058	Low
Newland Street 14041 Newland Street	53 SRO	Westminster LMIHF	12909 Cordary LLC, Top Team Realty Inc.	2061	Low

Sources: City of Westminster, AB 987 – Affordable Housing Database, October 2020; California Housing Partnership, February 2021; SCAG 6th Cycle Data Package

Preservation Options

Depending on the circumstances of the at-risk projects, different options may be used to preserve or replace the units. The following discussion highlights ways that the City's at-risk units could be preserved as affordable housing. All of the presented alternatives are costly and beyond the ability of the City of Westminster to manage without large amounts of subsidy from federal and/or state resources.

Replacement Through New Construction

The construction of new lower income housing units is a means of replacing the at-risk units should they be converted to market rate. The cost of developing new housing depends on a variety of factors such as density, size of units, location and related land costs, and type of construction. Based on an evaluation of residential development costs in Westminster prepared by Economic and Planning Systems, Inc. (EPS) for the Housing Element Update, the per unit development cost including construction, soft costs, financing and legal fees, entitlement costs, etc., but excluding land acquisition is budgeted at \$358,200. At that value, replacement of the 132 units with a high risk of conversion would require approximately \$47.3 million, excluding land costs, which vary depending upon location.

Purchase of Replacement Units

One preservation option is for a non-profit organization to purchase similar units. By purchasing similar units, a non-profit organization can secure lower-income restrictions and potentially enable the project to become eligible for a greater range of governmental assistance. The cost of purchasing similar units depends on a number of factors, including the market conditions at the time, occupancy rate, and physical conditions of the units to be acquired.

Purchase of Affordability Covenants

Another option to preserve the affordability of at-risk projects is to provide an incentive package to the owners to maintain the projects as affordable housing. Incentives could include writing down the interest rate on the remaining loan balance, and/or supplementing the subsidy amount received to market levels.

To purchase the affordability covenant on these projects, an incentive package should include interest subsidies at or below what the property owners can obtain in the open market. To enhance the attractiveness of the incentive package, the interest subsidies may need to be combined with rent subsidies that supplement the HUD fair market rent levels.

Rental Assistance

Tenant-based rent subsidies could be used to preserve the affordability of housing. Similar to Housing Choice Vouchers, the City, through a variety of potential funding sources, could provide rent subsidies to very low-income households. The level of the subsidy required to preserve the at-risk units is estimated to equal the Fair Market Rent (FMR) for a unit minus the housing cost affordable by a very low-income household. Approximately \$73,260 in rent subsidies would be required monthly (or \$879,120 annually). Assuming a 20-year affordability period, the total subsidy is about \$17.6 million.

PUBLIC COMMENT

3J. Estimates of Housing Need

Several factors influence the degree of demand, or “need,” for housing in Westminster. The major needs categories considered in this Element include:

- Housing needs resulting from the overcrowding of units
- Housing needs that result when households pay more than they can afford for housing
- Housing needs of “special needs groups” such as elderly, large families, female-headed households, households with a disabled person, farmworkers, and the homeless

State law requires that cities quantify existing housing need in their Housing Element. Table 44 summarizes the findings.

Table 44: Summary of Needs

Summary of Households/Persons with Identified Housing Need	Percent of Total Population/Households
Households Overpaying for Housing:	
% of Renter Households Overpaying	59.4%
% of Owner Households Overpaying	32.5%
% of Extremely Low-income Households (0-30% AMI) Overpaying	74.4%
% of Very Low-income Households (0-30% AMI) Overpaying	68.7%
% of Low-income Households (0-30% AMI) Overpaying	48.3%
Overcrowded Households:	
Overcrowded Renter Households	16.3%
Overcrowded Owner Households	6.2%
All Overcrowded Households	10.9%
Special Needs Groups:	
Elderly Persons/Households	17.7% of pop. 28.1% of households
Disabled Persons	13.3% of pop.
Developmentally Disabled Persons	0.8% of pop.
Large Households	19.1% of households
Female-Headed Households	14.5% of households
Female-Headed Households with Children	5.6% of households
Farmworkers	1.1% of labor force
Homeless	184 persons (2019)
Affordable Housing Units At-Risk of Conversion to Market Rate Costs	132 units

Sources: US Census, 2014-2018 ACS; HUD Comprehensive Housing Affordability Strategy (CHAS), 2013-2017

4. Constraints

Constraints to housing development are defined as government measures or non-governmental conditions that limit the amount or timing of residential development.

Government regulations can potentially constrain the supply of housing available in a community if the regulations limit the opportunities to develop housing, impose requirements that unnecessarily increase the cost to develop housing, or make the development process so arduous as to discourage housing developers. State law requires housing elements to contain an analysis of the governmental constraints on housing maintenance, improvement, and development (Government Code Section 65583(a)(4)).

Non-governmental constraints (required to be analyzed under Government Code Section 65583(a)(5)) cover land prices, construction costs, and financing. While local governments cannot control prices or costs, identification of these constraints can be helpful to Westminster in formulating housing programs.

4A. Governmental Constraints

Housing affordability is affected by factors in both the private and public sectors. Actions by the City can have an impact on the price and availability of housing in Westminster. Land use controls, site improvement requirements, building codes, fees, and other local programs intended to improve the overall quality of housing may serve as a constraint to housing development. These governmental constraints can limit the operations of the public, private, and non-profit sectors, making it difficult to meet the demand for affordable housing and limiting supply in a region. All City zoning regulations, development standards, specific plans, and fees are posted online and available to the public, consistent with the requirements of AB 1483.

Land Use Controls

Local land use policies and regulations impact the price and availability of housing, including affordable housing. This section discusses the General Plan land use designations and provisions in the Zoning Code relative to the types of housing allowed within Westminster as a potential governmental constraint. **The information contained in this section is accurate as of late 2021. All future references should refer directly to the Westminster Municipal Code for the most current information.**

General Plan

The General Plan Land Use Element sets forth land use designations that guide the location, type, and intensity or density of permitted uses of land in the City of Westminster. The Zoning Code (Title 17 of the Municipal Code) implements the General Plan by providing specific direction and development standards for each general land use category. Table 45 shows residential land uses, the corresponding zoning designation, and permitted densities allowed for housing. In addition to residential land uses, the City's Land Use Element identifies six mixed-use districts intended to develop with a mix of residential and nonresidential uses. These include the Civic Center, Westminster Boulevard/Downtown, Corridor, Westminster Mall, Little Saigon, and Northwest District. Note that the City will be updating its Zoning Code for consistency with the 2016 General Plan Update and implementation of the mixed-use districts following the adoption of the 2021-2029 Housing Element.

Specific Plans

A specific plan is a comprehensive planning document that guides the development of a defined geographic area in a mix of uses including residential, commercial, industrial, schools, and parks and open space. Specific plans typically include more detailed information than the General Plan about land use, traffic circulation, development standards, affordable housing programs, resource management strategies, and a comprehensive infrastructure plan. Specific plans are also used as a means of achieving superior design by providing flexibility in development standards beyond those contained in the Zoning Code.

The City Council has adopted two specific plans to date: Moran Street Specific Plan, adopted in 2012, and the Bolsa Row Specific Plan, adopted in 2018. Preparation of the Westminster Mall Specific Plan is currently ongoing. Each adopted specific plan contains detailed regulations, conditions, programs, and design criteria unique to a defined geographic area within Westminster and is intended to implement the General Plan. The adopted specific plans are consistent with the General Plan. Future specific plans, specific plan amendments, and development projects must be consistent with policies contained in the General Plan, including the General Plan Land Use Element. The following discussion summarizes the two specific plans, which may accommodate a portion of the Regional Housing Needs Allocation (RHNA) through the planning period.

Moran Street Specific Plan

The purpose of the Moran Street Specific Plan is to establish a distinctive cultural activity center and tourist destination with a diverse mix of uses within the City's Little Saigon district. The plan outlines a framework for growth and redevelopment of the 20-acre project site located along Moran Street in the heart of Little Saigon, bounded by Bolsa Avenue on the north and Bishop Place on the south. The Specific Plan is divided into five planning areas based on the location of uses and potential impacts of development within the site. The planning areas also allow for customized development standards and guidelines. This approach enables the Moran Street Specific Plan to create unique areas within the project, while ensuring compatibility with uses adjacent to the site. The applicable development standards and parking requirements for each planning area are set forth in the Specific Plan.

The Moran Street Specific Plan provides for a potential mix of approximately 275,280 square feet of retail, restaurant, and entertainment uses, including the existing square feet of retail associated with the Asian Garden Mall; approximately 38,400 square feet of office uses; and up to 259 residential units, including the existing 144 units in the Saigon Villas development.

Table 45: General Plan Residential Land Use Designations

General Plan Designation	Description	Zone Symbol*	Zoning Description
Residential Low Density	Provides for single-family detached residential units, including secondary units. This designation allows a maximum density of 0 – 8.0 du/ac.	R-1	Single-Family Residential (1-7 du/ac)
Residential Medium Density	Provides for single-family attached and detached units, such as duplexes, triplexes, townhomes, stacked flats, courtyard homes, patio homes, and zero lot line homes. Small-scale apartment and condominium developments generally consisting of structures with 3 to 5 units may also be appropriate. This designation allows a maximum density of 8.1 – 14.0 du/ac.	R-2, R-3	Multiple-Family Residential – 12 Units/Acre (8-12 du/ac); Multiple-Family Residential 13 to 14 Units/Acre (13-14 du/ac)
Residential High Density	Provides for a range of multifamily units, including stacked flats, motorcourt clusters, and row townhomes. This designation allows a maximum density of 14.1 – 25.0 du/ac.	R-4, R-5	Multiple-Family Residential 15 to 18 Units/Acre (15-18 du/ac); Multiple-Family Residential 19 to 25 Units/Acre (19-25 du/ac)
1) Mixed-Use Civic Center; 3) Mixed-Use Corridor; 4) Mixed-Use Westminster Mall; 5) Mixed-Use Little Saigon; 6) Mixed-Use Northwest District	Mixed-Use Districts – Intended for mixed-use residential and nonresidential development, which can be vertically or horizontally integrated. These designations allow higher density of up to 40 du/ac.	R-1, R-2, R-3, R-4, R-5, C-R, C-1, C-2, C-M, M-1, P/SP, SP-1	Single-Family Residential (1-7 du/ac); Multiple-Family Residential – 12 Units/Acre (8-12 du/ac); Multiple-Family Residential 13 to 14 Units/Acre (13-14 du/ac); Multiple-Family Residential 15 to 18 Units/Acre (15-18 du/ac); Multiple-Family Residential 19 to 25 Units/Acre (19-25 du/ac); Restricted Commercial; Local Business; General Business; Commercial-Industrial; Light Industrial; Public/Semi-Public; Specific Plan
2) Mixed-Use Westminster Boulevard/Downtown	Mixed-Use Westminster Boulevard/Downtown District – Intended for mixed-use residential and nonresidential development, which can be vertically or horizontally integrated. This designation allows higher density of up to 36 du/ac.	R-1, R-2, R-4, R-5, C-1, C-2, C-M, P-F	Single-Family Residential (1-7 du/ac); Multiple-Family Residential – 12 Units/Acre (8-12 du/ac); Multiple-Family Residential 15 to 18 Units/Acre (15-18 du/ac); Multiple-Family Residential 19 to 25 Units/Acre (19-25 du/ac); Local Business; General Business; Commercial-Industrial; Public Facilities

Sources: City of Westminster General Plan, 2016; City of Westminster Zoning Code, 2021*

* The information contained in this table is accurate as of late 2021. This information is subject to change periodically and future users should rely on the information contained directly in the Westminster Municipal Code. It is also noted that the City is preparing new mixed-use zoning districts, which are expected to be adopted by 2023.

Bolsa Row Specific Plan

The Bolsa Row Specific Plan is a mixed-use development on six acres located at the eastern gateway to Little Saigon, bounded by Bolsa Avenue on the north and Brookhurst Street on the west. The Bolsa Row Specific Plan serves as the guiding document to provide policy, regulatory, and design guidance within the project area. The Specific Plan designates the entire project area under the Mixed-Use Little Saigon land use, which allows residential densities of up to 40 dwelling units per acre, and an FAR of up to 1.0 (where the FAR is in addition to the residential density). The project site has a maximum permitted intensity of 205 multifamily residential units. The applicable development standards and parking requirements are set forth in the Specific Plan.

Zoning Code

Land use policies in the General Plan are implemented primarily through the Zoning Code. The Zoning Code provides for a range of densities and residential uses and is designed to protect and promote the health, safety, and general welfare of residents, which includes preserving the character and integrity of established residential neighborhoods. To that end, the City has established specific development standards that apply to residential construction in various districts. These include density, lot coverage, building height, parking standards, and other applicable requirements.

Provisions for a Variety of Housing Types

State housing element law requires that jurisdictions facilitate and encourage a range of housing types for all economic segments of the community. This includes the production of housing to meet the needs of different types of households with incomes ranging from low to above moderate. The Housing Element is the City's plan for achieving this objective.

As shown in Table 46, the City's Zoning Code accommodates a wide variety of conventional and special needs housing, including single-family dwellings, duplexes, multifamily, ADUs, manufactured housing, mobile home parks, residential care facilities (small and large), and transitional and supportive housing.

Table 46: Permitted Residential Uses by Zone

Housing Type	Residential Zones					Commercial Zones				Industrial Zones		Other ¹
	R-1	R-2	R-3	R-4	R-5	C-R	C-1	C-2	C-M	M-1	M-2	P/SP
Conventional Housing												
Single-Family Detached	P	P	P	P	P	--	--	--	--	--	--	--
Two-Family Dwelling (Duplex)	--	P	P	P	P	--	--	--	--	--	--	--
Multiple-Family Dwelling	--	P	P	P	P	PD/C P	PD/C P	PD/C P	PD/C P	--	--	--
Accessory Dwelling Unit	P	P	P	P	P	--	--	--	--	--	--	--
Manufactured/Modular Housing	P	P	--	--	--	--	--	--	--	--	--	--
Mobile Home Park	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP
Mobile Home (outside of mobile home park)	P	--	--	--	--	--	--	--	--	--	--	--
Special Needs Housing												
Residential Care Facility --6 or fewer clients	P	P	P	P	P	--	--	--	--	--	--	--
--7 or more clients	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	--	--	--
Senior Housing	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	--
Emergency Shelter ¹	--	--	--	--	--	--	--	CUP	CUP	--	--	P
Transitional Housing	--	P	P	P	P	--	--	--	--	--	--	--
Supportive Housing	--	P	P	P	P	--	--	--	--	--	--	--
Single Room Occupancy (Motel Conversion)	--	CUP	CUP	CUP	CUP	--	--	--	--	--	--	--
Boarding, Lodging House	--	--	CUP	CUP	CUP	--	--	--	--	--	--	--
Fraternity or Sorority	--	--	CUP	CUP	CUP	--	--	--	--	--	--	--

Source: City of Westminster Zoning Code, 2021

Notes: "P" = Permitted; "CUP" = Conditional Use Permit; "--" = Not Permitted; and "PD/CP" = Planned Development and Comprehensive Plan

This information is accurate as of late 2021. All users should refer to the Westminster Municipal Code for future reference for accurate information at the time of use.

1. Emergency shelters are permitted by right in the ES (Emergency Shelter) Overlay Zone.

The City of Westminster Zoning Code establishes two overlay zones that accommodate residential units: the Planned Development (PD) and Emergency Shelter (ES) Overlay zoning districts. The PD Overlay district applies to areas of existing large-scale, multiple-family residential and commercial complexes developed as a planned district, and sites suitable for similar large-scale development. The PD zoning district may also be applied to sites within commercial districts suitable for combined commercial, residential, and/or live-work uses within a physically integrated and contiguous area. The PD Overlay district allows for variances from development standards. In exchange for allowing development standards beyond those permitted by the Zoning Code a developer includes on-site amenities and superior design. This zone was established to improve the quality of projects constructed in the City. A project applicant requests a zone change to achieve the PD Overlay. The City processes the zone change and development application and the PD district is determined by the Council through the rezoning of the site to apply the PD Overlay zoning district, and through the approval of a Comprehensive Plan. Even though the PD Overlay requires a zone change to be approved by the City Council, the overlay has historically been well-utilized for residential projects. The PD Overlay is an opportunity for site-specific, high-quality residential project design and is not a constraint to affordable housing.

The City adopted an Emergency Shelter ordinance in 2013 that provided land use regulations for the Emergency Shelter (ES) Overlay zoning district (where emergency shelters are permitted by right). This district applies to manufacturing/industrial sites, which due to their size and location, are appropriate for emergency shelter facility use. Furthermore, 21 acres of contiguous land was rezoned to include the Emergency Shelter Overlay zoning district. With the adoption of the Emergency Shelter ordinance, Westminster fully implemented all of the programs required under SB 2.

As part of the General Plan Update in 2016, the City of Westminster identified six distinct mixed-use districts where housing, shopping, employment, and public spaces are envisioned to come together. The mixed-use designation is intended to provide economic vitality and flexibility in land use options to promote growth and development in strategic locations. These special places – the Civic Center, Westminster Boulevard/Downtown, Corridor, Little Saigon, Westminster Mall, and the Northwest District – are envisioned to be pedestrian friendly with higher densities and intensities than the typical patterns of segregated uses. In order to implement this vision, the City will update the Zoning Code and zoning map to be consistent with the General Plan. Once the 2021-2029 Housing Element is adopted, the City will complete the update to the Zoning Code to allow mixed-use residential uses and higher density residential uses.

The following is a description of the conventional and special needs housing typologies permitted in the city:

Single-Family Detached: Detached single-family dwellings and subdivisions are permitted by right within the R-1, R-2, R-3, R-4, and R-5 zones. Single-family projects are subject to a ministerial review through a zoning clearance process. New residential projects with three or more units must undergo Development Review and may require review by the Planning Commission.

Two-Family Dwelling Unit (Duplex): A duplex is generally defined as a two-unit housing structure with separate entrances for each unit. Duplexes are allowed within the R-2, R-3, R-4, and R-5 zones and are subject to a ministerial review through a zoning clearance process.

Multiple-Family Dwelling: Multiple-family dwellings include single-family attached units and two-family dwellings and are permitted in the R-2, R-3, R-4, and R-5 zones by right. Multiple-family dwelling projects are subject to administrative plan review through the Development Review process, unless the project is not exempt from CEQA or there are other entitlements associated with the project to require Planning Commission review. In the C-R, C-1, C-2, and C-M zones, multiple-family uses are permitted as mixed-use projects when located in a Planned Development (PD) Overlay district and through the approval of a Comprehensive Plan. Note that the City initiated an update to its Zoning Code in 2019 and new zoning standards for mixed-use developments will be

Accessory Dwelling Unit (ADU): Government Code Section 65852.2(a)(1) allows local agencies to designate areas within a city where accessory dwelling units (ADU) may be permitted and to impose development standards addressing issues such as unit size, height, setbacks, lot coverage, parking, landscaping, and architectural review. The City recently (2021) updated Chapter 17.400 of its Municipal Code to be consistent with California Government Code Sections 65852.150 and 65852.2, which establish regulations for accessory dwelling units. These are the standards at the time of Housing Element adoption; the City may update these standards and any future users should refer directly to the Westminster Municipal Code (WMC) for the most accurate information.

WMC Section 17.400.135 was amended to define an accessory dwelling unit as “an attached or a detached residential dwelling unit that provides complete independent living facilities for one or more persons and is located on a lot with a proposed or existing primary residence. It shall include permanent provisions for living, sleeping, eating, cooking, and sanitation on the same parcel as the single-family or multifamily dwelling is or will be situated.”

Construction of an ADU or JADU (junior accessory dwelling unit) is permitted on a lot in any zone that allows residential uses and includes a proposed or existing single-family or multiple-family residence. A building permit and zoning clearance is required for an ADU and JADU pursuant to compliance with the minimum requirements described below and in WMC Sections 17.110.005 and 17.400.135. Construction of ADUs shall be permitted only in zones that allow for residential development, subject to the following criteria, which include (but are not limited to):

- For lots with an existing or proposed single-family dwelling, one ADU may be on the lot.
- For lots with an existing multifamily residential dwelling:
 - No more than 25% of the number of the existing units, but at least one unit, shall be permitted as ADUs constructed within the non-livable space (e.g., storage rooms, boiler rooms, hallways, attics, basements, or garages) of the existing multifamily dwelling structure provided that applicable building codes are met; and
 - Up to two detached accessory units.
- For lots without an existing multifamily residential structure where a new multifamily residential structure is proposed, up to two detached ADUs may be on the lot, provided that:
 - Each ADU complies with the development standards for ADUs;
 - The property complies with all development standards applicable to multifamily dwellings in the underlying zoning district including, but not limited to, lot coverage, open space, parking, and landscaping requirements; and
 - The property is not relying on any exception within subsection B.4 (for units of 800 square feet or less).

The approval process is ministerial in nature, and the City must approve or deny an application for a building permit to construct an ADU or JADU within 60 days after receiving a complete application. If a complete application for a building permit to construct an ADU or JADU is submitted in connection with an application to construct a new primary dwelling on a lot, the application may not be approved until the application is approved for the new dwelling. The application for the ADU or JADU must be processed ministerially regardless of the approvals required for the primary dwelling. Further, the ordinance sets forth the following development standards for ADUs:

Table 47: ADU and JADU Development Standards

Specific Regulations	ADU ¹		JADU	Additional Provisions
	Attached	Detached		
Minimum Size	220 SF	220 SF	220 SF	Adhere to California Building Standards Code
Maximum Size ²	1,200 SF or 50% of the living area of the primary dwelling, whichever is greater	1,200 SF	500 SF	
Maximum Height	16 feet	16 feet	--	Unless the units are within the existing space of a single-family dwelling, an accessory structure or multifamily dwelling. ADUs may be permitted on the upper floor of a newly constructed single-family home
Minimum Side/Rear Yard Setback ³	4 feet	4 feet	--	
Maximum Lot Coverage/Use Intensity	40% ¹	40% ¹	--	
Separation from Primary/Accessory Buildings	10/6 feet ⁴	10/6 feet ⁴	--	
Minimum parking	0/1 ⁵	0/1 ⁵	--	In addition to the required parking for the primary unit. May be provided as tandem parking on an existing driveway or within setback area

Source: City of Westminster Zoning Code, 2021

1. For ADUs of 800 square feet or less, all development standards (including setbacks, lot coverage, open space, and landscaping requirements) are reduced solely to the extent necessary to allow either of the following: (i) on a lot with a proposed or existing single-family dwelling, one attached or detached ADU that is 800 square feet or less, with a height not exceeding 16 feet, with setbacks of at least 4 feet from the side and rear yards and complies with applicable front yard setbacks; (ii) on a lot with an existing multifamily dwelling, up to 2 detached ADUs that are 800 square feet or less and which have a height

not exceeding 16 feet, and which comply with setbacks of at least 4 feet from the side and rear yards, and which comply with front yard setbacks.

2. An ADU which is converted entirely from within a lawful existing structure is not subject to a maximum floor area requirement. The resultant primary dwelling does need not comply with the minimum floor area requirements of Municipal Code Section 17.210.015, although it must still comply with Building Standards Code requirements relating to minimum floor areas.

3. No setbacks are required for either: (i) those portions of ADUs that are created by converting existing living area or existing accessory structures to new ADUs; or (ii) constructing new ADUs in the same location and to the same dimensions as an existing structure.

4. For a lot in a multifamily zone, newly constructed detached ADUs must be at least 10 feet from any other dwelling units (other than detached ADUs that are attached to each other) on the property, and at least 6 feet from accessory structures.

5. One parking space shall be provided unless the ADU has no bedrooms (e.g., a studio), in which case no parking space is required. No parking space shall be required if: ADU is located within one-half mile walking distance of public transit; ADU is located within an architecturally and historically significant district; ADU is part of a proposed or existing primary residence or accessory structure; when on-street parking permits are required but not offered to the occupant of the ADU; or where there is a car share vehicle located within one block of the ADU.

Manufactured Housing: State law requires that manufactured housing, when constructed as a single-family dwelling on a permanent foundation, be treated as a conventional single-family home subject to the same development standards that a single-family residential dwelling on the same lot would require, except for architectural requirements limited to its roof overhang, roofing material, and siding material.

Currently, the Zoning Code only allows manufactured homes in the R-1 and R-2 zones. However, Program 12 in the Housing Plan requires the Zoning Code to be updated to allow manufactured homes on individual lots that allow single-family residential uses, including in zones R-3, R-4, and R-5, provided that the homes are attached to a foundation system in compliance with all applicable building regulations and Section 18551 of the Health and Safety Code and occupied only as a residential use. Manufactured homes are subject to all Zoning Code provisions applicable to residential structures.

Mobile Home Park: Mobile home parks, including manufactured home parks, that conform to the State Mobile Home Parks Act (Division 13, Part 2.1 of the California Health and Safety Code, commencing with Section 18200) or the implementing State guidelines (Title 25, Division I, Chapter 2 of the California Code of Regulations) and Section 18300 of the Health and Safety Code and are a minimum of ten acres, are allowed in all zones as a conditional use subject to Planning Commission approval.

Residential Care Facility: "Small" residential care facilities (those serving six or fewer clients) are allowed by right in all residential zones, subject to the same development standards and permit processing requirements as other residential uses in those zones, pursuant to the California Lanterman Developmental Disabilities Services Act. "Large" residential care facilities (those serving seven or more clients) are allowed in all residential and commercial zones subject to a Conditional Use Permit and Planning Commission approval.

Senior Housing: Senior housing is allowed in all residential, commercial, and industrial zones subject to a Conditional Use Permit and Planning Commission approval.

Emergency Shelter: Emergency shelters are allowed in the P/SP zone and ES (Emergency Shelter) Overlay zone by right, subject to ministerial review and approval and compliance with objective standards consistent with the requirements identified in Government Code Section 65583(a)(4), and in the C-2 and C-M zones subject to a Conditional Use Permit and Planning Commission approval.

No emergency shelters are currently located within Westminster. The P/SP, C-2, C-M, and ES Overlay zones are suitable for emergency shelters because:

- Shelters are compatible with a range of uses allowed in the public/semi-public zone and C-2 and C-M zones (e.g., government facilities, civic center, government maintenance/storage facilities, police and fire stations, etc.);
- The P/SP zoned parcels are dispersed evenly around the City and are served by Orange County Transit Authority (OCTA) bus routes that connect to regional transit, including light rail service;
- The ES Overlay Zone allows flexibility to provide necessary services to homeless in Westminster.

Low Barrier Navigation Center: A low barrier navigation center is a housing first, low-barrier, service-enriched shelter focused on moving people into permanent housing that provides temporary living facilities while case managers connect individuals experiencing homelessness to income, public benefits, health services, shelter, and housing. AB 2162 requires jurisdictions to further streamline approval of eligible low barrier navigation center applications in areas zoned for mixed-use and residential zones permitting multifamily uses, subject to specific criteria. The City's Zoning Code does not conform to these recent requirements; however, Program 12 in the Housing Plan requires the Zoning Code to be updated to address AB 2162.

Transitional and Supportive Housing: Transitional housing is a type of housing used to facilitate the movement of homeless individuals and families to permanent housing. Transitional housing can take several forms, including group quarters with beds, single-family homes, and multifamily apartments and typically offers case management and support services to return people to independent living (usually between 6-24 months). Although the Zoning Code does not define transitional housing, the planned update to the Zoning Code intended to follow the Housing Element update will provide a definition consistent with Government Code Section 65582(j): "A development with buildings configured as rental housing developments, but operated under program requirements that require the termination of assistance and recirculating of the assisted unit to another eligible program recipient at a predetermined future point in time that shall be no less than six months from the beginning of the assistance."

According to the National Housing Institute, supportive housing is permanent housing with a service component, which can be provided either on-site or off-site. The Zoning Code defines supportive housing as "housing with no limit on length of stay (permanent affordable housing), that is occupied by the 'target population,' and that is linked to on-site or off-site services that assist tenants

to retain the housing, improve their health status, maximize their ability to live and when possible, to work in the community.” The target population includes persons with disabilities, elderly, youth aging out of the foster care system, veterans, and homeless persons. The City’s definition is consistent with Government Code Section 65582(g).

Senate Bill 2 provides that transitional housing and supportive housing that is a rental housing development constitutes a residential use. It requires zoning to treat such uses as a residential use and subject only to those restrictions that apply to other residential uses of the same type in the same zone. The Zoning Code allows transitional and supportive housing as a residential use, subject to the same permitting process and development standards as other residential uses in the R-2, R-3, R-4, and R-5 zones.

Single-Room Occupancy (SRO): Single-room occupancy (SRO) facilities are a housing type that is considered suitable to meet the needs of extremely low, very low, and low-income households. With high housing costs, many communities in California are exploring the use of SRO housing to fulfill the affordable housing needs of certain segments of the community, such as seniors, students, and single workers. The Westminster Zoning Code does not fully address SRO units, but does permit “Hotel and Motel Conversions,” which effectively create single-room occupancy units. Program 12 in the Housing Plan requires the Zoning Code to be updated to explicitly specify SROs as a conditionally permitted use. Conditions of approval will relate to the performance of the facility, such as parking, security, and management.

Boarding, Lodging House: Boarding and lodging houses typically mean the same except that meals are generally provided in a boarding house. Boarding and lodging houses are conditionally permitted uses in the R-3, R-4, and R-5 zones.

Housing for Disabled Persons: On January 1, 2002, SB 520 became effective and required local jurisdictions to analyze local government constraints on developing, maintaining, and improving housing for persons with disabilities. In accordance with SB 520 and Government Code 65583(a)(7), the City recognizes the importance of providing housing for persons with disabilities. Persons with disabilities have a number of specific housing needs, including those related to 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, etc. Location needs include accessibility to public transportation, commercial services, health care, and supportive services. Some persons with disabilities need group housing opportunities, especially those who are lower-income or homeless. The following discussion addresses these issues and determines that no specific City policy or regulation serves to impede the access that persons with disabilities have to housing that suits their specific needs.

Zoning and Land Use: The General Plan and Zoning Code provide for the development of multifamily housing in the R-2, R-3, R-4, and R-5 zones by right, as well as in the C-R, C-1, C-2, and C-M zones under the Planned Development Overlay district and a Comprehensive Plan. Traditional multifamily housing for persons with special needs, such as apartments for the disabled, are considered regular residential uses permitted in these zones. The City’s land use policies and zoning provisions do not constrain the development of such housing.

Under the Lanterman Developmental Disabilities Services Act (Lanterman Act), small State-licensed residential care facilities for six or fewer persons must be permitted in all zones that allow single or multifamily uses, subject to the same permit processing requirements and development standards. The City permits small residential care homes by right in all residential zones. Large residential care homes are conditionally permitted in all residential and commercial districts. Potential conditions of approval may include hours of operation, security, loading requirements, and management. Conditions would be similar to those for other similar uses in the same zones and would not serve to unduly constrain the development of residential care facilities for more than six persons. Occupancy standards for residential care facilities are the same as occupancy standards for all other residential uses. The Zoning Code also accommodates transitional and supportive housing in the R-2, R-3, R-4, and R-5 zoning districts and subject only to the same requirements for residential uses of the same type (e.g., single-family or multifamily) in the same zone. These facilities may serve persons with disabilities.

Building Code: Building construction and procedures within Westminster are required to conform to the 2019 California Building Code, as adopted in Title 15 of the City's Municipal Code. Standards within the Building Code include provisions to ensure accessibility for persons with disabilities. These standards are consistent with the Americans with Disabilities Act (ADA). No local amendments that would constrain accessibility or increase the cost of housing for persons with disabilities have been adopted and City officials are not aware of any instances in which an applicant experienced delays or rejection of a retrofitting proposal for accessibility to persons with disabilities.

Reasonable Accommodation: Both the federal Fair Housing Act and the California Fair Employment and Housing Act direct local governments to make reasonable accommodation (i.e., modifications or exceptions) in their zoning laws and other land use regulations to allow disabled persons an equal opportunity to use and enjoy a dwelling. For example, it may be a reasonable accommodation to waive a setback requirement so that elevated ramping can be constructed to provide access to a dwelling unit for a resident who has mobility impairments. Whether a particular modification is reasonable depends on the circumstances and must be decided on a case-by-case basis.

Reasonable accommodation refers to flexibility in standards and policies to accommodate the needs of persons with disabilities. The City's zoning and building codes, as well as approach to code enforcement, allow for special provisions that meet the needs of persons with disabilities without the need for variances. The City's Reasonable Accommodations Ordinance is codified in Chapter 17.585 of the Zoning Code.

The City's Community Development Director has administrative/ ministerial authority to hear and decide applications for reasonable accommodation to allow reasonable remedy from zoning and other land use regulations, policies, and procedures for individuals with physical or mental impairment, unless the application is tied to another entitlement that requires discretionary review, in which case the Planning Commission is the reviewing authority. A request for reasonable accommodation may include a modification or exception to the rules, standards, and practices for the siting, development, and use of housing or housing-related facilities that would eliminate regulatory barriers and provide a person with a disability equal opportunity to housing of their choice.

Reasonable accommodation applications are not charged a fee for review and the reviewing authority must consider all of the following factors:

1. The housing, that is the subject of the request for reasonable accommodation will be used by an individual with a disability protected under the fair housing laws;
2. The requested accommodation is necessary to make housing available to an individual with a disability protected under the fair housing laws;
3. The requested accommodation would not impose an undue financial or administrative burden on the City, as defined in fair housing laws and interpretive case law;
4. The requested accommodation would not require a fundamental alteration in the nature of the City's zoning program, as is defined in fair housing laws and interpretive case law. In making these findings, the decision maker may approve alternative reasonable accommodations that provide an equivalent level of benefit to the applicant.

Conclusion: Current planning policies and zoning regulations have mitigated potential constraints to the availability of housing for persons with disabilities. The City has analyzed its Zoning Code and procedures to ensure that it is providing flexibility in, and not constraining the development of, housing for persons with disabilities.

Development Standards

Development standards directly shape the form and intensity of residential development by providing controls over land use, heights and volumes of buildings, open space on a site, etc. Site development standards also ensure a quality living environment for all household groups in the City, including special groups such as lower and moderate-income households and senior citizens.

Table 48 summarizes development standards in the residential zones (R-1, R-2, R-3, R-4, and R-5), including density, minimum lot size, lot coverage, building height, and setbacks, by zoning district. Table 49 summarizes minimum floor area standards. Development standards for the specific plan areas were discussed above.

Table 48: Basic Residential Development Standards

Development Standard		R1	R2	R3	R4	R5
Density (units per acre)		1 – 7	8 – 12	13 – 14	15 – 18	19 – 25
Minimum Lot Area		6,500 sf for corner lots; 6,000 sf for all other lots				10,000 sf
Setbacks	Front	Min. 50 ft from centerline or 20 ft from ultimate right-of-way line, whichever is less				
	Interior Side	5 ft	5 ft for single-story; 7 ft for two-stories or more			
	Street Side	10 ft	10 ft			
	Rear	Min. 20 ft or 20% of average lot depth, whichever is less				
Maximum Lot Coverage		40%	40%	40%	50%	60%
Maximum Building Height		2 stories; not to exceed 35 ft				(1)
Open Space		n/a	500 sf	350 sf	250 sf	250 sf

Source: City of Westminster Zoning Code, 2021

1: Height restrictions for development within the R5 zone are context-sensitive. If the proposed building abuts an R1 property the building height is limited to 35 feet. If the proposed building does not abut R1 property the maximum height is equal to the width of the adjoining street. The R5 zone provides potential for housing development of 3-5 stories tall or higher, depending on the width of the adjoining street.

As previously noted, the Planned Development (PD) Overlay allows for variances from the development standards of the underlying zoning district in exchange for on-site amenities and superior design. The development standards for a Planned Development are established through an approved Comprehensive Plan.

Table 49: Minimum Floor Area

	R-1	R-2	R-3	R-4	R-5
One-Bedroom Unit	1,125 SF	1,050 SF	900 SF	750 SF	750 SF
Two-Bedroom Unit	1,225 SF				
Three-Bedroom Unit	1,400 SF				
Four-Bedroom Unit	1,525 SF				
Five-Bedroom Unit	1,625 SF ¹				

Source: Westminster Zoning Code, 2021

1. For each bedroom in excess of five, there shall be an additional 100 square feet of living area per additional bedroom

Residential Parking Requirements

Parking standards are an important development regulation in communities. The City’s parking requirements are intended to ensure that adequate off-street parking and loading facilities are provided in proportion to the need created by the type of use. Adequate parking for residential projects contributes to the value of a project, the safety of residents, and the quality of a project’s appearance. However, excessive parking standards can pose a significant constraint to the development of housing because they can reduce the buildable area on a site and impact the funding available for project amenities or additional units. The parking requirements for residential and mixed-use developments are shown in Table 50.

Table 50: Residential Parking Requirements

Use	Requirement	Additional Regulations
Single-family dwellings	<ul style="list-style-type: none"> 1-4 bdrm: 2-car enclosed garage 5+ bdrm: 3 enclosed garage spaces 	--
Multifamily dwellings (two or more units)	<ul style="list-style-type: none"> 0-1 bdrm (bachelor): 1 enclosed garage space per unit and 0.5 off-street, open parking space per unit 2 bdrm: 1 enclosed garage space per unit and 1 off-street, open parking space per unit 3+ bdrm: 2 enclosed garage spaces per unit and 0.5 off-street, open parking spaces per unit 	--
Accessory dwelling units	<ul style="list-style-type: none"> Less than 1 bdrm: no parking spaces required¹ 1+ bdrm: one parking space^{1,2} 	<p>May be provided as:</p> <ul style="list-style-type: none"> Tandem parking on an existing driveway in a manner that does not encroach onto a public sidewalk and otherwise complies with city parking requirements; or Within a setback area or as tandem parking unless the Director determines that parking in the

		setback or tandem parking is not feasible based upon specified site or regional topographical or fire and life safety conditions
Residential care facilities	<ul style="list-style-type: none"> • 6 or fewer residents: as required for the type of dwelling • 7 or more residents: 1 parking space for every 3 patient beds 	--
Senior Housing	<ul style="list-style-type: none"> • Determined on a case-by-case basis to provide flexibility 	--
Emergency shelter facilities	<ul style="list-style-type: none"> • 1 parking space for each staff member, plus 1 parking space for each 5 beds and 0.5 spaces for each room designated for families with children 	--
Boardinghouses, lodging houses, fraternity or sorority houses, student dormitories, student housing facilities	<ul style="list-style-type: none"> • 1 parking space for every 2 guest rooms, dwelling units, or living units 	--

Source: Westminster Zoning Code, 2021

1. In addition to required parking for primary unit.
2. No parking space required if: ADU is located within one-half mile walking distance of public transit; ADU is located within an architecturally and historically significant district; ADU is part of a proposed or existing primary residence or accessory structure; when on-street parking permits are required but not offered to the occupant of the ADU; or, where there is a car share vehicle located within one block of the ADU.

Development Review Process

The time and cost of permit processing and review can be a constraint to housing development if significant development review is required. Project review and permit processing are necessary steps to ensure that residential construction proceeds in an orderly manner. The time required for project approval is often not so much a factor of the approval body (Director versus Planning Commission), but the complexity of the project and associated environmental issues. However, small infill projects that can be approved administratively are generally less complex and take a shorter time to obtain appropriate approvals. Large mixed-use projects or residential subdivision maps, subject to the California Environmental Quality Act (CEQA), require a public hearing before the Planning Commission.

The City reviews all applications for development to ensure the construction of projects that contribute in a positive manner to the community and improve quality of life. Residential development projects typically undergo several types of approvals – ministerial, discretionary actions (either with or without a public hearing), and legislative actions. This section outlines the timeline for typical residential development review and describes the permitting requirements and procedures for Zoning Clearance, Development Review, Conditional Use Permits (CUP), Subdivision Maps, etc. Given the recent development activity and housing growth experienced by Westminster over the 5th Cycle RHNA period, the City’s processing and permit procedures do not appear to unduly constrain the development of housing.

Timeframes

Processing times for applications in Westminster vary based upon the scope and type of project. The amount of time involved in processing applications depends on the type of project, the applicant’s compliance with the City’s ordinances, and the completeness of the applications. Certain types of applications/permits are discretionary and require a public hearing, while others are processed administratively. Through administrative approval, the applicant bypasses the public hearing requirement and shortens the processing time.

Some projects may take an extended period for final approval. However, these projects generally have significant environmental impacts, involve General Plan or specific plan amendments, rezoning, or need additional community workshops. Developers may be responsible for delays by failing to provide information or requesting continuances. Permit approval under these circumstances requires more time for public notice, public hearings, and negotiation of design modifications to resolve problems.

On average, the typical processing time for a single-family home ranges from 30-60 days, which assumes zoning clearance, plan check, and building permits with no additional entitlements required. These residential projects tend not to create substantial environmental impacts, thereby greatly reducing the time needed for review. The typical processing time for a multifamily unit is 6-12 months, which assumes that additional entitlements are required, a moderate level of environmental analysis is necessary, and public hearings with the Planning Commission and/or City Council will occur.

Table 51 outlines the typical permit processing times and associated reviewing body by the type of approval or permit. It should be noted that many projects require multiple entitlements, which are often processed concurrently, thereby shortening the overall processing time. The City has established a list of standard permits that apply to residential development projects ranging from building permits to use permits.

Table 51: Typical Permit Processing Times and Reviewing Body

Type of Approval or Permit	Review Authority			Processing Times
	Director	PC	CC	
Zoning Clearance	D	A	A	60 to 90 days
Administrative Use Permit	D	A	A	60 to 90 days
Administrative Adjustment	D	A	A	60 to 90 days
Development Review (exempt from CEQA)	D	A	A	100 to 120 days
Development Review (subject to CEQA and/or deferred to PC)	--	D	A	6 to 12 months
Comprehensive Plans	--	R	D	18 to 24 months
Conditional Use Permit	--	D	A	90 to 100 days
Variance	--	D	A	90 to 100 days
Development Agreement	--	R	D	6 to 12 months
Zoning Amendment or Zone Change	--	R	D	6 to 12 months
Specific Plan	--	R	D	18 to 24 months
General Plan Amendment	--	R	D	18 to 24 months
Lot Line Adjustment	D	A	A	60 to 90 days
Tentative Map/Parcel Map	--	D	A	90 to 100 days
Reasonable Accommodation	D	A	A	60 to 90 days

Source: City of Westminster, 2021

D = Deciding body whose decision is final unless appealed

R = Advisory body required to make recommendations

A = Appeal authority

Preliminary Plan Review

Westminster first gives the applicant an opportunity to discuss the proposed project with staff prior to submitting for either Zoning Clearance or Development Review, either at the public counter or through a more in-depth preliminary review process that provides a detailed assessment of a potential project. This optional Preliminary Plan Review allows City staff to go over the application and give input to the applicant before entering in the formal review process, and is intended to ultimately expedite projects.

Zoning Clearance

In accordance with Chapter 17.515 of the Zoning Code, Zoning Clearance is required in conjunction with Planning Division review of any building or grading permit, business license, or other authorization required by the WMC for any new use or change of use. The Community Development Director has the discretion on a case-by-case basis to determine that an application is subject to Development Review and require noticing and/or defer the action to the Planning Commission based on criteria including traffic, parking demand, building shade, shadow, scale, design, and other potential impacts. If a project involves a Zoning Clearance only, as would be the case for one new single-family dwelling on a lot, Planning staff reviews and approves the application to ensure compatibility with the City's development standards, previously approved plans, and all criteria applicable to the proposed use. This is a ministerial action.

Due to the high demand in recent years for ADUs and JADUs, the City has implemented a new process to expedite these projects. Applicants are able to participate in an over-the-counter Zoning Clearance process and upon successful completion, submit directly into the plan check process. This is a ministerial process with a processing time well within 60 days of submission of a complete application.

Development Review

In accordance with Chapter 17.520 of the Zoning Code, Development Review is required for new residential projects with three or more units. The Community Development Director has the discretion on a case-by-case basis to require noticing for any Development Review application and defer the application to the Planning Commission for action. Projects not exempt from the California Environmental Quality Act (CEQA) are subject to Commission hearing and action.

Development Review is a discretionary action and is either performed administratively or by the Planning Commission. All projects subject to Development Review are processed administratively, unless the project is not exempt from CEQA, or there are other entitlements associated with the project to require Planning Commission review. Development Review applications subject to staff approval typically require 100-120 days to process. A project requiring Planning Commission review typically has a processing time of approximately 6-12 months. Projects requiring an environmental review may take longer.

Comprehensive Plan

A Comprehensive Plan is a similar process to Development Review and is intended as an alternate process to accommodate unique developments for residential, commercial, professional, or other similar activities, including combinations of uses and modified development standards, to create a desirable, functional, and community environment under controlled conditions of a development plan. An application for a Comprehensive Plan is required for development in compliance with a Planned Development (PD) Overlay. The approval of a Comprehensive Plan is subject to the applicant entering into an agreement with the City for the provision and guarantee of the terms, conditions, and regulations of the planned development as stipulated by a Development Agreement and as approved by the City Council.

Conditional Use Permits

Chapter 17.550 of the Zoning Code regulates the issuance of Conditional Use Permits (CUP). Land uses that require a CUP generally have a unique and distinct impact on the area in which they are located or are capable of impacts to adjacent properties unless given special review and conditions. The following residential uses require a CUP:

- Mobile home park
- Residential care facility with seven or more clients in any residential or commercial zone
- Senior housing in any residential, commercial, or industrial zone
- Emergency shelter in C-2 or C-M zones
- Single-room occupancy (i.e. motel conversion) in R-2, R-3, R-4, and R-5 zones
- Boarding house, lodging house, fraternity, sorority in R-3, R-4, and R-5 zones

The Planning Commission may approve, conditionally approve, or deny a CUP application. The Commission must make the following findings prior to approval, pursuant to Section 17.550.020 of the Zoning Code:

1. The proposed use is allowed within the subject zoning district with the approval of a Conditional Use Permit and complies with all other applicable provisions of the WMC;
2. The proposed use is consistent with the General Plan and any applicable Specific Plan;
3. The design, location, size, and operating characteristics of the proposed use are compatible with the existing and future land uses in the vicinity of the subject site;
4. The subject site is physically suitable for the type and intensity of use being proposed, including access, compatibility with adjoining land uses, shape, size, provision of utilities, and the absence of physical constraints; and
5. That the establishment, maintenance, or operation of the proposed

use will not be detrimental to the public interest, health, safety, or general welfare, or injurious to persons, property, or improvements in the vicinity and zoning district in which the property is located.

These findings apply to all uses that require a CUP; no special or unique findings are required for residential uses.

Subdivisions

This review process applies to all residential land divisions within the City. Title 16 of the Westminster Municipal Code includes the standards and processes for subdivisions. It is based primarily on the State Subdivision Map Act. As it relates to residential development, the regulations apply to all land divisions that create lots for single-family homes and lots, or condominiums, for multifamily development. As part of the review process for subdivisions, the City reviews applications for compliance with lot size and shape standards, the general layout of the subdivision, and infrastructure requirements. If the project complies with the subdivision standards and General Plan density, the project can proceed through the approval process. An applicant can request a variance to address site constraints that may impact lot sizes and shapes or other requirements.

Reasonable Accommodation

The City's process for providing reasonable accommodation allows individuals, or their representatives, to make requests for reasonable accommodations for persons with disabilities as part of the permit process. Requests for reasonable accommodation are submitted to and reviewed by the Community Development Director. The Community Development Department provides assistance to those who need it in applying for a reasonable accommodation. The request must state the basis of the request, including modification or exception to the regulations, standards, and practices for the siting, development, and use of housing or housing related facilities that would eliminate regulatory barriers and provide an individual with a disability equal opportunity to housing of his or her choice. The Community Development Director may request additional information that complies with fair housing law and the privacy rights of the individual. The determination is made within 45 days, not counting time necessary to gather additionally requested documents. The Community Development Director has the right to require the applicant to record a covenant in the County Recorder's Office acknowledging and agreeing to comply with the terms and conditions established in the determination. Appeals may be made to the Planning Commission.

Westminster's reasonable accommodation procedure does not require a public hearing and preserves privacy laws and fair housing laws. Only property owners in abutting properties are notified if the accommodation is granted and future property owners are notified by the covenant. Westminster's reasonable accommodation procedure complies with Housing Element law and provides an accessible way for disabled residents to make necessary changes to their properties.

Facilitated Environmental Review

The City has adopted uniform procedures for complying with the requirements of the California Environmental Quality Act (CEQA) for assessing the potential environmental impacts of those development applications determined to be a “project” as defined by Public Resources Code 21000-21177. Environmental review is required for most discretionary actions including Development Review, Conditional Use Permits, Subdivision Maps, and legislative actions including General Plan Amendments, zone changes, and code amendments. Environmental review occurs while the application is being processed. An environmental determination by City staff for a project is made in order to prepare the appropriate environmental document that can be considered by the decision-making authority with the legislative or discretionary application. Given that a large portion of the existing and likely future development potential in Westminster will be of an infill nature, many residential development projects may qualify for categorical exemption from the CEQA process.

Lower Income Sites Included in Previous Elements

While the Zoning Clearance and Development Review process is not considered a constraint to housing, Program 12 has been included to comply with Government Code 65583.2. This program will provide for ministerial approval (e.g., Community Development Director approval of Development Review and entitlements other than a subdivision map) of housing projects with a minimum of 20% of units affordable to lower income households and will increase certainty for affordable and multifamily developers related to residential sites throughout the community, as identified in Appendix A.

Senate Bill (SB) 35

SB 35 provides provisions for streamlining projects based on a jurisdiction’s progress towards its RHNA and timely submittal of the Housing Element Annual Progress Report. When jurisdictions have insufficient progress toward their above moderate-income RHNA and/or have not submitted the latest Housing Element Annual Progress Report, these jurisdictions are subject to the streamlined ministerial approval process (SB 35 (Chapter 366, Statutes of 2017) streamlining) for proposed developments with at least 10% affordability.

HCD reviews the annual progress report deadlines and RHNA progress on an annual basis. Westminster is currently subject to SB 35 streamlining provisions when proposed developments include 10% affordability. Program 12 in the Housing Plan has been provided to incorporate the mandatory streamlining provisions into the City’s Zoning Code. These streamlining provisions will reduce approval requirements for projects that include a minimum of 10% of units affordable to lower income households and that meet the criteria specified by State law.

Flexibility in Development Standards

Development standards affect the financials of a residential project, both from the revenue side (through achievable density) and through the costs of accommodating specific development standards. However, there is no specific threshold that determines whether a particular standard or combination constrains the affordability or supply of housing. Many factors determine project feasibility. While prior sections discussed how to reduce development costs, the following describes ways that the Zoning Code offers flexibility in development standards.

Planned Development

As described earlier, the Planned Development process is for areas of existing large-scale, multiple-family residential and commercial complexes developed as a planned district, and sites suitable for similar large-scale development. The Planned Development process may also be applied to sites within commercial districts suitable for combined commercial, residential, and/or live-work uses within a physically integrated and contiguous area. Planned Development allows for variances from development standards in exchange for on-site amenities and superior design. The process was established to improve the quality of projects constructed in the City. A project applicant requests a zone change for a Planned Development (PD) Overlay. The City processes the zone change and development application and the PD district is determined by the Council through the rezoning of the site to apply the PD Overlay zoning district, and through the approval of a Comprehensive Plan. The PD Overlay is an opportunity for site-specific, high-quality residential project design and is not a constraint to affordable housing.

Density Bonus

Chapter 17.570 of the Zoning Code allows density bonuses for affordable and senior residential projects in accordance with State Density Bonus law (Government Code Sections 65915 – 65918). Density bonuses and other incentives for housing and/or child care facilities may be granted in accordance with the requirements of the law. The City is required to grant a density bonus on a sliding scale if a development provides a percentage of the units at rates that are affordable to very low income and low-income households. For example, a density bonus of 20 percent above the maximum permitted density can be granted if at least 5 percent of the units are affordable to very low-income households or 10 percent of the units are affordable to low-income households. If 10 percent of condominium or planned development units are affordable to moderate-income households, then the project is eligible to receive a 5 percent density bonus. The sliding scale requires additional density bonuses above the 20 percent threshold (up to a maximum density bonus of 35 percent) as additional affordable units are provided.

Additionally, jurisdictions must grant concessions or incentives depending on the percentage of affordable units provided. Concessions and incentives include reductions in zoning standards, other development standards, design requirements, and mixed-use zoning among others. Any project that meets the minimum criteria for a density bonus is entitled to at least one concession and may be entitled to as many as four concessions.

Government Code Section 65915 et seq. also allows reduced parking standards for the entire development for projects eligible for a density bonus. These numbers are inclusive of guest parking and handicapped parking. Spaces may be tandem and/or uncovered.

- Zero to one bedroom: one onsite parking space
- Two to three bedrooms: one and one-half onsite parking spaces
- Four or more bedrooms: two and one-half parking spaces

The Government Code directs jurisdictions to offer incentives for projects that meet the density bonus affordable unit requirements, regardless of whether or not the project is actually utilizing a density bonus. The thresholds for incentives are shown below.

- One incentive or concession for projects that include at least 10 percent of the total units for lower income households, at least 5 percent for very low income households, or at least 10 percent for persons and families of moderate income in a common interest development.
- Two incentives or concessions for projects that include at least 17 percent of the total units for lower income households, at least 10 percent for very low income households, or at least 20 percent for persons and families of moderate income in a common interest development.
- Three incentives or concessions for projects that include at least 24 percent of the total units for lower income households, at least 15 percent for very low income households, or at least 30 percent for persons and families of moderate income in a common interest development.

Four incentives or concessions for projects meeting the criteria of subparagraph (G) of paragraph (1) of subdivision (b) (Government Code Section 65915 et seq.). If the project is located within one-half mile of a major transit stop, the applicant shall also receive a height increase of up to three additional stories, or 33 feet.

Short-Term Rentals

Short-term rentals are prohibited in the City per WMC Chapter 9.74.030 and Zoning Code 17.200.020. This ban was reiterated by the City Council in 2020, with staff working closely to facilitate changes on virtual rental platforms like Airbnb to eliminate short term rentals from their listings. Currently, neither Airbnb nor VRBO have active short-term rental listings in Westminster. However, other lesser-known platforms and word-of-mouth can still facilitate these rental types in violation of the code. This will be an issue that Westminster continues to monitor to ensure that it does not negatively impact permanent housing options in the City.

Building Codes and Enforcement

New construction in Westminster, including additions and remodels, must comply with the 2019 California Building Code (CBC). The City adopted the 2019 California Building Code with all required updates. The Building Code establishes construction standards necessary to protect public health, safety, and welfare, and the local enforcement of this code does not unduly constrain development of housing. The 2019 California Building Code, Title 24, Part 2, Volumes 1 and 2, published by the International Code Council, was adopted by the City by reference as Chapter 15.08 Building Code within Title 15 Buildings and Construction of the City's Municipal Code, and subject to the amendments contained in that Chapter.

No local amendment to the Building Code has either been initiated or approved that directly impacts housing standards or processes. Code enforcement is conducted by the City and is based upon issues identified by the community and reported to City staff. The City maintains general records of neighborhoods where code complaints are most prevalent and works proactively with these neighborhoods to address potential issues before they become significant concerns. The City enforces its code requirements equitably throughout the community, as necessary. Programs 14 and 15 in the Housing Plan has been included to help support homeowners with rehabilitating substandard housing. The Code Preservation Unit works with property owners and renters to assist in meeting State health and safety codes.

Development Fees

The City of Westminster charges fees to process plans submitted for residential projects and to fund the provision of important services that are needed to accommodate housing and population growth. Fees and exactions are used to finance public facilities, roadways, water and sewer infrastructure, schools, and other community services. Nearly all these fees are assessed through a pro rata share system, based on the magnitude of the project's impact or the extent of the benefit that will be derived. In general, fees do contribute to the overall housing unit cost, and these costs are ultimately passed along to the buyer or renter of the product, increasing cost. However, the fees are necessary to fund adequate planning services and other public services and facilities in the City.

For new residential projects, developers in Westminster may be required to pay one or more of the following fees depending on the location, type, and size of the project:

Planning, Building, and Environmental Fees: The City of Westminster charges developers standard plan check fees, fees for processing applications, building permits, tentative tract maps, environmental initial study, variance, conditional use permit, or other permits to pay for the cost of processing applications and conducting inspections for specific projects. This does not include additional fees paid by the developer for project-specific environmental impact reports.

City Impact Fees: The City charges impact fees to finance new or expanded infrastructure and public facilities required to serve residents. The fee must have a reasonable relationship to the infrastructure costs and represent the marginal cost of improvements required to serve residents of the new residential projects. The City charges fees to offset impacts to public streets and parks. Other fees and assessments may apply depending on the location. In an effort to encourage the development of ADUs, the City Council took action in

July 2021 to limit the park development impact fee, reducing the overall cost to produce the unit.

Regional Impact Fees: Regional impact fees include sewer fees collected by the sanitation district, and school impact fees collected by the school districts as allowed by State law to finance the construction and expansion of schools to accommodate student enrollment. The sanitation and school districts have the authority to set the fee levels; the City does not have any ability to adjust these fees.

Planning and permitting fees are charged on an at-cost basis to cover staff services and administrative expenses for processing development applications. Development impact fees are required to provide essential services and infrastructure to serve new residents. Impact fees are governed by State law to demonstrate a nexus between development and potential impacts. State law also requires the proportionality test to ensure the pro rata share of costs to provide services and infrastructure by individual developments is reasonable. The City recognizes that planning/permitting and development fees add to the cost of residential development. To mitigate the impact of planning/permitting and impact fees on the cost of residential development, the City uses HOME, CDBG, as well as other funding sources to gap-finance affordable housing development when adequate funding from these sources is available.

Table 52 details the City's Planning Division processing fees for development project entitlements and Table 53 describes the fee schedule for residential building permits. One or more of the entitlements would be required to process a residential project depending on the scale and complexity of the project and a building permit is required for each residential structure.

PUBLIC DRAFT

Table 52: Development Project Processing Fees (Effective 07/01/2019)

Entitlements	
Planning and Application Fees	
Preliminary Plan Review	<ul style="list-style-type: none"> \$3,075 per application (includes 50% subsidy and no credit towards future fees)
Zoning Clearance	<ul style="list-style-type: none"> SFR - < 500 Square Feet - \$1,295 SFR - 500+ Square Feet - \$1,375 MFR - < 500 Square Feet - \$2,010 MFR - 500+ Square Feet - \$2,390 1 New SFR - \$1,880 2 New Resid. - \$2,765 SFR Mod < 200 sq. ft. - \$1,295 Accessory Dwelling Unit - \$1,880
Development Review (Administrative Review)	<ul style="list-style-type: none"> Stand Alone - \$3,850 With Other Application - \$2,905
Development Review (Planning Commission Review)	<ul style="list-style-type: none"> Exempt from CEQA - \$5,140 Not Exempt from CEQA - \$7,280
Comprehensive Development Plan	<ul style="list-style-type: none"> \$10,000 deposit with actual charges at the fully allocated hourly rates for all personnel involved plus any outside costs
Conditional Use Permit	<ul style="list-style-type: none"> \$6,455 per application plus 30% of the application fee for each additional item after the first item subject to CUP \$3,900 per application if processed with another application that requires a public hearing plus 30% of the application fee for each additional item after the first item subject to CUP Or a deposit determined by staff with charges at the fully allocated hourly rates for all staff involved plus any outside costs
Variance	<ul style="list-style-type: none"> \$4,240 per application if processed with another application that requires a public hearing plus 30% of the application fee for each additional item after the first item subject to variance \$1,995 per administrative adjustment application plus 30% of the application fee for each additional item after the first item subject to CUP Or a deposit determined by staff with charges at the fully allocated hourly rates for all staff involved plus any outside costs

Zone Change	<ul style="list-style-type: none"> • \$8,720 or a deposit determined by staff with charges at the fully allocated hourly rates for all staff involved plus any outside costs
Zoning Text Amendment	<ul style="list-style-type: none"> • \$5,000 deposit with actual charges at the fully allocated hourly rates for all personnel plus any outside costs
General Plan Amendment	<ul style="list-style-type: none"> • Stand Alone - \$5,000 deposit with actual charges at the fully allocated hourly rates for all personnel plus any outside costs • With Another Application - \$5,380 per application • Or a deposit determined by staff with charges at the fully allocated hourly rates for all staff involved plus any outside costs
Subdivisions	
Lot Line Adjustment	<ul style="list-style-type: none"> • \$2,685 per application
Tentative Parcel Map	<ul style="list-style-type: none"> • Stand Alone - \$6,160 per application • With Another Application - \$2,720 per application • Or a deposit determined by staff with charges at the fully allocated hourly rates for all staff involved plus any outside costs
Tentative Tract Map	<ul style="list-style-type: none"> • Stand Alone - \$7,915 per application + \$110 per lot/unit over 10 lots/units • With Another Application - \$4,435 per application + \$70 per lot/unit over 10 lots/units • Or a deposit determined by staff with charges at the fully allocated hourly rates for all staff involved plus any outside costs
Environmental	
Environmental Review	<ul style="list-style-type: none"> • Actual cost of consultant plus 25% for City staff time • If the work is performed by City Staff - \$15,000 deposit with actual charges at the fully allocated hourly rates for all personnel plus any outside costs • Or a deposit determined by staff with charges at the fully allocated hourly rates for all staff involved plus any outside costs

Source: City of Westminster, 2021

Note: This is only a partial list of typical Planning fees.

The residential building permit fees described in Table 53 are based on a hypothetical 2,500 square foot single-family detached dwelling unit with a 400 square foot garage valued at \$166,850 (\$66.74/sf).

Table 53: Residential Building Permit Fees

Permits/Development Impact Fees	
Building	
Building	
Plan Check	\$1,431
Permit Issuance	\$45
Permit/Inspection Fee	\$1,431
Electrical	\$208
Mechanical	\$78
Plumbing	\$194
Energy	
Strong Motion Instrumentation Program (SMIP)	\$17
Engineering and Subdivision	
Grading	\$0.105/SF for first 30,000 cubic yards \$0.21/SF for 30,001-217,800 \$0.14/SF for 217,801-435,600 \$0.07/SF for area over 435,600
Residential Development Impact Fees	
Park Fee	Single-Family: \$15,548/unit
Traffic	\$880
School	\$4,480
Water/Sewer	\$730
OC Fire Authority	\$580

Sources: City of Westminster, 2021; BIA/OC Land Development Fee Survey for Orange County 2013-2014

4B. Non-Governmental Constraints

Non-governmental constraints refer to market factors such as the demand for housing, the price of land, construction costs, availability of financing, and other factors that increase the cost of housing development.

Development Costs

Land Prices

The cost to develop housing is influenced by the cost of the land, the cost of holding the land during the development process, and the cost of providing services to meet City standards for development. The cost of land is influenced by variables such a

s scarcity, location, zoning, and unique features like trees and adjoining uses. In Orange County, undeveloped land is limited and combined with a rapidly growing population land prices have generally increased. A review of lots for sale and recently sold, using Zillow and LoopNet listings, found one vacant lot zoned for R-5 residential use in Westminster listed at \$549,900, or approximately \$115 per square foot.

Thus, in most cases, residential development within Westminster will be a redevelopment project, requiring demolition, which can also vary in cost. A small number of underdeveloped parcels with a single-family unit that could be redeveloped with larger, single-family homes (with ADUs) or duplexes have been sold for \$375,000 to \$570,000 or approximately \$53 to \$97 per square foot, largely depending on the location within the community.

It is difficult to ascertain the cost of land for multifamily development since there has been a limited number of recent multifamily sales in Westminster. A two-unit (duplex) property at 13752 Edwards St. sold in June 2021 for \$927,500 or \$178 per square foot (\$463,750 per unit) and a 3-unit property (triplex) at 7659 Wyoming St. sold in March 2021 for \$1,200,000 or \$141 per square foot (\$400,000 per unit).

Cost of Construction

Construction cost is determined primarily by the cost of labor and materials. The relative importance of each is a function of the complexity of the construction job and the desired quality of the finished product. As a result, builders are under constant pressure to complete a project for as low a price as possible while still providing a quality product. This pressure has led (and is still leading) to an emphasis on labor-saving materials and construction techniques.

An evaluation of residential development costs in the City of Westminster was prepared by Economic and Planning Systems, Inc. (EPS) for the Housing Element Update. EPS examined the direct (hard) costs, indirect (soft) costs, and developer fees associated with the construction of five separate residential product types: low density single-family units, high-density single-family townhomes, ADUs, garden apartments (1-3 stories with surface parking), and mid-rise apartments (4-7 stories with podium parking). EPS estimated that the average per square foot hard cost for housing in Westminster was \$175 – \$210 for multifamily housing and \$200 per square foot for single-family homes. Construction costs are a substantial portion of the overall development cost, and furthermore, tend to be higher in Orange County than in other parts of the

region which can therefore be considered a reasonable constraint on housing production. The 2020 COVID-19 pandemic has also shown substantial impacts on construction costs due to interruptions in the labor and supply chain markets. The California Construction Cost Index between July 2020 and July 2021 inflated by 13 percent.

Construction cost increases, like land cost increases, affect the ability of consumers to pay for housing. Construction cost increases occur due to the cost of materials, labor, and higher government-imposed standards (e.g., energy conservation requirements). Without public assistance, the development community is generally producing market rate for-sale housing that is affordable to moderate and above moderate-income households.

Cost and Availability of Financing

Financing is critical to the housing market. Developers require construction financing and buyers require permanent financing. The two principal ways in which financing can serve as a constraint to new residential development are the availability and cost of construction financing and the availability and cost of permanent financing.

- If financing is not easily available, then more equity may be required for developing or purchasing new projects and fewer acquisitions will occur, since higher down payments are required.
- Higher construction period interest rates for developers result in higher development costs. For homebuyers, higher interest rates translate into higher mortgage payments (for the same loan amount), which therefore reduces the purchasing power of homebuyers.

On May 6, 2021, the reported average rate for a 30-year mortgage was 2.96% with 0.6 fees/points (Freddie Mac, 2021). From 2005 through 2021, average monthly mortgage rates have ranged from a high of 6.76% in July 2006 to record lows in early 2021. For homebuyers, it is necessary to pay a higher down payment than in the recent past, and demonstrate credit worthiness and adequate incomes, so that loan applications meet standard underwriting criteria. While adherence to strict underwriting criteria was not required during the early and mid-2000s, the return to stricter standards is consistent with loan standards prior to 2001.

CalHFA loan programs are designed to work with a variety of project types and income levels. When using CalHFA Permanent Loans, the Agency must be the Bond Issuer, but CalHFA also offers a Conduit Issuer Program that can be used when another lender is involved. CalHFA's Taxable, Tax-Exempt, or CalHFA funded **Permanent Loan** programs provide competitive long-term financing for affordable multifamily rental housing projects. Eligible projects include newly constructed or acquisition/rehabilitation developments that provide affordable housing opportunities for individuals, families, seniors, veterans, and special needs tenants. The CalHFA **Conduit Issuer Program** ("Conduit Program") is designed to facilitate access to tax-exempt and taxable bonds by developers that seek financing for eligible projects that provide affordable multifamily rental housing for individuals, families, seniors, veterans or special needs tenants. The conduit bonds may be used to finance the acquisition, rehabilitation, and/or development of an existing project, or they can be used for the construction of a new project. The CalHFA **Bond Recycling Program** is designed to preserve and recycle prior year(s) tax-exempt private activity bond

volume cap that would otherwise expire upon repayment of construction period financing (resulting in redemption of bonds) to be accessed by developers that seek construction and/or rehabilitation financing for eligible projects that provide affordable multifamily rental housing for individuals, families, seniors, veterans or special-needs tenants. The use of these recycled bonds will reduce the need for current year private activity bond volume cap managed by the California Debt Limit and Allocation Committee (CDLAC).

Approved and Built Densities

While the City's zoning regulations identify maximum densities that can be developed in Westminster, individual developers may opt to build at the lower, mid-range, or higher end of allowed densities. Recent projects in Westminster that are built or are under construction are within the densities anticipated by the City's General Plan, Specific Plans, and Zoning Code; however, feedback from the development community suggests that the maximum density levels may not be realistic and achievable for higher density projects such as multifamily condominiums. This is likely the result of the combined effect of the City's development standards.

Market Conditions

Additional considerations include the market conditions of the local area, as viewed by the development community. Developers are risk-averse by nature to avoid bankruptcy, and therefore seek to develop products that can sell or rent within the existing market as quickly as possible to reduce holding costs. Without some level of certainty that their final product can be occupied, the project would be considered infeasible and never initiated. Consumer preference also plays a role in determining viability. City zoning that allows for a high-density product does not guarantee it will be interesting to consumers or viable for developers.

Affordable Housing Development Constraints

In addition to the constraints to market rate housing development discussed above, affordable housing projects face other constraints. While there is a range of sites with the potential to accommodate affordable housing projects, as well as projects that focus on special needs populations, financial assistance for the development of affordable housing is limited and highly competitive.

Multiple funding sources are typically needed to construct an affordable housing project since substantial subsidies are required to make the units affordable to extremely low, very low, and low-income households. It is not unusual to see five or more funding sources assembled to make a project financially feasible. Each of these sources may have different requirements and application deadlines, and some sources may require that the project has already successfully secured financing commitments. Since financing is so critical and is also generally competitive, organizations and agencies that provide funding can often effectively dictate the type and size of projects. Thus, in some years senior housing may be favored by financing programs, while in other years family housing may be preferred. Target income levels can also vary from year to year.

This situation has worsened in recent years. Federal and state funding has decreased and limited amounts of housing funds are available. Tax credits, often a fundamental source of financing for affordable housing, are no longer selling on a one for one basis. In other words, once a project has received authorization to sell a specified amount of tax credits to equity investors, the

investors are no longer purchasing the credits at face value but are purchasing them at a discount.

Nonetheless, the City has had success in collaborating with other stakeholders for the development of affordable housing in Westminster. A public private partnership or P3 to provide permanent supportive housing for special needs homeless and low-income persons includes the Della Rosa project, completed in August 2020. For this project, the Westminster Housing Authority (WHA) provided \$2.4 million of SERAF funds and partnered with affordable housing developer Affirmed Housing Group to develop 50 new apartments affordable to households with a mix of extremely low-, very low-, and low-income levels. Funding was also provided by the County of Orange (\$1.2 million in funding) and financing through state tax credits. The Westminster Crossing project currently underway will also include permanent supportive and income-restricted units (65 total units), and was also done in partnership with the County of Orange and TCAC. The WHA provided \$5.5 million in SERAF subsidy, effectively depleting the SERAF balance to where it can no longer be relied upon for new projects.

4C. Environmental Constraints

According to the recently updated (2016) Public Health and Safety Element, environmental hazards affecting residential development in the city include geologic and seismic hazards, flooding and inundation hazards, and hazardous materials release. The following hazards may impact development of residential units in Westminster.

Flood Hazards

Floods are the most common natural hazard in the city, especially in the community's lowest-lying areas around Beach Boulevard and 13th Street. According to the Federal Emergency Management Agency (FEMA), approximately 50 percent of the city (parts of the southeastern portion and areas along waterways) is designated in Special Flood Hazard Areas subject to inundation by the 1 percent annual chance flood (100-year flood zone). Overbank flooding of the Santa Ana River is a public safety hazard. Flooding is also a concern along the city's storm drainage channels and in areas of the city that lack inlet or drain capacity. Improvements have been made to the Westminster channel between Magnolia and Brookhurst, to the East Garden Grove/Wintersburg Channel, and to the flood control channel on Hazard Avenue just west of Beach Boulevard, which eliminated many historical flooding issues on surface streets in Westminster. Heavy rain can still cause localized flooding, but not as much as previously observed.

Seismic Hazards

Similar to other southern California cities, the City of Westminster is located in an area of high seismic activity. Although no active or potentially active faults traverse the city, Westminster is located within close proximity of multiple faults: the Newport-Inglewood-Rose Canyon Fault (2 miles to the southwest); the Palos Verdes Fault (13 miles to the southwest); the Whittier-Elsinore Fault (15.6 miles to the north); the Chino Fault (24.3 miles to the northeast); the San Andreas Fault (47 miles to the northeast); and the San Jacinto Fault (45 miles to the northeast). Surface rupture in Westminster is unlikely since no faults have been identified within the city boundaries. However, the city is likely to experience ground shaking, the degree to which would be based on the fault from which the earthquake occurs, distance from the city, and the magnitude.

Impacts of an earthquake include potential liquefaction, which occurs when the strength and stiffness of a soil is reduced by intense ground shaking. Structures particularly susceptible to earthquake damage include tilt-up structures, unreinforced masonry buildings, older buildings, and mobile homes. After the 1971 San Fernando earthquake, building codes and design criteria were updated to address seismic occurrences.

Hazardous Materials Release

In Westminster, hazardous material locations include medical research and development facilities, pharmacies, automotive-related businesses, and industrial businesses. In addition to fixed locations, a number of roadways and underground pipelines are used to transport hazardous materials in the city including Interstate 405, State Route 22, Beach Boulevard, and railroads. An accident involving vehicles or pipelines transporting hazardous materials can impact nearby residents. This danger is somewhat mitigated, however, by various state and federal legislation regulating the use, storage, and transportation of hazardous materials and the strict enforcement of these regulations.

Additionally, the San Onofre Nuclear Generating Station is approximately 35 miles southeast of Westminster. It was shut down in 2012 and permanently retired in 2013 after attempts to restart it failed. Although it is no longer operational, a large volume of nuclear waste is stored on site. Westminster is in the station's "ingestion pathway zone," that is, the area where radioactive material released from the plant could contaminate food or water and potentially be ingested. The station is continuously monitored by the California Department of Public Health's Radiologic Health Branch.

4D. Infrastructure Constraints

Another factor adding to the cost of new construction is the provision of adequate infrastructure: local streets; curbs, gutters, and sidewalks; water and sewer lines; storm drains; and street lighting. All these improvements are required to be built or installed in conjunction with new development. The cost of these facilities is borne by developers, added to the cost of new housing units, and eventually passed on to the homebuyer or property owner. In many cases, these improvements are dedicated to the City, which is then responsible for the cost of their maintenance. As noted in the Resources chapter of this Housing Element, public infrastructure and services are available, or are programmed to be made available, for all the sites included in the sites inventory, including the capacity to accommodate Westminster's total share of the regional housing need (RHNA).

Senate Bill 1087 (enacted 2006) requires that water providers develop written policies that grant priority to proposed development that includes housing affordable to lower income households. The legislation also prohibits water providers from denying or conditioning the approval of development that includes housing affordable to lower income households, unless specific written findings are made. Senate Bill 1087 also mandates priority sewage collection and treatment service to housing developments providing units affordable to lower income households. The City's Water Division will receive a copy of the Housing Element and the City will provide a copy to its sewer provider (Midway City Sanitary District) in compliance with Government Code Section 65589.7 and SB 1087. As well, the Community Development Department will continue to coordinate with the Water Division and sewer provider to ensure priority service provision to affordable housing developments.

Since the City of Westminster is relatively builtout, the existing infrastructure is extensive and has adequate capacity to support anticipated population and new residential development growth. The development review process will result in the evaluation of any potential infrastructure needs on a project-specific basis.

Water Capacity

The City meets all of its water supply demands with a combination of imported water and local groundwater. The City is a retail water supplier that provides water to its residents and other customers using the imported potable water supply obtained from its regional wholesaler, Municipal Water District of Orange County (MWDOC) and local groundwater from the Orange County Groundwater Basin (OC Basin), which is managed by the Orange County Water District (OCWD). As of 2016, approximately 70 percent of the City's water supply is from 10 city owned groundwater wells within the City's boundaries. The sources of imported water supplies include water from the Colorado River and the State Water Project (SWP) provided by the Metropolitan Water District of Southern California (MET) and delivered through MWDOC.

The Westminster 2020 Urban Water Management Plan (UWMP) states that it will be able to serve 100 percent of projected demands for the City of Westminster in normal, single-dry and multiple-dry years. Because of this, the projected purchases from MWDOC are assumed to make up differences between demand and other projected (groundwater) supplies. Collectively, water supplies are projected to be sufficient to meet demands in all year types through the planning horizon (20 years).³

Sewer Capacity

Wastewater in the City is collected by Midway City Sanitary District (MCSD) and the Orange County Sanitation District (OC SAN). Wastewater is collected through a citywide network of gravity flow sewers, pump stations, and pressurized sewers and conveyed to OC SAN's two treatment plants in Fountain Valley (Plant No. 1) and Huntington Beach (Plant No. 2). Wastewater conveyed to both plants receive primary and secondary treatment before either undergoing tertiary treatment for recycled water or being discharged per state and federal regulations. Plant No. 1 has a design capacity of 386 mgd for primary and secondary treatment and treats an average of 123 mgd; Plant No. 2 has a maximum capacity of 318 mgd for primary and secondary treated wastewater, and has an average treatment flow of 65 mgd. The plants combined remaining capacity is about 516 mgd.⁴

The local system of collector and lateral sewer lines is overseen by the Midway City Sanitary District, which maintains 174 miles of sewer main and four sewer lift stations. The wastewater system then connects to OC SAN's trunk system to convey wastewater to OC SAN's treatment plants. No deficiencies presently exist in either district's facilities that serve Westminster.

³ "City of Westminster 2020 Urban Water Management Plan," *City of Westminster* (June 2021).

⁴ "Westminster Mall Specific Plan Draft Environmental Impact Report," *City of Westminster* (October 2019).

5. Resources

This section of the Housing Element describes resources available for housing development. Resources include land designated for housing development and financial resources to assist with the development of housing.

5A. Regional Housing Needs Allocation (RHNA)

The City of Westminster falls under the jurisdiction of the Southern California Association of Governments (SCAG). SCAG is responsible for developing a Regional Housing Needs Plan (RHNP) allocating the region’s share of the statewide housing needs to lower-level councils of governments, which then allocate the needs to cities and counties in the region. The Regional Housing Need Assessment (RHNA) is a minimum projection of additional housing units needed to accommodate projected household growth of all income levels by the end of the Housing Element’s statutory planning period.

This RHNA covers an 8-year planning period (2021 through 2029) and is divided into four income categories: very low, low, moderate, and above moderate. The City’s 2021-2029 RHNA is 9,737 units, as shown in Table 54. Pursuant to AB 2634, local jurisdictions are also required to project the housing needs of extremely low-income households (0-30% Area Median Income (AMI)). In estimating the number of extremely low-income households, a jurisdiction can use 50% of the very low-income allocation; therefore, the City’s very low income RHNA of 1,876 units can be split into 938 extremely low income and 938 very low-income units.

The largest component of Westminster’s RHNA (47%) is for above-moderate income households, which is primarily addressed through the development of single-family homes (attached and detached). Multifamily projects like apartments and condominiums, especially smaller unit sizes, are affordable to lower income households. Housing for lower income households is not typically provided in the Orange County market without some level of subsidy or regulatory requirement, and thus the Housing Element will need to provide sites at sufficient densities, combined with programs to support affordability, to address the housing needs of lower income households.

Table 54: RHNA 2021-2029

Income Group	Total Housing Units Allocated	Percentage of Units
Extremely/Very Low	1,876	37%
Low	1,470	29%
Moderate	1,781	35%
Above Moderate	4,610	47%
Total	9,737	100%

Source: Southern California Association of Governments, 2021

Housing Element law does not require the City to ensure that the numbers of dwelling units identified in the RHNA are built within the planning period. The law does, however, require that the City provide an inventory of land suitably zoned and with available infrastructure and utilities to meet that need. Government Code Section 65583.2(c)(3)(B) specifies that a minimum density of

30 units per acre qualifies to meet the City's low- and very low-income housing needs.

5B. Progress Towards the RHNA

Since the RHNA uses June 30, 2021 as the baseline for growth projections for the 2021-2029 planning period, jurisdictions may count housing units that have been developed, are under construction, and/or have received their building permits after June 30, 2021 toward their RHNA obligation. Since this date, 469 housing units have been developed, are under construction, or have received building permits in Westminster (Table 55).

Jurisdictions may also count projects that are approved/entitled but not yet built or under construction; 127 units assigned to the above-moderate income category have been approved/entitled and are expected to be developed within the planning period. These credits towards meeting the City's RHNA obligation are specified in Table 55. One project, Westminster Crossing, is currently under construction and it includes development of 20 deed-restricted units affordable to extremely low/very low-income households, 44 deed-restricted units affordable to low-income households, and one above moderate-income unit. The City does not have exact rental/sale rates for all other units under construction or approved; as such, all other units credited towards the City's 6th Cycle RHNA are allocated to above moderate-income households, however, it is expected that some of these units will be affordable to moderate-income households based on market rates.

Table 55: Credits Towards the RHNA

Project	Extremely and Very Low income (0-50% AMI)	Low income (51-80% AMI)	Moderate income (81-120% AMI)	Above Moderate income (121%+ AMI)	Total
Units Constructed/Under Construction/Building Permits Issued since June 30, 2021					
Westminster Crossing	20	44	0	1	65
Bolsa Row	0	0	0	210	210
Various SFD	0	0	0	194	194
<i>Subtotal</i>	<i>20</i>	<i>44</i>	<i>0</i>	<i>405</i>	<i>469</i>
Approved/Entitled Units Not Yet Under Construction					
Various SFD	0	0	0	127	127
<i>Subtotal</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>127</i>	<i>127</i>
Total	20	44	0	532	596

Source: Southern California Association of Governments, 2021

As of September 2021, the City has achieved approximately 6% of its overall RHNA obligation with housing units constructed, under construction, or approved/entitled (596 units). With these units taken into account, the City has a remaining RHNA of 9,141 units as shown in Table 56 (1,856 extremely low/very low-income units, 1,426 low-income units, 1,781 moderate-income units, and 4,078 above moderate-income units).

Table 56: Remaining RHNA

Project	Extremely and Very Low income (0-50% AMI)	Low income (51-80% AMI)	Moderate income (81-120% AMI)	Above Moderate income (121%+ AMI)	Total
2021-2029 RHNA	1,876	1,470	1,781	4,610	9,737
Completed/Under Construction/Permits Issued	20	44	0	405	469
Units Approved/ Entitled	0	0	0	127	127
Remaining Allocation	1,856	1,426	1,781	4,078	9,141

Source: City of Westminster, 2021, SCAG, 2021

5C. Residential Sites Inventory

Housing element law requires an inventory of land suitable for residential development (Government Code Section 65583(a)(3)). An important purpose of this inventory is to determine whether a jurisdiction has sufficient land allocated for the development of housing to meet the jurisdiction's share of the regional housing need, including housing to accommodate households of all income levels.

This section provides an analysis of the land available within the City for residential development. In addition to assessing the quantity of land available to accommodate the City's total housing needs, this section also considers the availability of sites to accommodate a variety of housing types suitable for households with a range of income levels and housing needs.

This Housing Element identifies underutilized sites that can accommodate residential uses (including 100% residential projects) within Westminster. It is noted that Westminster is essentially built-out with no remaining vacant land designated for residential development. As part of the City's recent comprehensive General Plan update (adopted in 2016), the City proactively planned for growth and identified six key areas of the community where mixed-use development is desirable. Moreover, the land use designations created and applied to these mixed-use areas allow for development of at least 30 du/ac, further supporting the City's goal of increasing its housing stock affordable to all income categories.

A citywide parcel database, Orange County Assessor Data, aerial photos, and General Plan Geographic Information System (GIS) data were used to identify parcels for this update. In addition, numerous field visits were conducted and outreach with property owners was completed as part of the General Plan Update. Parcel acreages by land use designation referenced herein are based on Orange County Tax Assessor and GIS data.

The opportunity sites shown here consist of proposed developments, accessory dwelling units, vacant sites, and underutilized sites to accommodate the RHNA.

Sites Inventory Considerations

The City has considered several key issues relevant to the sites inventory presented in this section.

RHNA Appeal and City's Effort to Meet the RHNA

On September 3, 2020, SCAG released the DRAFT RHNA Allocation based on the Final RHNA Methodology, identifying 9,733 housing units for Westminster at that time (the City's final RHNA was increased to 9,737). On October 26, 2020, Westminster submitted a letter to the SCAG's RNHA Appeals Board to appeal the RHNA based on *numerous* factors, as described in the appeals letter. The appeal hearing was held on January 22, 2021. The appeal was denied by the SCAG RHNA Appeals Board.

Although the RNHA appeal was denied, the City would like to reiterate the challenge of adding 9,737 housing units to a City that has essentially no vacant land remaining. As of 2020, Westminster has 28,000 established housing units. The Westminster 6th Cycle (2021-2029) final RNHA is 9,737 units. The units identified in the RHNA could potentially increase the number of housing units by 35 percent within an eight-year period. While the City's 2016 General Plan put forward a framework to account for new residential and nonresidential growth in mixed-use areas throughout the City, the intent of the General Plan was to accommodate that growth over the next 20 years.

Zoning Appropriate to Accommodate Housing Affordable to Lower-Income Households

The capacity of sites that allow development densities of at least 30 units per acre are credited toward the lower-income RHNA based on State law. Zones that allow less than 30 units per acre but facilitate multifamily housing are considered appropriate to accommodate housing for moderate-income households. Much of the moderate-income need will be met by private market construction of non-subsidized rental units and entry-level condominiums.

Zoning Code Update

In early 2020, prior to the COVID-19 pandemic, the City had initiated an update to its Zoning Code to create new zoning districts to support the City's new mixed-use land use designations identified in the General Plan. However, due to impacts related to the COVID-19 pandemic, that project was temporarily placed on hold as the City evaluated how best to proceed. In 2021, the City reinitiated its Zoning Code Update project and has hired a consultant to assist with the effort, which is expected to be completed by early 2023.

Assembly Bill 1397

Consistent with updated Housing Element law (Assembly Bill 1397) related to the suitability of small and large sites, the lower-income sites inventory presented in this section is specifically limited to parcels that are between 0.5 and 10 acres in size, as the State has indicated these size parameters are most adequate to accommodate lower-income housing need. The proposed Westminster Mall Specific Plan project area, which is envisioned to accommodate a portion of the City's lower-income RHNA, does include parcels smaller than 0.50 acres and larger than 10 acres, however, these parcels are being considered for comprehensive redevelopment through the Specific Plan process and thus their size is not considered an issue as it relates to accommodating a small portion of the City's lower-income units.

AB 1397 also adds specific criteria for assessment of the realistic availability of non-vacant sites during the planning period. If non-vacant sites accommodate half or more of the lower-income need (as is the case in Westminster), the housing element must describe “substantial evidence” that the existing use does not constitute an impediment for additional residential use on the site. Due to the built-out nature of Westminster, the vast majority of sites have existing uses (of the 107 sites identified to accommodate a portion of the City’s lower-income units, outside of the proposed Westminster Mall Specific Plan, only two are vacant). Non-vacant sites included in the inventory have been chosen due to their location, age, existing uses, and potential for intensification. To ensure that appropriate sites have been chosen, properties that show recent investments or updates or that contain uses of local importance are not included, and clear criteria were used to evaluate all sites, as described below under the Detailed Sites Inventory (Residential Recycling).

AB 1397 requires that vacant sites identified in the previous two Housing Elements and non-vacant sites identified in the previous Housing Element only be deemed adequate to accommodate a portion of the housing need for lower-income households if the site is zoned at residential densities consistent with the default density established by HCD (30 units per acre) and the site allows residential use by right for housing developments in which at least 20 percent of the units are affordable to lower-income households. The City has included Policy H-1.6 to comply with this requirement. Non-vacant sites identified in the previous Housing Element and vacant sites identified in the previous two Housing Elements but credited toward the moderate or above moderate-income RHNA in the current Housing Element are not subject to the provisions of AB 1397 since they are not intended to meet the lower-income RHNA. All sites identified in previous Housing Elements that are identified again in this Housing Element as being suitable to meet a portion of the City’s lower-income RHNA will be rezoned consistent with the General Plan mixed-use land use designations (see Program 3). Per HCD guidance, these sites are identified as new sites and not subject to AB 1397 because the zoning and development potential will be significantly increased.

No Net Loss Provision

Government Code Section 65863 stipulates that a jurisdiction must ensure that its Housing Element inventory can accommodate its share of the RHNA by income level throughout the planning period. If a jurisdiction approves a housing project at a lower density or with fewer units by income category than identified in the Housing Element, it must quantify at the time of approval the remaining unmet housing need at each income level and determine whether there is sufficient capacity to meet that need. If not, the city must “identify and make available” additional adequate sites to accommodate the jurisdiction’s share of housing need by income level within 180 days of approving the reduced-density project. Program 2 is included in the Housing Plan to set up a process for compliance.

Realistic Capacity Assumptions

Consistent with HCD guidelines, the review of existing and proposed multifamily projects within a zone or particular area helps to identify the realistic density that can be anticipated for potential development.

Currently, the City is processing over 100 separate applications for intensification of existing residential properties, including several applications involving the demolition of a single-family dwelling and development of three

or four units on the lot, thereby tripling or quadrupling the number of units on a parcel. These residential recycling projects are achieving maximum density capacities consistent with those defined in the General Plan (low density residential has a maximum density of 8.0 du/ac, medium density residential has a maximum capacity of 14.0 du/ac, and high density residential has a maximum capacity of 25.0 du/ac). Sites identified as likely candidates for residential recycling are currently developed with residential units at or below 50% of maximum capacity. As such, the realistic capacity for the City's low-, medium-, and high-density residential sites is anticipated to be 50% of maximum capacity, which represents the total net gain in units (the number of units that could be developed above the number of existing units developed on the site). All residential recycling sites are expected to produce units affordable to moderate- and above moderate-income households (50% allocated to moderate incomes and 50% allocated to above moderate incomes, consistent with current market rents and sales prices). None of the City's lower-income RHNA is expected to be accommodated within the City's residential land use designations.

To assist in determining realistic capacity for higher-density/mixed-use sites, the City surveyed recent multi-family projects similar in characteristic to projects anticipated to be developed within the City's mixed-use areas. These include: Della Rosa (developed), Bolsa Row (under construction), and Westminster Crossing (under construction).

Della Rosa is a 50-unit affordable housing project serving the needs of households earning 30-50% AMI. Della Rosa was developed on a 0.79-acre site located on the east side of Beach Boulevard between Madison Avenue and Washington Avenue. Using density bonus provisions, Della Rosa developed at a density of 63 du/ac (157% of the maximum density for the site – 40 du/ac).

Bolsa Row is a mixed-use project situated at the southeast corner of Bolsa Avenue and Brookhurst Street in the heart of Little Saigon. The project consists of 200 units, 150 hotel keys, 40,000 square feet of retail space, and 13,000 square feet of function space. The project size is 6 acres and the average density is 33.5 du/ac (84% of the maximum density envisioned for the Mixed-Use Little Saigon land use designation – 40 du/ac).

Westminster Crossing is a 65-unit affordable housing project in the "Downtown" mixed-use area. Of the 65 units, 44 are devoted to working individuals and/or families earning between 20% and 70% of Orange County's median income. One unit will be designated for an onsite building manager. The remaining 20 units will be permanent supportive housing units serving individuals experiencing homelessness and Orange County Health Care Agency (OCHCA) clients with complex physical and behavioral health conditions. The project size is 1.97 acres and the project density is 33 du/ac (92% of the maximum density envisioned for the Mixed-Use Downtown land use designation – 36 du/ac).

Two of the City's three most-recent multifamily projects have been affordable developments, both of which developed at densities above the maximum allowable density due to density bonus provisions. Bolsa Row, a market-rate mixed-use project with a broad range of uses included at the site will develop at a density within 16% of the maximum capacity. It is reasonable to expect that future projects will continue to propose densities at or above these levels. For mixed-use sites included in the City's inventory, the City has assumed a capacity of 85% of the maximum allowable density. No mixed-use sites

included in the City's 2021-2029 inventory are currently developed with residential uses, so all residential units identified at mixed-use locations are new units.

Environmental Constraints

The sites inventory analysis reflects land use designations and densities established in the recently (2016) adopted Land Use Element. Thus, any environmental constraints that would lower the potential yield (e.g., flood hazards) have already been accounted for. Any additional constraints that would occur on a more detailed site review basis would be addressed as part of the individual project review process.

The City's capacity to meet its RHNA allocation is not constrained by environmental conditions.

Detailed Sites Inventory

The following sections provide details on the City's 2021-2029 Housing Element sites inventory. The opportunity areas identified involve sites that can realistically be redeveloped with residential units during the planning period. The sites chosen are suitable for redevelopment given their size, location, existing development pattern, age of structure, and mixed-use land use designation which allows for 100% residential uses. As market forces continue to push toward higher densities, recycling of underutilized land is expected to occur at an increasing rate. If the trend continues, the City can anticipate increased recycling of land, particularly in higher-density areas where economies of scale can be realized.

The City of Westminster's 6th Cycle residential capacity falls into four categories:

- 1) Proposed projects
- 2) Accessory dwelling units
- 3) Underutilized residential sites, and
- 4) Underutilized sites in mixed-use areas.

As described throughout this section, the City has sufficient land appropriately designated in the General Plan for residential uses throughout the community to accommodate its RHNA allocation for the 2021-2029 planning period and the City is currently undertaking a Zoning Code Update to implement the land use designations included in the General Plan. Moreover, Westminster has a proven track record of supporting development of affordable housing, working with affordable housing developers, promoting home types that are affordable to lower-income households, including multifamily projects and mixed-use developments, and addressing needs of the community's vulnerable populations, including seniors. Sites designated to accommodate the City's RHNA allocation for the 2021-2029 planning period are illustrated on Figure 2, Housing Sites Inventory, and detailed in Appendix A.

Proposed Projects

The City is currently reviewing numerous applications for redevelopment of existing residential lots, as well as a proposal to add residential development at Westminster Mall. Excluding the Mall site, the City has applications under review for the development of **89 single-family units**, all expected to serve the needs of above-moderate income households (it is possible some of these units will be affordable to moderate-income households, but the exact rental/sales rates cannot be ascertained and in an abundance of caution have only been considered affordable to above-moderate income households).

With the adoption of the 2016 General Plan, six mixed-use areas were approved around the City, one of which is the 100-acre Westminster Mall site. The City initiated preparation of a Specific Plan in 2019 to comprehensively plan for the Mall's redevelopment. Working closely with the community and property owners, the City is working to create a Specific Plan that implements the General Plan and reflects the community's priorities for this area. A Notice of Preparation of a Draft Environmental Impact Report was released for the project in October 2019 and work on the Specific Plan and associated environmental documents continues. At this time, it is anticipated that the project will include the development of up to **2,550 housing units**, including 92 units affordable to extremely very low/very low-income households, 74 units affordable to lower-income households, 89 units affordable to moderate-income households, and 2,295 affordable to above moderate-income households. The General Plan had anticipated the development of only 824 units within the Mixed-Use Westminster Mall land use designation; the proposal to develop up to 2,550 units represents an increase of 3 times the number of units expected under the General Plan.

Accessory Dwelling Units

In January 2020, new State legislation pertaining to Accessory Dwelling Units (ADUs) went into effect. The legislation amended Government Code Sections 65852.2 and 65852.22. The City subsequently updated its zoning ordinance for consistency with State law.

The City approved 48 ADUs in 2018, 76 ADUs in 2019, and 74 ADUs in 2020. The City has taken significant proactive steps to advertise the opportunity for residents to construct ADUs, including information on the City's website, hosting presentations to the community, Planning Commission and City Council, and answering questions from the public in-person at City Hall and over the telephone. The City is also exploring the opportunity to prepare pre-approved plans to further streamline the ADU review and approval process.

Westminster made a conservative estimate of the number of ADUs that will meet a portion of the City's RHNA obligation. The City used the average annual number of ADUs constructed over the past three years multiplied by 8 (the number of years in the planning period), to estimate the number of ADUs (at a minimum) to be constructed during the planning period.

The average annual number of ADUs developed from 2018-2020 was 66, multiplied by 8, yields the estimate of 528 ADUs to be constructed between 2021 and 2029. This is a conservative assumption and production will likely outpace this target during the planning period. Additionally, the affordability level of these ADUs is assumed to be consistent with the findings of SCAG's ADU affordability study and the findings for Orange County.⁵

⁵ SCAG estimates an affordability breakdown of ADUs in the Orange County subregion as follows: 15% extremely low-income, 10% very low-income, 43% low-income, 30% moderate-income, and 2% above moderate-income. 6th Cycle Housing Element Update Technical Assistance – ADU Affordability Analysis, August 27, 2020.

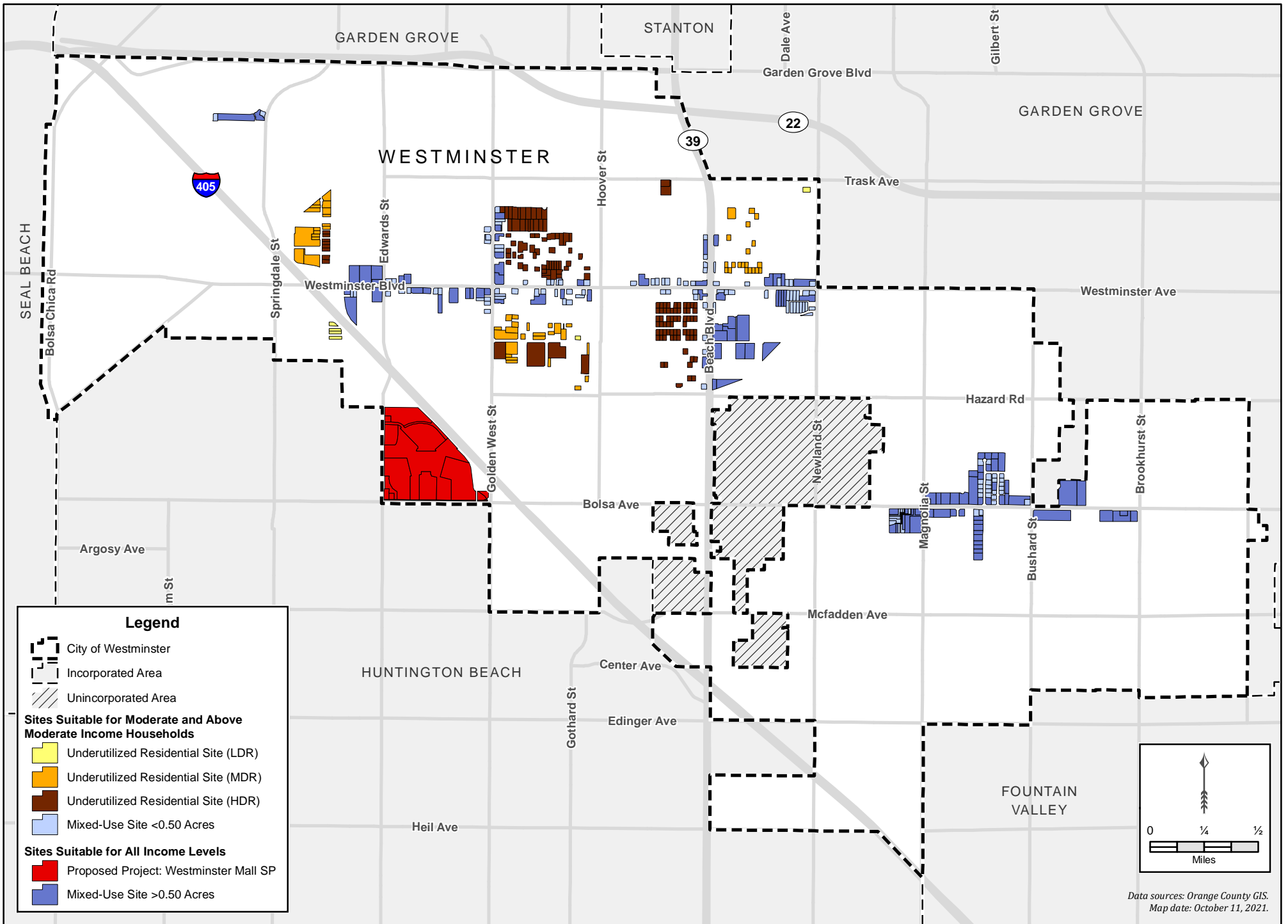


Figure H-2: Proposed Housing Sites

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PUBLIC DRAFT

Underutilized Residential Sites (Residential Recycling)

The City has identified six parcels designated for low-density residential development, 58 parcels designated for medium-density residential development and 137 parcels designated for high-density residential development suitable for residential recycling during the planning period. **In total, these sites can accommodate a minimum of 1,082 new units.** All properties are underutilized, having been developed at or below 50% of their maximum capacity, and all existing uses were developed before 1989 (making them over 32 years old). As previously stated, underutilized residential sites are not anticipated to accommodate any portion of the City's lower-income RHNA. All net new residential units expected to be developed as a result of residential recycling have been credited towards the City's moderate and above moderate-income RHNA. Moreover, in order to determine the realistic net capacity at the site, only 50% of the maximum capacity has been credited towards meeting the City's moderate and above moderate-income RHNA. All sites are between 0.25 acres and 6 acres.

In most cases (95% of the identified underutilized parcels), the current General Plan land use designation and current zoning designation are consistent. However, there are a limited number of parcels where the General Plan land use designation allows for a higher density than the current zoning district. The City is currently preparing an update to its Zoning Code to ensure that the zoning districts are consistent with the General Plan land use designations established via the City's General Plan Update, adopted in 2016. The Zoning Code will be updated to match the General Plan, and as such, the maximum densities identified for the General Plan land use designations are used to establish capacity levels for underutilized residential sites.

Table 57: Underutilized Residential Sites (Net Units)

General Plan Land Use	Number of Parcels	Acres	Moderate income (81-120% AMI)	Above Moderate income (121%+ AMI)	Total
Low Density Res (0-8 du/ac)	6	3	4	6	10
Medium Density Res (8.1-14 du/ac)	58	36	125	125	250
High Density Res (14.1-25 du/ac)	137	66	411	411	822
Total Underutilized Residential Site Potential (Net)	201	104	540	542	1,082

Source: City of Westminster, 2021

Underutilized Mixed-Use Sites Less than 0.50 Acres

As described in the City's Land Use Element, new residential growth is anticipated to occur in mixed-use focus areas located throughout the City. As previously detailed, the City of Westminster is essentially completely built-out and the history of development in the City has resulted in the vast majority of parcels being smaller than 0.50 acres. While not suitable to accommodate a portion of the City's lower-income RHNA, these smaller sites are still viable candidates for redevelopment into smaller mixed-use projects or into 100%

residential projects located in areas close to goods, services, jobs, and transit. To provide context, of the 583 acres designated for mixed-use development in the General Plan, over 495 acres (85%) are comprised of parcels less than 0.50 acres in size. These parcels must play a crucial role in development in Westminster, given their prevalence throughout the community.

The City has identified 121 sites (totaling 44.35 acres) designated for mixed-use development in the General Plan that are less than 0.50 acres in size that are suitable for redevelopment during the planning period. **In total, these sites can accommodate a minimum of 1,140 units.** Two of these parcels (totaling 0.85 acres) are vacant; the remaining 119 parcels (totaling 43.5 acres) are developed with uses at least 30 years old and are ripe for redevelopment.

All new units envisioned to be accommodated at mixed-use sites less than 0.50 acres in size are allocated to meeting the City's moderate- and above-moderate income RHNA. It is possible that some of these sites may be consolidated into larger development envelopes, which increases the potential for them to be developed with affordable units. However, for the purposes of this analysis and the City's 2021-2029 inventory, the City has anticipated a yield of 85% of maximum capacity (see prior analysis of realistic capacity) and assumed that half of the units will be affordable to moderate-income households and half affordable to above moderate-income households.

Table 58: Underutilized Mixed-Use Sites < 0.50 Acres

General Plan Land Use	Moderate income (81-120% AMI)	Above Moderate income (121%+ AMI)	Total
Mixed-Use Northwest District (40 du/ac max)	14	14	28
Mixed-Use Westminster Blvd/Downtown (36 du/ac max)	224	224	448
Mixed-Use Civic Center (40 du/ac max)	184	184	368
Mixed-Use Corridor (40 du/ac max)	118	118	236
Mixed-Use Little Saigon (40 du/ac max)	180	180	360
Total	720	720	1,140

Source: City of Westminster, 2021

Underutilized Mixed-Use Sites 0.50 Acres or Larger

The City has identified 106 sites (totaling 129 acres) designated for mixed-use development in the General Plan that are between 0.50 acres and 6 acres in size (there are no parcels available for redevelopment larger than 6 acres) that are suitable for redevelopment during the planning period. **In total, these sites can accommodate a minimum of 4,188 units.** Two of these parcels (4 acres) are vacant; the remaining 104 parcels (totaling 125 acres) are developed with uses at least 30 years old and are characterized by blighted conditions, inefficient site design/low lot coverage, or high vacancies or other market conditions rendering them likely for redevelopment during the planning period. These sites share characteristics with those sites recently

approved/developed as affordable housing, including Della Rosa and Westminster Crossing.

All mixed-use sites 0.50 acres or greater allow for densities of at least 30 du/ac and are suitable to assist in meeting a portion of the City's lower-income RHNA. While the allowable density supports the development of units affordable to lower-income households, the City cannot predict the exact future affordability level of any individual site. For this reason, the City has assumed an equitable distribution of units by income category across all underutilized mixed-use sites meeting the 0.50 acre size criteria; the City has assumed that each site will accommodate a portion of the City's lower-income RHNA while also accommodating a portion of the City's moderate and above moderate-income units. Based on the minimum density threshold of 30 du/ac as appropriate to facilitate affordable housing development, the City could have allocated 100% of the capacity at these locations to the City's lower-income RHNA. However, in order to best prepare to meet No Let Loss requirements and maintain an inventory of adequate sites at all income categories for the duration of the planning period, the City felt that an equitable distribution of units by affordability level was a more effective planning approach. The distribution includes 40% of the total capacity (whereby the total capacity is 85% of the maximum allowable density) allocated to extremely low/very low-income households, 30% to low-income households, 15% to moderate-income households, and 15% to above moderate-income households.

Table 59: Underutilized Mixed-Use Sites > 0.50 Acres

General Plan Land Use	Extremely and Very Low income (0-50% AMI)	Low income (51-80% AMI)	Moderate income (81-120% AMI)	Above Moderate income (121%+ AMI)	Total
Mixed-Use Northwest District (40 du/ac max)	55	41	20	20	136
Mixed-Use Westminster Blvd/Downtown (36 du/ac max)	388	291	146	146	971
Mixed-Use Civic Center (40 du/ac max)	400	300	150	150	998
Mixed-Use Corridor (40 du/ac max)	68	51	25	25	169
Mixed-Use Little Saigon (40 du/ac max)	766	574	287	287	1,914
Total	1,675	1,257	628	628	4,188

Source: City of Westminster, 2021

Adequacy of Sites Toward the RHNA

Including all proposed projects, ADU projections, underutilized residential sites, and vacant and underutilized mixed-use sites, the sites inventory identifies capacity for 9877, units, 3,457 of which are on sites suitable for development of lower-income housing. Overall, the City has the ability to adequately accommodate the remaining RHNA (Table 60). These sites and the densities allowed will provide opportunities to achieve the remaining RHNA goals for all income categories and can realistically be redeveloped with residential units during the planning period. These areas are considered highly likely to experience recycling for two key reasons: 1) the high demand for more affordable housing throughout the Southern California region, and 2) the availability of underutilized land in areas designated for mixed-use development. Recent developments such as Della Rosa, Westminster Crossing, and Bolsa Row demonstrate that the City is seeing development at densities at or above the maximum allowable density, and that affordable housing is being produced in Westminster. The City will complete an update to its Zoning Code within three years of adoption of the Housing Element, or no later than October 2024, to ensure that all sites identified in the Housing Sites Inventory (Appendix A) have the appropriate zoning in place to facilitate the development of affordable housing.

Table 60: RHNA Site Inventory

General Plan Land Use	Extremely and Very Low income (0-50% AMI)	Low income (51-80% AMI)	Moderate income (81-120% AMI)	Above Moderate income (121%+ AMI)	Total
RHNA	1,876	1,470	1,781	4,610	9,737
Credits	20	44	0	532	596
Remaining RHNA after Credits Applied	1,856	1,426	1,781	4,078	9,141
Proposed Projects	92	74	89	2,384	2,639
ADUs	132	227	158	11	528
Underutilized Residential Sites	0	0	540	542	1,082
Underutilized Mixed-Use Sites < 0.50 Acres	0	0	720	720	1,440
Underutilized Mixed-Use Sites > 0.50 Acres	1,675	1,257	628	628	4,188
Remaining RHNA after Sites Applied	+ 43 (surplus)	+ 132 (surplus)	+ 354 (surplus)	+ 207 (surplus)	+ 736 (surplus)

Source: City of Westminster, 2021

5D. Financial, Housing, and Administrative Resources

In light of the elimination of redevelopment agencies in the State of California, the City has limited access to funding sources for affordable housing activities.

Financial Resources

Community Development Block Grant Program (CDBG)

Federal funding for housing programs is available through the Department of Housing and Urban Development (HUD). The City's use of federal funds is described in the 2020-2024 Consolidated Plan. As an Entitlement City, Westminster participates in the Community Development Block Grant (CDBG) program.

HOME Investment Partnership

Funds are granted by a formula basis from HUD to increase the supply of decent, safe, sanitary, and affordable housing to lower income households. Eligible activities include new construction, acquisition, rental assistance and rehabilitation. The City participates in the Orange County-administered HOME Program, which administers HOME funds to projects in participating jurisdictions. County-administered HOME funds for first time homebuyer assistance are made available to residents or employees of the local jurisdictions participating in the HOME program. New development projects are typically allocated funding on a competitive basis.

Housing Choice Voucher Program Rental Assistance (Formerly "Section 8")

The City of Westminster works cooperatively with the Orange County Housing Authority, which administers the Housing Choice Voucher Program. The program assists very low-income, elderly and disabled households by paying the difference between 30% of an eligible household's income and the actual cost of renting a unit. The City facilitates use of the voucher program within its jurisdiction by encouraging apartment owners to list available rental units with the County Housing Authority for potential occupancy by tenants receiving vouchers.

Project Based Housing Voucher program is a component of the former Section 8 Housing Choice Voucher program funded through HUD. The program's objective is to induce property owners to make standard housing available to low-income families at rents within the program limits. In return, the Housing Authority or HUD enters into a contract with the owner that guarantees a certain level of rents.

Section 811/202 Program (Supportive Housing for Persons with Disabilities/Elderly) – Non-profit and consumer cooperatives can receive no interest capital advances from HUD under the Section 202 program for the construction of very-low income rental housing for seniors and persons with disabilities. These funds can be used in conjunction with Section 811, which can be used to develop group homes, independent living facilities and immediate care facilities. Eligible activities include acquisition, rehabilitation, new construction and rental assistance.

California Housing Finance Agency (CalHFA) Multifamily Programs

Provides permanent financing for the acquisition, rehabilitation, and preservation or new construction of rental housing that includes affordable rents for Low and Moderate income families and individuals. One of the programs is the Preservation Acquisition Finance Program that is designed to facilitate the acquisition of at-risk affordable housing developments and provide low-cost funding to preserve affordability.

CalHOME Program

Provides grants to local public agencies and non-profit developers to assist households in becoming homeowners. CalHome funds may be used for predevelopment, development, acquisition, and rehabilitation costs as well as downpayment assistance. While CalHOME funding has been limited to disaster assistance in recent years, this would be an appropriate program for the City to pursue to begin to develop a local portfolio of housing assistance programs and funds.

California Housing Finance Agency (CHFA)

Offers permanent financing for acquisition and rehabilitation to for-profit, non-profit, and public agency developers seeking to preserve "at-risk" housing units. In addition, CHFA offers low interest predevelopment loans to nonprofit sponsors through its acquisition/rehabilitation program.

Emergency Housing and Assistance Program (EHAP)

Provides funds to local government agencies and non-profit corporations for capital development activities and facility operation for emergency shelters, transitional housing and safe havens that provide shelter and supportive services for homeless individuals and families. No current funding is offered for this program.

Federal Home Loan Bank System

Facilitates Affordable Housing Programs (AHP), which subsidize the interest rates for affordable housing. The San Francisco Federal Home Loan Bank District provides local service within California. Interest rate subsidies under the AHP can be used to finance the purchase, construction, and/or rehabilitation of rental housing. Very low-income households must occupy at least 20% of the units for the useful life of the housing or the mortgage term.

Housing for a Healthy California (HHC)

Provides funding on a competitive basis to deliver supportive housing opportunities to developers using the federal National Housing Trust Funds (NHTF) allocations for operating reserve grants and capital loans. The Department will also utilize from a portion of moneys collected in calendar year 2018 and deposited into the Building Homes and Jobs Trust Fund to provide funding through grants to counties for capital and operating assistance. Funds will be announced through a Notice of Funding Availability.

Infill Infrastructure Grant Program (IIG)

Funds infrastructure improvements to facilitate new housing development with an affordable component in residential or mixed-use infill projects and infill areas.

Low-Income Housing Tax Credit Program

The Low-Income Housing Tax Credit Program was created by the Tax Reform Act of 1986 to provide an alternate method of funding low-and moderate-income housing. Each state receives a tax credit, based upon population, toward funding housing that meets program guidelines. The tax credits are then used to leverage private capital into new construction or acquisition and rehabilitation of affordable housing. Limitations on projects funded under the Tax Credit programs include minimum requirements that a certain percentage of units remain rent-restricted, based upon median income, for a term of 15 years.

Low-income Housing Preservation and Residential Home Ownership Act (LIHPRHA)

Requires that all eligible HUD Section 236 and Section 221(d) projects “at-risk” of conversion to market-rate rental housing through the mortgage prepayment option be subject to LIHPRHA Incentives. The incentives to owners include HUD subsidies which guarantee owners an 8% annual return on equity. Owners must file a Plan of Action to obtain incentives or offer the project for sale to a) non-profit organizations, b) tenants, or c) public bodies for a 12 month period followed by an additional three-month sale to other purchasers. Only then are owners eligible to prepay the subsidized mortgages.

National Housing Trust Fund

A permanent federal program with dedicated sources of funding not subject to the annual appropriations. The funds can be used to increase and preserve the supply of affordable housing, with an emphasis on rental housing for extremely low income households. California is receiving approximately \$10.1 Million for the program in 2019. Funds will be made available through a competitive process and will be announced through a Notice of Funding Availability.

SB 2 Planning Grants Program

Provides one-time funding and technical assistance to all eligible local governments in California to adopt and implement plans and process improvements that streamline housing approvals and accelerate housing production. Eligible activities include updating a variety of planning documents and processes such as general plans and zoning ordinances, conducting environmental analyses, and process improvements that expedite local planning and permitting. The planning grants program is funded through the Building Homes and Jobs Act Trust Fund (SB 2, Chapter 364, Statutes of 2017). The City applied for funds through this program and was approved for funding of various programs.

California Community Reinvestment Corporation (CCRC)

A multifamily affordable housing lender whose mission is to increase the availability of affordable housing for Low-income families, seniors and residents with special needs by facilitating private capital flow from its investors for debt and equity to developers of affordable housing. Eligible activities include new construction, rehabilitation and acquisition of properties.

Southern California Housing Finance Agency (SCHFA) Mortgage Financing for First-Time Homebuyers

The SCHFA raises funds for mortgage financing through the sale of tax-exempt revenue bonds. The City cooperates with lenders and the County in advertising the availability of the SCHFA program.

Supplement Security Income (SSI)

A federal welfare program for persons 65 and over and for blind or disabled persons of any age. "Disabled" means that you have a physical or mental disability that is expected to keep you from working for 12 months or longer, or will result in death. Medicare is a federal health insurance program for people who are 65 and over, for some younger people with permanent disabilities, and for people with end-stage kidney disease. SSI may provide total monthly income or it may supplement a low income. In addition to cash payments, SSI recipients are automatically covered by Medi-Cal, the state health insurance plan.

Administrative Resources

Agencies with administrative capacity to implement programs contained in the Housing Element include the City of Westminster and local and regional non-profit private developers. The City of Westminster Community Development Department takes the lead in implementing Housing Element programs and policies. The City also works closely with non-profit developers to expand affordable housing opportunities in Westminster.

Community Development Department

The Community Development Department consists of three divisions: Planning, Building, and Grants and Housing. The Department also facilitates the Community Preservation Unit. The Department coordinates development activity within the City to ensure planned orderly growth. The Planning Division administers the General Plan and Zoning Code, the California Environmental Quality Act (CEQA) and other environmental regulations, and provides primary staff assistance to the Planning Commission. The Grants and Housing Division manages the City's Community Development Block Grant.

Non-Profit Developers

The City collaborates with a number of affordable housing developers and service providers to accommodate the housing needs of Westminster residents. The following are housing developers and service providers active in the region.

- Meta Housing
- Affirmed Housing
- Community Housing Works
- National Community Renaissance (National CORE)
- American Family Housing
- AMCAL
- Habitat for Humanity

5E. Energy Conservation Opportunities

State of California Energy Efficiency Standards for Residential and Nonresidential Buildings were established in 1978 in response to a legislative mandate to reduce California's energy consumption. The standards are codified in Title 24 of the California Code of Regulations and are updated periodically to allow consideration and possible incorporation of new energy efficiency technologies and methods. California's building efficiency standards (along with those for energy efficient appliances) have saved nearly \$80 billion in electricity and natural gas costs since 1978.^{5F}

Title 24 sets forth mandatory energy standards and requires the adoption of an "energy budget" for all new residential buildings and additions to residential buildings. Separate requirements are adopted for "low-rise" residential construction (i.e. no more than 3 stories) and non-residential buildings, which includes hotels, motels, and multi-family residential buildings with four or more habitable stories. The standards specify energy saving design for lighting, walls, ceilings and floor installations, as well as heating and cooling equipment and systems, gas cooling devices, conservation standards and the use of non-depleting energy sources, such as solar energy or wind power. The home building industry must comply with these standards while localities are responsible for enforcing the energy conservation regulations through the plan check and building inspection processes.

Examples of techniques for reducing residential energy use include the following:

- Glazing – Glazing on south facing exterior walls allows for winter sunrays to warm the structure. Reducing glazing and regulating sunlight penetration on the west side of the unit prevents afternoon sunrays from overheating the unit.
- Landscaping – Strategically placed vegetation reduces the amount of direct sunlight on the windows. The incorporation of deciduous trees in the landscaping plans along the southern exposure of units reduces summer sunrays, while allowing penetration of winter sunrays to warm the units.
- Building Design – The implementation of roof overhangs above southerly facing windows shield the structure from solar rays during the summer months.
- Cooling/Heating Systems – The use of attic ventilation systems reduces attic temperatures during the summer months. Solar heating systems for swimming pool facilities saves on energy costs. Natural gas is conserved with the use of flow restrictors on all hot water faucets and showerheads.

- Weatherizing Techniques – Weatherization techniques such as insulation, caulking, and weather stripping can reduce energy use for air-conditioning up to 55% and for heating as much as 40%. Weatherization measures seal a dwelling unit to guard against heat gain in the summer and prevent heat loss in the winter.
- Efficient Use of Appliances – Appliances can be used in ways that increase their energy efficiency. Unnecessary appliances can be eliminated. Proper maintenance and use of stove, oven, clothes dryer, washer, dishwasher, and refrigerator can also reduce energy consumption. New appliance purchases can be made on the basis of efficiency ratings.
- Voluntary Green Building program for residential remodels
- Implementation of Citywide design guidelines
- Energy efficient improvements, including window replacement, are eligible for rehabilitation loan program
- The City’s existing network of on- and off-road bicycle trails link residential areas to employment centers within Westminster and surrounding cities.

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6. Affirmatively Furthering Fair Housing Analysis (AFFH)

All Housing Elements due on or after January 1, 2021 must contain an Assessment of Fair Housing (AFH) consistent with the core elements of the analysis required by the federal Affirmatively Further Fair Housing Final Rule of July 16, 2015. Under State law, affirmatively further fair housing means “taking meaningful actions, in addition to combatting discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics”. These characteristics can include, but are not limited to, race, religion, sex, marital status, ancestry, national origin, color, familial status, or disability.

The AFFH analysis must contain the following:

- A: Outreach
- B: Assessment of Fair Housing
 - Key Data and Background Information
 - Fair Housing Enforcement and Outreach Capacity
 - Integration and Segregation Patterns and Trends
 - Racially or Ethnically Concentrated Areas of Poverty
 - Disparities in Access to Opportunity
 - Disproportionate Housing Needs in the Jurisdiction
 - Displacement Risk
- C: Sites Inventory
- D: Identification of Contributing Factors
- E. Goals and Actions

While this section provides a focused analysis of fair housing issues in Westminster, several other sections of the Housing Element address the issue and are included in this section by reference.

6A. Outreach

The City of Westminster deeply values the role of public participation in the planning process and has worked diligently to engage all members of the Westminster community, including non-English speakers and those typically underrepresented in the planning process. This summary highlights those steps taken as part of the Housing Element Update, however, it is noted that the City sees this effort as an extension of the comprehensive General Plan Update (adopted in 2016) which also included a robust public engagement program.

Project Website

A dedicated project website (<https://www.westminster-ca.gov/departments/community-development/planning-division/housing-element-update>) serves as the main conduit of information for individuals who can access material online. The project website launched in in the fall of 2020 and is regularly updated to reflect ongoing community input opportunities,

advertise draft work products, and answer commonly asked questions. The website includes the following information:

- Upcoming meeting information
- Project timeline
- Narrated presentation on the City's Housing Needs
- Animated video explaining Housing Elements (subtitled in Spanish and Vietnamese)
- Project Fact Sheet in English, Spanish, and Vietnamese
- Contact/sign-up information
- Links to other relevant resources like the OC Housing Authority

General Multi-Lingual Advertisements

The City utilized a variety of methods to advertise the project, engage the community, and solicit input on the Housing Element. These efforts are detailed in Appendix B and summarized herein to demonstrate the City's meaningful commitment to community collaboration. The City prepared and implemented the following general advertisements in English, Spanish, and Vietnamese:

- A direct mailer sent to every residential address in the City; the mailer included general project information as well as a detachable comment card for community members to complete and return (if they do not have access to the internet)
- Emails to interested individuals
- Ads at bus shelters throughout the community
- Cable TV video commercial
- Project Fact Sheet available in hard copy at City Hall
- Social media posts
- Radio ads
- Dedicated phone line to receive inbound inquiries with option for callers to leave a message in the language of their choice and receive a return call

Virtual Workshop

As part of the community outreach, a virtual community workshop was conducted to educate the community about housing issues and opportunities facing Westminster, and to gather input on housing-related topics. The virtual workshop was hosted on the project website in late 2020 and was from November 30, 2020 through January 31, 2021. The extended timeframe was intended to allow community members and stakeholders to participate at their leisure and in accordance with their schedule and availability. The Virtual Community Workshop consisted of three parts:

- Part A: Overview video describing Housing Elements and why they are important
- Part B: PowerPoint presentation describing existing conditions in Westminster and the City's Housing Element Update process
- Part C: Housing Element Survey (described below)

Housing Element Survey

The City hosted an online Housing Element survey which was available from November 30, 2020 through January 31, 2021. The English survey was

translated into Spanish and Vietnamese. The surveys asked for input on the community's housing priorities and strategies to address Westminster's future housing growth needs. A total of 68 individuals responded to the survey, which focused on issues of home maintenance, affordability, home type, living conditions and homelessness. A summary of the key survey results is provided in the Housing Element Introduction section, with the complete results included in Appendix B. The City received the following feedback:

- 38% of respondents would rate their housing as showing signs of minor deferred maintenance; 25% as excellent, and 25% as needing moderate to major upgrades
- 56% of respondents indicated they are happy with the current type of housing available in Westminster; 44% are unhappy
- 68% of respondents said they are very satisfied or somewhat satisfied with their current housing situation
- 50% of respondents chose to live in Westminster for its proximity to friends or family
- 63% of respondents who want to buy a home in Westminster cannot afford to

Stakeholder Interviews

The City invited 95 community stakeholders to meet with Staff to discuss housing issues in Westminster; this invitation list included housing developers (affordable and market-rate), religious organizations, school representatives, fair housing service providers, and other social service providers.

City Council Briefings

The City has provided two briefings to the City Council to share information on the Housing Element and solicit feedback from the public and Councilmembers. The first briefing was facilitated in January 2021 and included an overview of the Housing Element Update process. The second briefing was provided in August 2021; at this briefing, the City presented the policy framework for the Housing Plan and an overview of the Housing Sites Inventory. Time was allocated at both meetings for public comments.

6B. Assessment of Fair Housing

This section presents an overview of available federal, state, and local data to analyze fair housing issues in Westminster. This data is supplemented with local knowledge of existing conditions in the community to present a more accurate depiction of fair housing issues in Westminster, and a more informed perspective from which to base goals, policies and programs to affirmatively further fair housing.

Key Data and Background Information

In 2020, the City of Westminster participated in the Orange County's Analysis of Impediments to Fair Housing Choice (AI) is a thorough examination of structural barriers to fair housing choice and access to opportunity for members of historically marginalized groups protected from discrimination by the federal Fair Housing Act (FHA). The Lawyers' Committee for Civil Rights Under Law (Lawyers' Committee), in consultation with Orange County and Santa Ana and with input from a wide range of stakeholders through a community participation process, prepared the AI.

The City's demographic and income profile, household and housing characteristics, housing cost and availability, and special needs populations are discussed in previous sections of this Background Report. Barriers to fair housing choice specific to the City of Westminster that were identified in the AI and the commitments of the City to address identified barriers were incorporated into this AFHH analysis. Supplemental data analysis was conducted to further understand potential fair housing issues, within the context of AFFH topics, at the city-level. Westminster is comprised of 22 Census Tracts, although several are only partially located in Westminster. Figure 3 shows the Tract boundaries.

Fair Housing Enforcement and Outreach Capacity

The City contracts with the Fair Housing Foundation (FHF) to provide a comprehensive, extensive, and viable education and outreach program. The purpose of this program was to educate managers, tenants, landlords, owners, realtors and property management companies on fair housing laws, to promote media and consumer interest, and to secure grass roots involvement within the communities. FHF specifically aimed its outreach to persons and protected classes that are most likely to encounter housing discrimination.

The FHF developed new, dynamic, and more effective approaches to bringing fair housing information to residents; including brochures that focused on specific fair housing issues, including discrimination against people with disabilities, discrimination based on national origin, sexual orientation, discrimination against families with children, and sexual harassment. All of FHF's announcements and literature was available in various languages.

The City's Housing Division works closely with the Westminster Family Resource Center to provide additional support and referral services to local families.

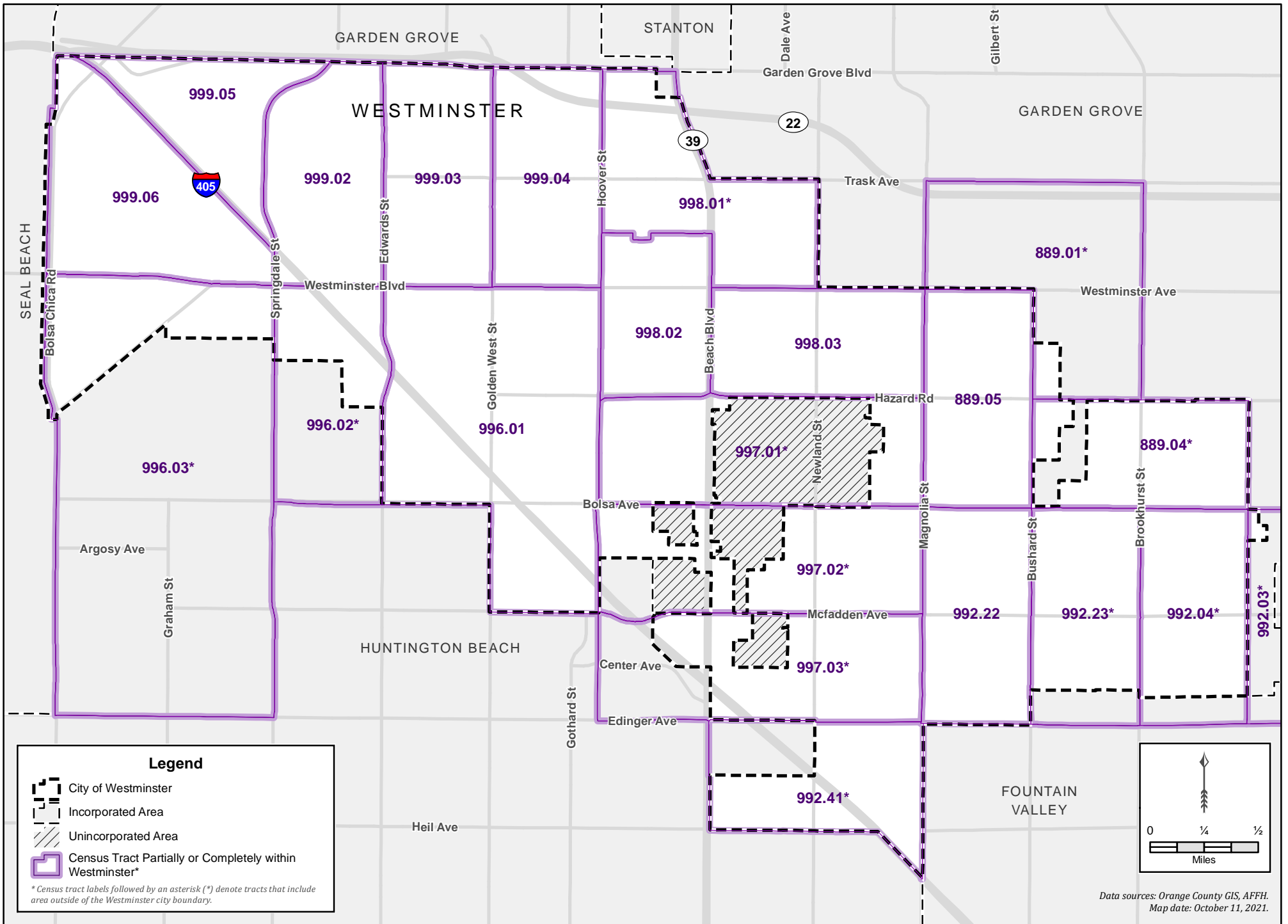


Figure H-3: Census Tracts

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Analysis of Available Federal, State, and Local Data and Local Knowledge

This section presents an overview of available federal, state, and local data to analyze fair housing issues in Westminster. These data sources are supplemented with local knowledge of existing conditions in the community to present a more realistic picture of fair housing concerns in Westminster and a more informed perspective from which to base goals, policies, and programs to affirmatively further fair housing.

Integration and Segregation Patterns and Trends

To inform priorities, policies, and actions, Westminster has included an analysis of integration and segregation, including patterns and trends, related to people with protected characteristics. Segregation generally means a condition in which there is a high concentration of persons of a particular race, color, religion, sex, familial status, national origin, or having a disability or a particular type of disability when compared to a broader geographic area. Conversely, integration refers to a condition in which there is not a high concentration of persons of a particular race, color, religion, sex, familial status, national origin, or having a disability or a particular type of disability when compared to a broader geographic area. The following analysis will analyze levels of segregation and integration for race and ethnicity, persons with disabilities, familial status, age, and income to identify the groups in Westminster that experience the highest levels of segregation.

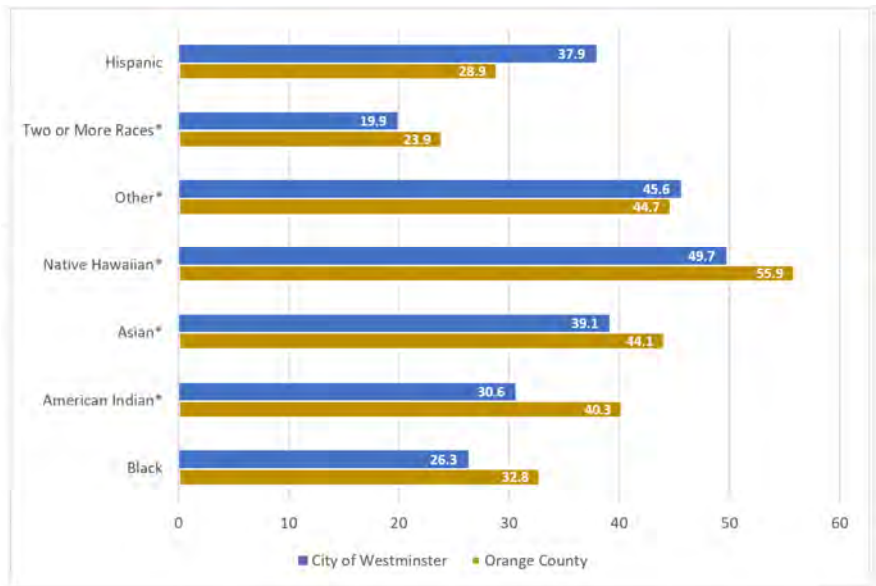
Dissimilarity Index

The dissimilarity index is the most commonly used measure of segregation between two groups, reflecting their relative distributions across neighborhoods (as defined by census tracts). The index represents the percentage of the minority group that would have to move to new neighborhoods to achieve perfect integration of that group. An index score can range in value from 0 percent, indicating complete integration, to 100 percent, indicating complete segregation. An index number between 40 and 60 indicates moderate similarity and community segregation while an index number above 60 is considered to show high similarity and a segregated community.

There are a number of reasons why patterns of racial segregation exist (or don't exist) within a community. Some of these reasons may be institutional (discriminatory lending practices) while others can be cultural (persons of similar backgrounds or lifestyles choosing to live near one another to provide support and familiarity). As such, discussions regarding segregation are complicated and there is not a "one size fits all" approach to addressing patterns of racial segregation.

Figure 4 shows the dissimilarity between each of the identified race and ethnic groups and white population for the City of Westminster and the Orange County metropolitan region. The White (not Hispanic or Latino) population within Westminster makes up approximately 36% of the City's population. The higher scores indicate higher levels of segregation among those race and ethnic groups. The City does not have any racial or ethnic groups with scores higher than 55 (indicating high similarity and segregation). Two race and ethnic groups (Native Hawaiian and Other Races) exhibit moderate levels of dissimilarity and segregation in Westminster (scores between 41 and 54) and the remaining groups exhibit low levels (scores between 0 and 40) of segregation.

Figure 4: Dissimilarity Index



	Black	American Indian*	Asian*	Native Hawaiian*	Other*	Two or More Races*	Hispanic
Orange County	32.8	40.3	44.1	55.9	44.7	23.9	28.9
City of Westminster	26.3	30.6	39.1	49.7	45.6	19.9	37.9

The highest levels of segregation within Westminster are Native Hawaiian (49.7%) and Other Races (45.6%), both of which fall within the moderate similarity and segregation range. These scores correlate directly with the percentage of people within that racial or ethnic group that would need to move into a predominately white census tract in order to achieve a more integrated community. For instance, 49.7% of the Native Hawaiian population would need to move into predominately white census tract areas to achieve “perfect” integration. However, it should be noted that only 393 individuals identified as “Native Hawaiian” and only 101 individuals identified as “Other Race”, and such small populations can indicate a pattern of segregation that is not of significant concern. Moreover, these patterns are generally consistent with Orange County as a whole, where the Native Hawaiian dissimilarity index is 55.9% and the Other Race dissimilarity index is 45.6%.

While not the *most* dissimilar, the indices related to the City's Asian and Hispanic populations are more telling regarding characteristics of the community. The dissimilarity index for the City's Asian population is 5 points lower than the County, indicating that Westminster's Asian population is more integrated than the Asian population throughout the County as a whole (39.1% in the City compared to 44.1% in the region). Conversely, the City's Hispanic dissimilarity index is nearly 10 points higher than the County, indicating that the City's Hispanic population is more segregated than the Hispanic population throughout the County as a whole (37.9% in the City compared to 28.9% in the region).

Racial/Ethnic Concentrations

As described in the AI and throughout this Background Report, there are some clear patterns of settlement based on national origin in Orange County. Westminster, along with its neighbor Garden Grove, is home to a large Vietnamese population. While as a community overall the City's Asian population exhibits a lower dissimilarity score than the region, within the community, the City's Asian population is concentrated in and around the City's eastern census tracts. Figure 5 presents the majority ethnic group by census tract, illustrating that the vast majority of census tracts in the City are comprised of three or more ethnic groups with no simple majority; one census tract in the City's northeastern area is a more even mix of Asian and white residents and one census tract is majority Asian.

This pattern is largely consistent with the City's neighbors of Garden Grove and Fountain Valley, but somewhat dissimilar to the cities of Huntington Beach, which has several Latinx/White majority census tracts (where Westminster has none) and Santa Ana where the majority of census tracts are comprised of higher concentrations of Hispanic residents.

Diversity Index

Tracking the diversity of cities and counties throughout California is crucial to understanding the shifting demographics of race and ethnicity in California and the United States. Esri's Diversity Index captures the racial and ethnic diversity of a geographic area in a single number, from 0 to 100. Scores less than 40 represent lower diversity in the jurisdiction while scores of greater than 85 represent higher diversity. Additionally, scores between 40-55 represent low diversity, 55-70 represent moderate diversity, and 70-85 represent high diversity. As shown in Figure 6, there generally appears to be consistent or higher diversity index scores throughout the City of Westminster (compared to its neighbors), with the highest diversity index scores (>85) located along Golden West Street and Westminster Boulevard. The lowest diversity index is observed in the City's northeastern census tracts, where there are higher concentrations of Asian residents, as described above.

Mapped Patterns of Integration and Segregation

Patterns of integration and segregation are also considered for people with disabilities, familial status, and income groups. Relying primarily on data available from the US Census, it is possible to map and consider existing patterns which may indicate historical influences and future trends by census tract and census block groups.

As shown in Figure 7, persons with disabilities are equally present throughout the Westminster community, with no census tract exhibiting higher proportions of residents with disabilities. According to the AI, the most common type of disability experienced by Westminster residents is ambulatory difficulty. The remaining most common disabilities are, in order of prevalence, independent living difficulty, cognitive difficulty, hearing difficulty, self-care difficulty, and vision difficulty.

However, looking beyond Westminster's boundaries, the census tracts in the City exhibit higher concentrations of persons with disabilities than neighboring jurisdictions. As described in the AI, communities with higher concentrations of persons with disabilities are somewhat more likely to be located in the more racially and ethnically diverse northern portion of the county than they are in the southern portion of the county. Six out of the eight cities that have higher concentrations of persons with disabilities across most types of disabilities are located in the northern part of the county. The AI also finds that the age of residents is related to the proportion of the population with disabilities, with communities with younger residents less likely to have high proportions of persons with disabilities and communities with older residents (including Westminster) to have more residents with disabilities.

Based on this analysis, the City finds that there are not significant patterns of segregation impacting persons with disabilities living *in Westminster*, given that the concentration of residents with disabilities is consistent throughout the City. However, the City recognizes that at a regional level, Westminster is home to higher concentrations of persons with disabilities than other cities in north/central Orange County, which can be correlated with the community's higher degree of diversity and older resident profile.

Westminster is also home to a number of female-headed households located throughout the community with approximately a third of the City's census tracts exhibiting higher proportions than the rest of the City (these census tracts are generally located in the center of the City, see Figure 8). This pattern is present in the region as well; neighboring jurisdictions like Garden Grove, Huntington Beach, Stanton, and Santa Ana all also have some census tracts with higher proportions of female-headed households. There are no known historic patterns of segregation by familial status, including by household gender, which the City finds as contributing factors to continued segregation in Westminster. However, census tracts with higher concentrations of female-headed households are also some of the City's census tracts with lower-cost housing, lower median household incomes, higher cost burdens, and more overcrowding, indicating that female-headed households may be particularly susceptible to these economic impacts.

The community's older residents, persons 65 years of age or older, are dispersed throughout the community, as shown in Figure 9. All census tracts east of Hoover Street are comprised of populations where over 15% of residents are 65 years of age or older. The highest concentrations of senior residents are located along between Hoover Street and Beach Boulevard, north of Hazard Avenue, and between Magnolia Street and Bushard Street, north of Bolsa Avenue. As members of the community age-in-place (remain in their residence as they get older), it's possible that some areas of the City will continue to see higher proportions of their neighborhood occupied by senior residents. Safe and convenient access to goods and services is especially important for seniors, who may have mobility limitations or minimum

household income. The two census tracts with the higher proportion of senior residents are located along some of the City's major transportation corridors (Westminster Boulevard, Beach Boulevard, and Bolsa Avenue) and near the Civic Center and Little Saigon, two of the community's major activity centers. It is reasonable to understand why seniors may prefer to live near access to transit services and near activity centers. Looking comparatively to the region, many of the City's neighbors (including Fountain Valley, Huntington Beach, Seal Beach, and Los Alamitos) have a high proportion of their census tracts occupied by higher levels of senior residents than Westminster. The patterns in Westminster do not appear significantly different than those of the region, and the City does not find any trends or existing patterns of isolation based on age.

Patterns of moderately segregated economic wealth, as indicated by median household income, do exist in Westminster, as illustrated on Figure 10. Some of the census block groups (note that this information is available at the block group area as opposed to the census tract) with lower median household incomes are unpopulated (such as the area which covers Westminster Memorial Park and Mortuary) or have very limited residents (such as the area that includes the Civic Center). In general, those areas with lower median household incomes are located in the center of the City in locations with high proportions of mobile homes or multifamily units, which are some of the City's most affordable housing choices. Beyond these limited block groups with outlying characteristics regarding lower levels of median household income, the remainder of the City appears to represent a diversity of income levels, with no other discernable patterns of isolation based on household income.

As described throughout this Housing Element, the City is committed to supporting the development of housing affordable to lower income households in locations throughout the City and has identified sites for future growth and development which are designed to promote a more balanced and integrated pattern of household incomes

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Findings

The City has considered trends and patterns related to integration and segregation based on racial and ethnic factors, disability, female-headed households, seniors, and median household income. In some cases, as is the case with racial and ethnic integration and the distribution of persons with disabilities, there are no distinguishable patterns of segregation, and the community appears to be well-integrated. However, there are patterns of isolation or segregation apparent when considering the other characteristics, including female-headed households, seniors and households with lower median household incomes. These areas tend to be located in the center of the City, adjacent to the City's transportation facilities and near goods and services. They also can correspond to areas with limited populations, where the majority of existing land uses are nonresidential in nature. In some cases, the cause for segregation or isolation evidenced by a characteristic is related to another characteristic, such as the fact that many seniors live on limited incomes and their median household incomes tend to be lower than non-senior households (and the same can be said for female-headed households with no spouse present, where the household income will be less than for a household with a working spouse). It is specifically noted that patterns of racial and ethnic diversity do not appear closely correlated with patterns of isolation or segregation based on other characteristics; for example, one of the census tracts with the highest diversity index (meaning it is the most diverse) is also home to a higher-than-average proportion of female-headed households and lower than average median household incomes.

When considering patterns of integration and segregation compared to its neighbors (including the cities of Garden Grove, Santa Ana, Fountain Valley, Huntington Beach, Seal Beach, Los Alamitos, and Stanton – all of which are shown on the above figures), Westminster's patterns appear to be consistent with the region, except for the proportion of the population with disabilities, where Westminster stands out as having more persons with disabilities than neighboring jurisdictions. While Westminster has pockets of concentration of various indicators, including female-headed households, senior households, and households with lower median household incomes, so too do its neighbors. As part of the City's regular participation in the County AI, the City will continue to consider these patterns to determine any changes from current conditions.

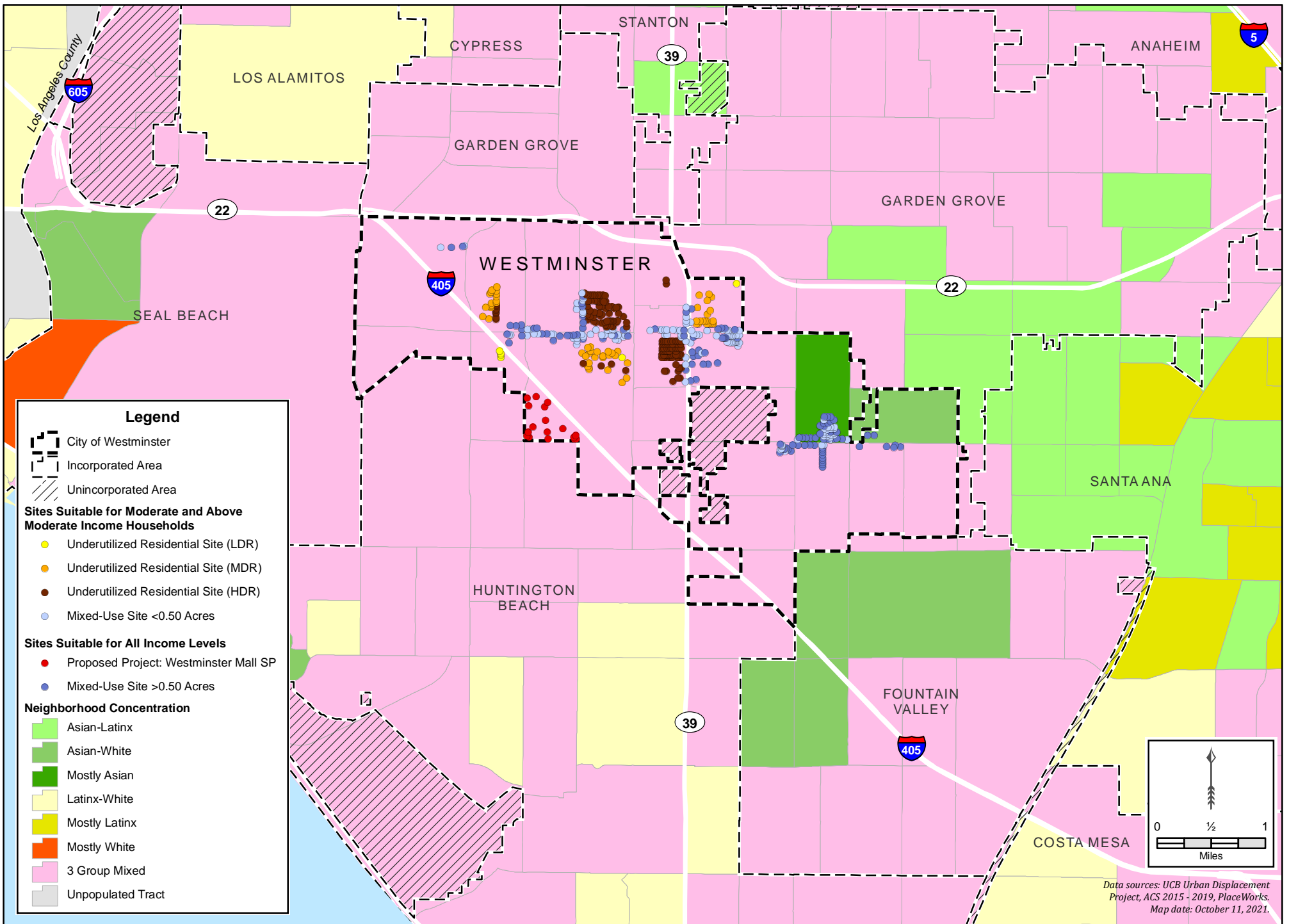


Figure H-5: Neighborhood Concentration by Census Tract

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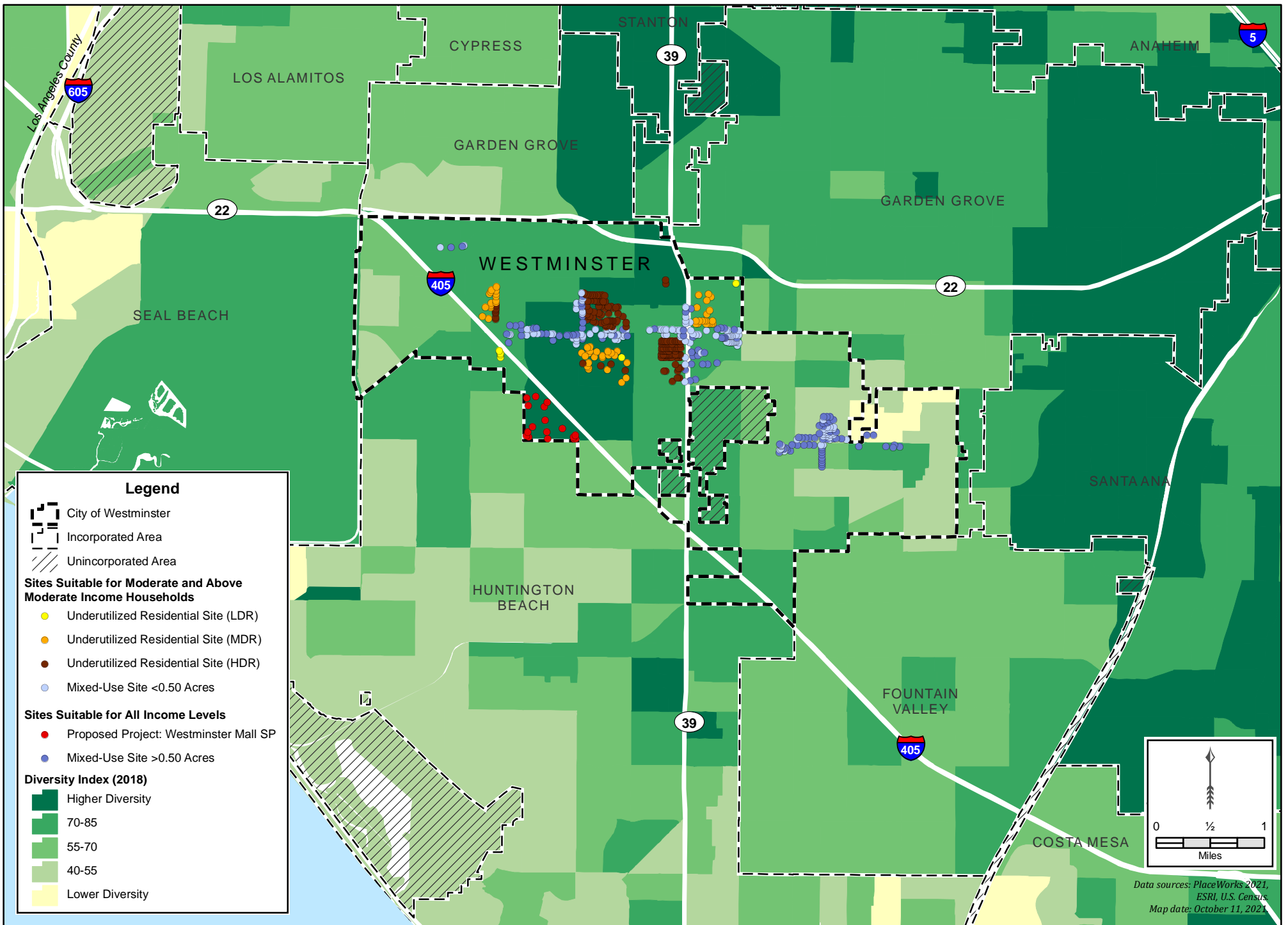


Figure H-6: Diversity Index by Census Block Group

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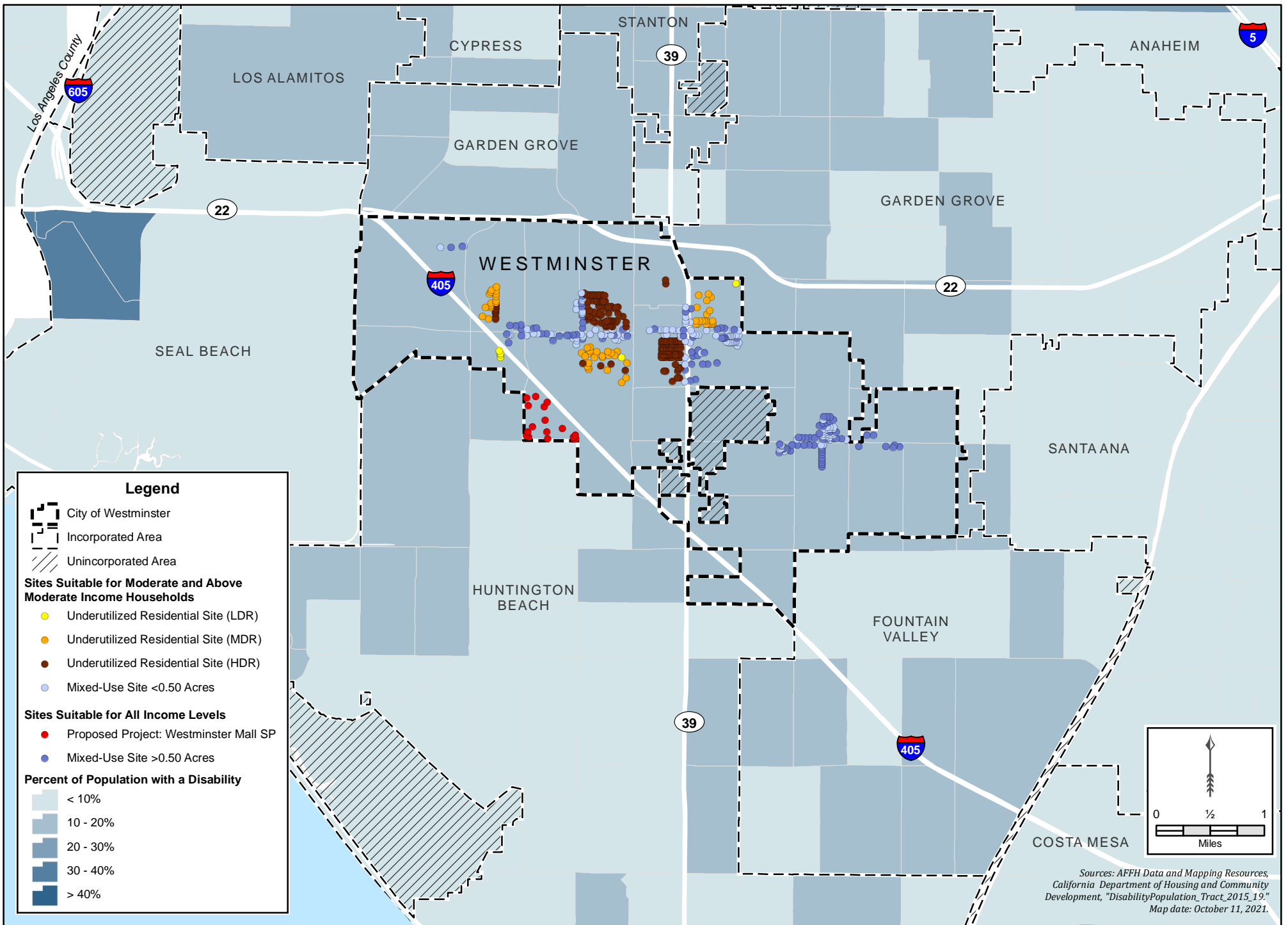


Figure H-7: Proportion of Population with Disabilities by Census Tract

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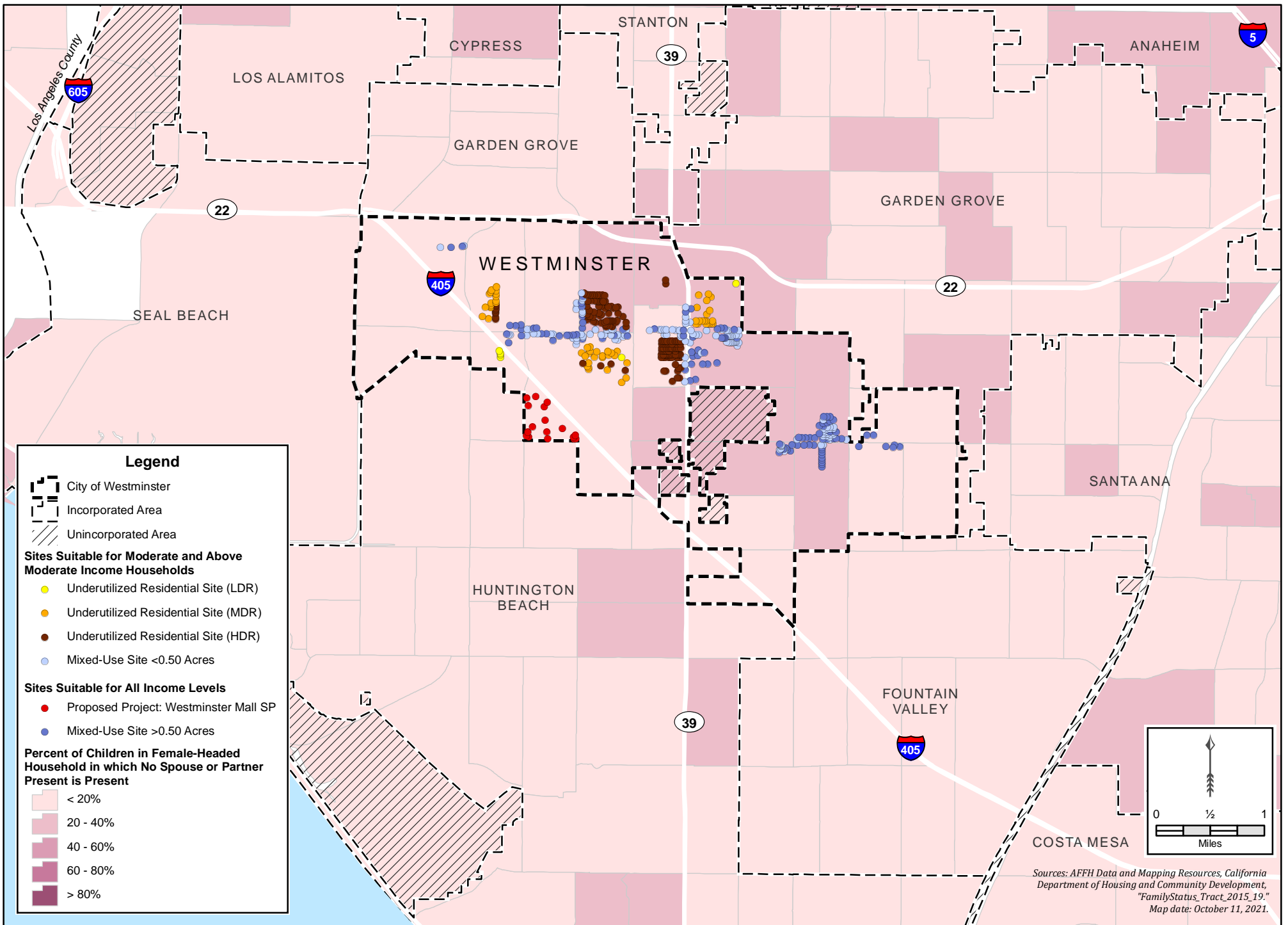


Figure H-8: Female-Headed Households by Proportion of Children Present by Census Tract

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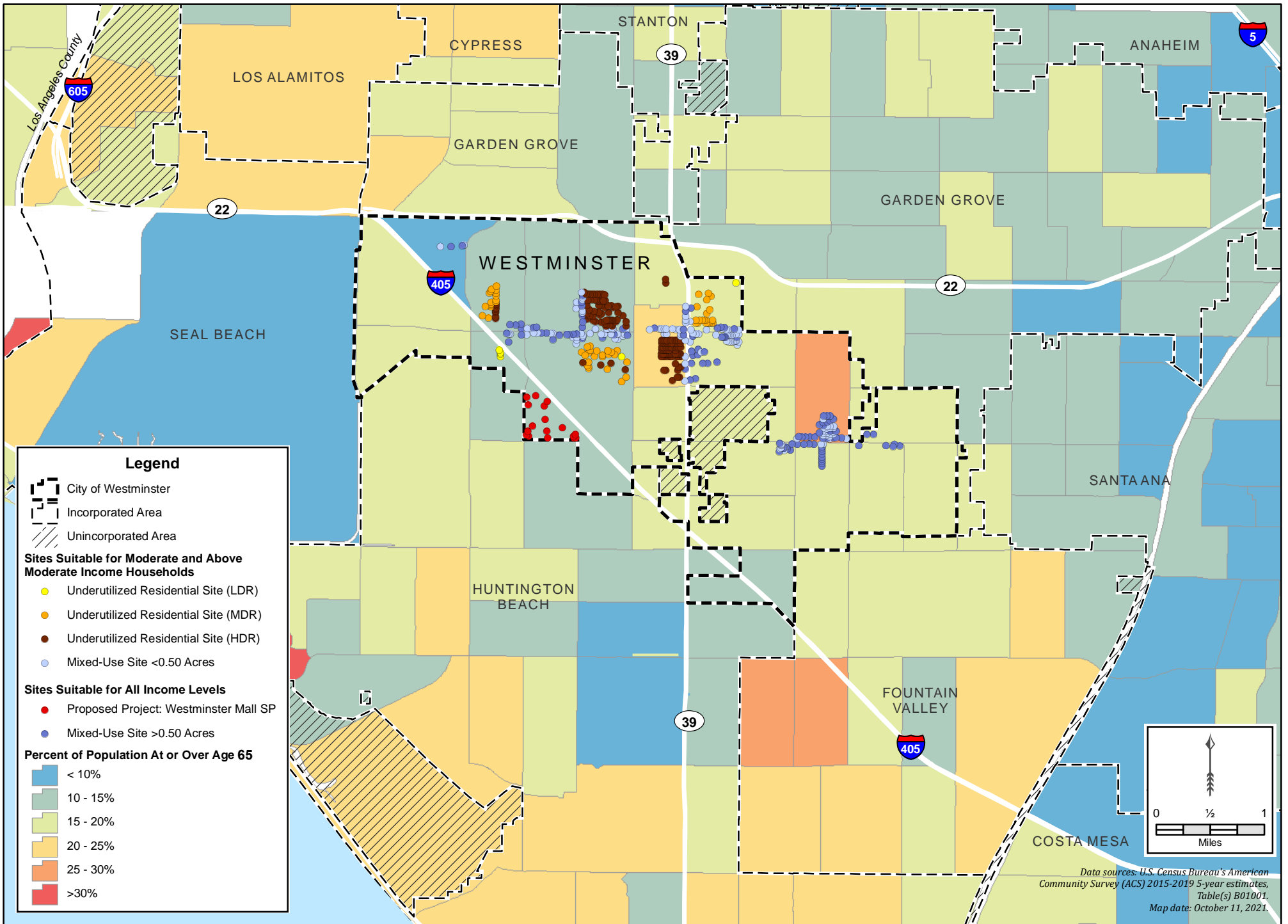


Figure H-9: Proportion of Senior Residents by Census Tract

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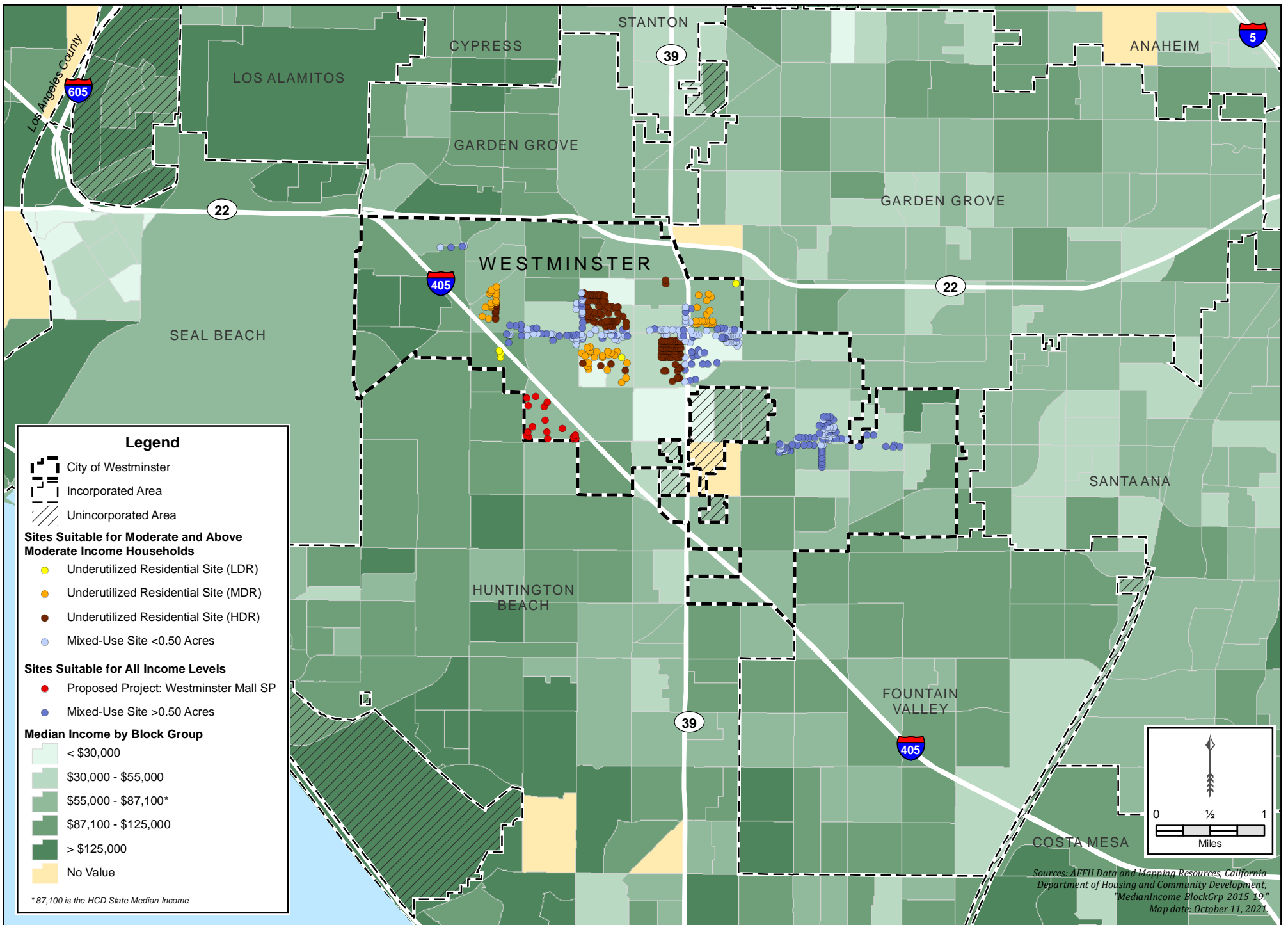


Figure H-10: Median Household Income by Block Group

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Racially or Ethnically Concentrated Areas of Poverty (R/ECAP)

To assist communities in identifying racially/ethnically concentrated areas of poverty (R/ECAPs), HUD has developed a census tract-based definition of R/ECAPs. The definition involves a racial/ethnic concentration threshold and a poverty test. The racial/ethnic concentration threshold is straightforward: R/ECAPs must have a non-white population of 50 percent or more. Regarding the poverty threshold, Wilson (1980) defines neighborhoods of extreme poverty as census tracts with 40 percent or more of individuals living at or below the poverty line. Because overall poverty levels are substantially lower in many parts of the country, HUD supplements this with an alternate criterion. Thus, a neighborhood can be a R/ECAPs if it has a poverty rate that exceeds 40% or is three or more times the average tract poverty rate for the metropolitan/micropolitan area, whichever threshold is lower.

The 2020 AI performed an analysis of R/ECAPs within Orange County. There are four R/ECAPs in Orange County, two of which are found in Santa Ana, two of which are found in Irvine. The two R/ECAPs found in Santa Ana are predominantly Hispanic and found close to the Santa Ana Freeway. The northernmost R/ECAP is located along North Spurgeon Street, while the more southern R/ECAP is found along South Standard Avenue. The R/ECAPs found in Irvine are adjacent to each other and located on the campus of University of California, Irvine, making it likely that they qualify as R/ECAPs due to the high proportions of students. These R/ECAPs have a much more diverse group of residents, with some White, Asian or Pacific Islander, Hispanic and Black residents. However, no R/ECAPs were identified in the City Westminster.

Comparing Figure 6 (Diversity Index) to Figure 10 (Median Household Income), it appears that some areas ranking in the highest diversity index categories appear to have the lowest median household incomes in the City. However, this pattern is not consistent. Other census tracts with the highest or higher diversity scores have relatively average-to-high median household incomes. Conversely, some census tracts in the eastern area of the City ranking in the lower (below 40) and lower (40-55) diversity index categories appear to have the highest median household incomes in the City, but again, the pattern is not consistent. There are other census tracts with high levels of diversity and higher median household incomes, including those tracts in the City's western most areas.

As discussed in the Findings section, the Housing Plan includes programs to encourage increased diversity and housing opportunities throughout the City.

Racially/Concentrated Areas of Affluence (RCAA)

According to the Housing and Community Development AFFH Guidance Memo, "segregation is a continuum, with polarity between race, poverty, and affluence, which can be a direct product of the same policies and practices". Therefore, both sides of the continuum must be examined. While HCD does not have a standard definition for RCAs, looking at the percentage of the White population and median household income can provide a good indicator for areas of affluence.

In addition to RECAPs utilized by HUD, scholars at the University of Minnesota Humphrey School of Public Affairs created the Racially Concentrated Areas of Affluence (RCAs) metric to more fully tell the story of segregation in the

United States⁶. RCAs are defined as census tracts where 1) 80 percent or more of the population is White, and 2) the median household income is \$125,000 or greater (slightly more than double the national median household income in 2016). There are no census tracts in Westminster that fit these criteria, and as such, the City does not have any RCAs.

Disparities in Access to Opportunities

HUD developed the opportunity indicators to help inform communities about disparities in access to opportunity, the scores are based on nationally available data sources and assess resident's access to key opportunity assets in the City. Table 61 provides the index scores (ranging from zero to 100) for the following opportunity indicator indices:

- Low Poverty Index: The low poverty index captures poverty in a given neighborhood. The poverty rate is determined at the census tract level. *The higher the score, the less exposure to poverty in a neighborhood.*
- School Proficiency Index: The school proficiency index uses school-level data on the performance of 4th grade students on state exams to describe which neighborhoods have high-performing elementary schools nearby and which are near lower performing elementary schools. *The higher the score, the higher the school system quality is in a neighborhood.*
- Labor Market Engagement Index: The labor market engagement index provides a summary description of the relative intensity of labor market engagement and human capital in a neighborhood. This is based upon the level of employment, labor force participation, and educational attainment in a census tract. *The higher the score, the higher the labor force participation and human capital in a neighborhood.*
- Transit Trips Index: This index is based on estimates of transit trips taken by a family that meets the following description: a three-person single-parent family with income at 50% of the median income for renters for the region (i.e. the Core-Based Statistical Area (CBSA)). *The higher the transit trips index, the more likely residents in that neighborhood utilize public transit.*
- Low Transportation Cost Index: This index is based on estimates of transportation costs for a family that meets the following description: a three-person single-parent family with income at 50% of the median income for renters for the region/CBSA. *The higher the index, the lower the cost of transportation in that neighborhood.*
- Jobs Proximity Index: The jobs proximity index quantifies the accessibility of a given residential neighborhood as a function of its

⁶ Goetz, E. G., Damiano, A., & Williams, R. A. 2019. Racially Concentrated Areas of Affluence: A Preliminary Investigation. *Cityscape: A Journal of Policy Development and Research*, Volume 21(1) [pages 99–124]. Available at: <https://www.huduser.gov/portal/periodicals/cityscpe/vol21num1/ch4.pdf>

distance to all job locations within a region/CBSA, with larger employment centers weighted more heavily. *The higher the index value, the better the access to employment opportunities for residents in a neighborhood.*

- **Environmental Health Index:** The environmental health index summarizes potential exposure to harmful toxins at a neighborhood level. The higher the index value, the less exposure to toxins harmful to human health. *Therefore, the higher the value, the better the environmental quality of a neighborhood, where a neighborhood is a census block group.*

Opportunity indicators were obtained for Westminster from the HUD Affirmatively Furthering Fair Housing GIS tool. Table 61 identifies the opportunity indicators by race and ethnicity for the total population of Westminster.

Table 61: Opportunity Indicators by Race/Ethnicity

Race/ Ethnicity	Low Poverty Index	School Proficiency Index	Labor Market Index	Transit Index	Low Transportation Cost	Jobs Proximity Index	Environmental Health Index
White	49.67	72.09	47.64	86.39	76.49	42.87	6.57
Black	40.88	69.65	44.06	86.96	78.34	40.93	6.86
Hispanic	35.08	63.82	39.25	87.10	78.73	37.10	6.50
Asian or Pacific Islander	35.42	65.32	39.47	87.81	79.49	29.74	7.51
Native American	43.72	69.82	44.55	87.26	77.82	41.17	6.24

Source: HUD Affirmatively Furthering Fair Housing GIS Explorer, <https://egis.hud.gov/affht/>

As shown in Table 61, all residents of Westminster appear to have relatively average access to opportunity based on most indicators, however access to opportunity is tied to race/ethnicity. In nearly all categories, White residents had the highest levels of opportunity, followed by Native American residents, then Hispanic and Asian or Pacific Islander residents, which were found to have generally similar access to opportunity scores. The lowest levels of opportunity are defined by an index score of 25 or lower (the lowest quartile of access). All residents regardless of race/ethnicity received an environmental health index score of less than 8, which indicates that Westminster residents are especially vulnerable to harmful toxins at the neighborhood level; these toxins are largely the result of air quality impacts resulting from vehicle GHG emissions.

Regionally (Orange County), White residents generally have higher levels of access to opportunity for most indicators, but not all. Throughout the County, White residents had the highest levels of opportunity related to the low poverty index, school proficiency index, labor market index, jobs proximity index, and environmental health index. Like Westminster, the environmental health index at the regional level indicated the lowest levels of opportunity

(with scores for all residents below 25). However, the problem is especially prevalent in Westminster, where scores for the environmental health index are consistently 10-15 points lower by racial/ethnic group.

TCAC/HCD Opportunity Area Maps

The Department of Housing and Community Development together with the California Tax Credit Allocation Committee (TCAC) established the California Fair Housing Task Force to provide research, evidence-based policy recommendations, and other strategic recommendations to HCD and other related state agencies/departments to further the fair housing goals (as defined by HCD). The Task force developed the 2021 TCAC/HCD Opportunity Area Maps to understand how public and private resources are spatially distributed. The Task force defines opportunities as pathways to better lives, including health, education, and employment. Overall, opportunity maps are intended to display which areas, according to research, offer low-income children and adults the best chance at economic advancement, high educational attainment, and good physical and mental health.

According to the Task Force's methodology, the tool allocates the 20% of the tracts in each region with the highest relative index scores to the "Highest Resource" designation and the next 20% to the "High Resource" designation. Each region then ends up with 40% of its total tracts as "Highest" or "High" resource. These 2 categories are intended to help State decision-makers identify tracts within each region that the research suggests low-income families are most likely to thrive, and where they typically do not have the option to live—but might, if given the choice. The remaining tracts are then evenly divided into "Low Resources" and "Moderate Resource".

The Task Force analyzed three domains (Economic, Environmental, Education) to establish the resource category for each block group. The Economic Domain (Figure 11) analyzes poverty, level of adult education, employment rates, job proximity, and median home value in each block group, while the Education Domain (Figure 12) analyzes math/reading proficiency, high school graduation rates, and the student poverty rate. The Environmental Domain (Figure 13) looks at the CalEnviroScreen 3.0 Pollution indicators (Exposures and Environmental Effect indicators) and processed values. Each Figure includes the locations of proposed sites to accommodate the 6th Cycle RHNA. Comparatively,

Figure 14 identifies the final resource categories of each census tract, as identified on the TCAC/HCD Opportunity Map, as well as the locations of the proposed sites to accommodate the 6th Cycle RHNA. As shown in Figure X, the City has differing levels of opportunity and the proposed sites to accommodate the 6th Cycle RHNA are located throughout the City in varying levels of opportunity to the extent feasible, given the City's existing built-out development pattern.

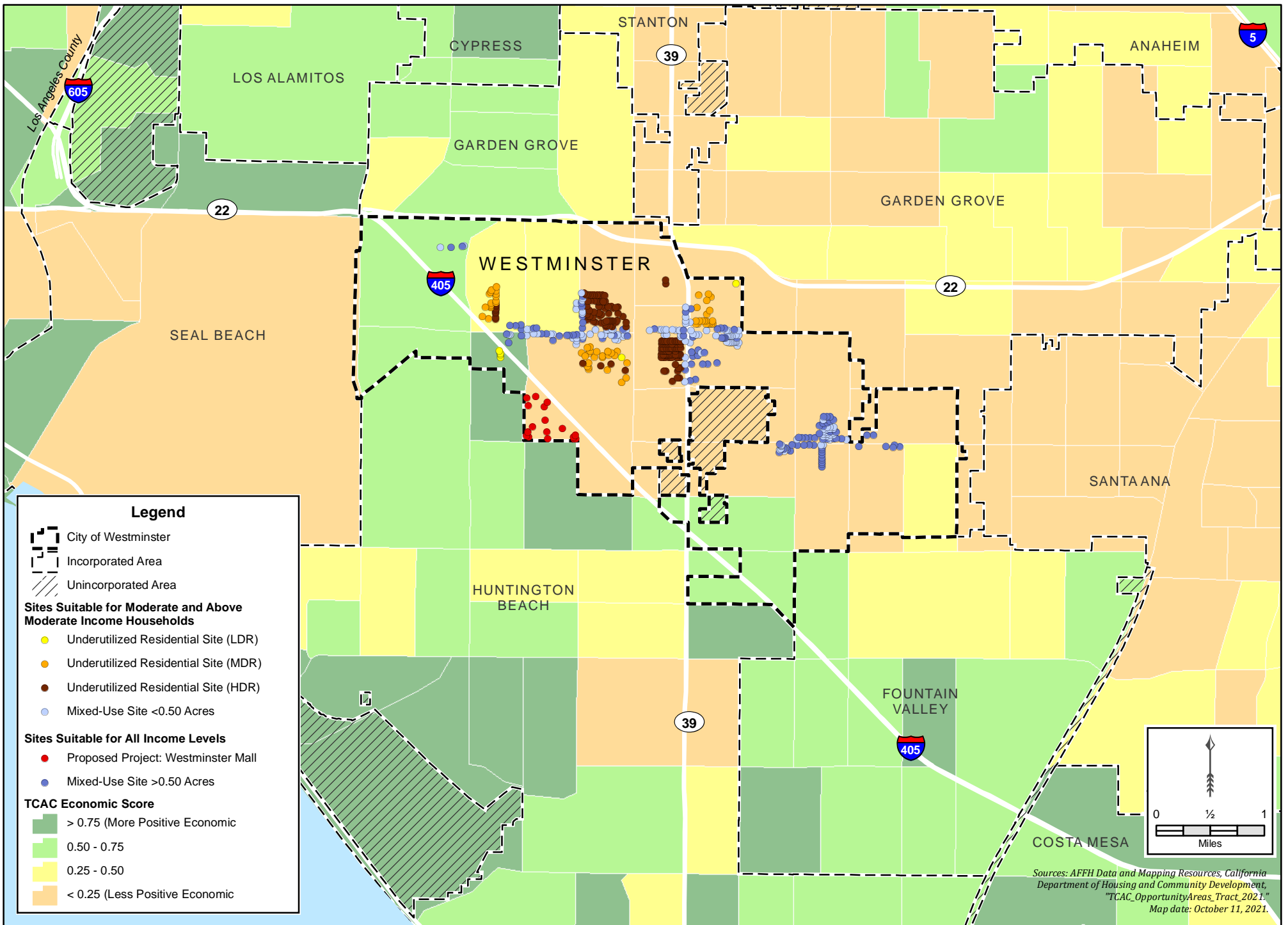


Figure H-11: TCAC Economic Score by Census Tract

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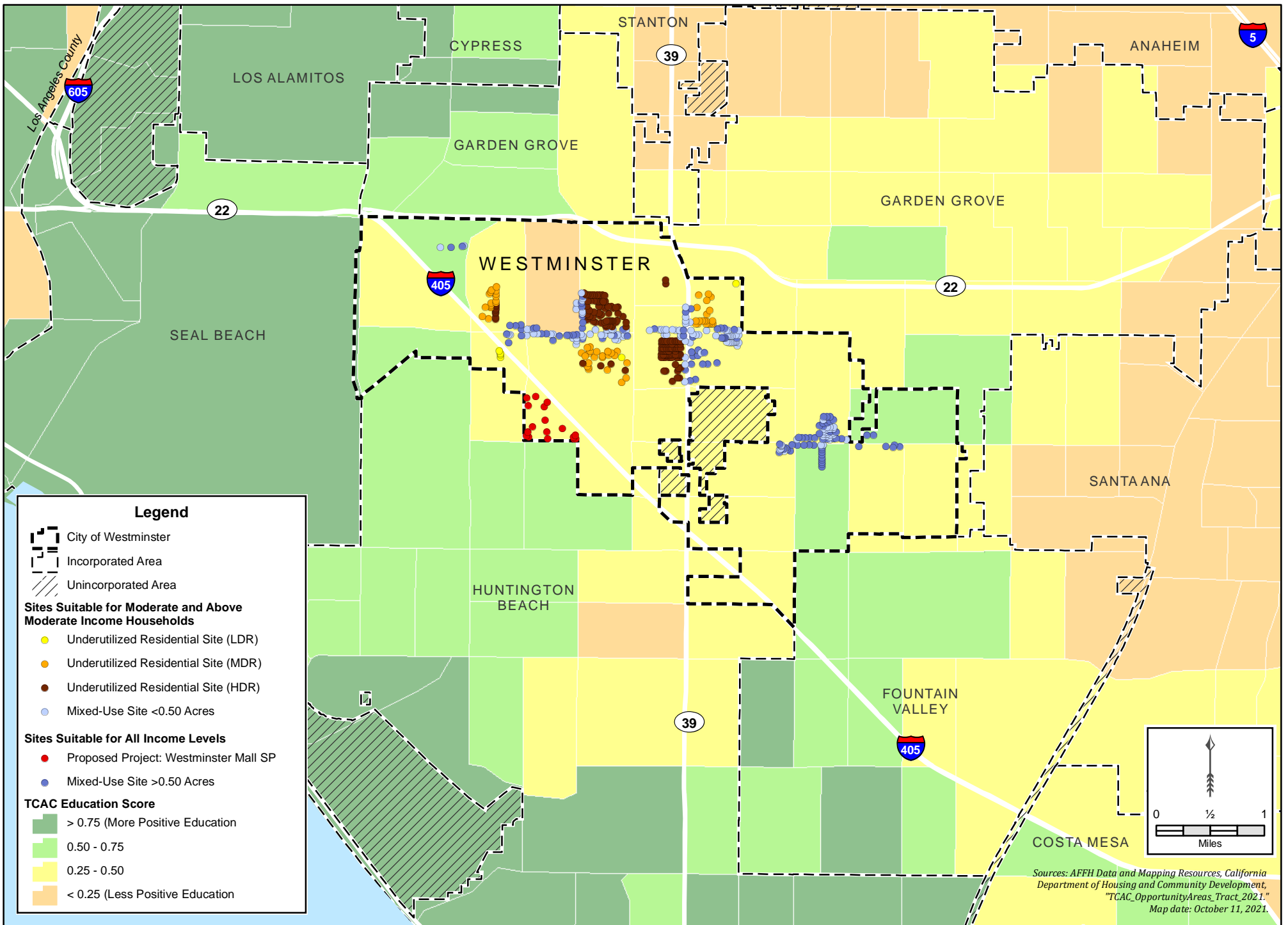


Figure H-12: TCAC Education Score by Census Tract

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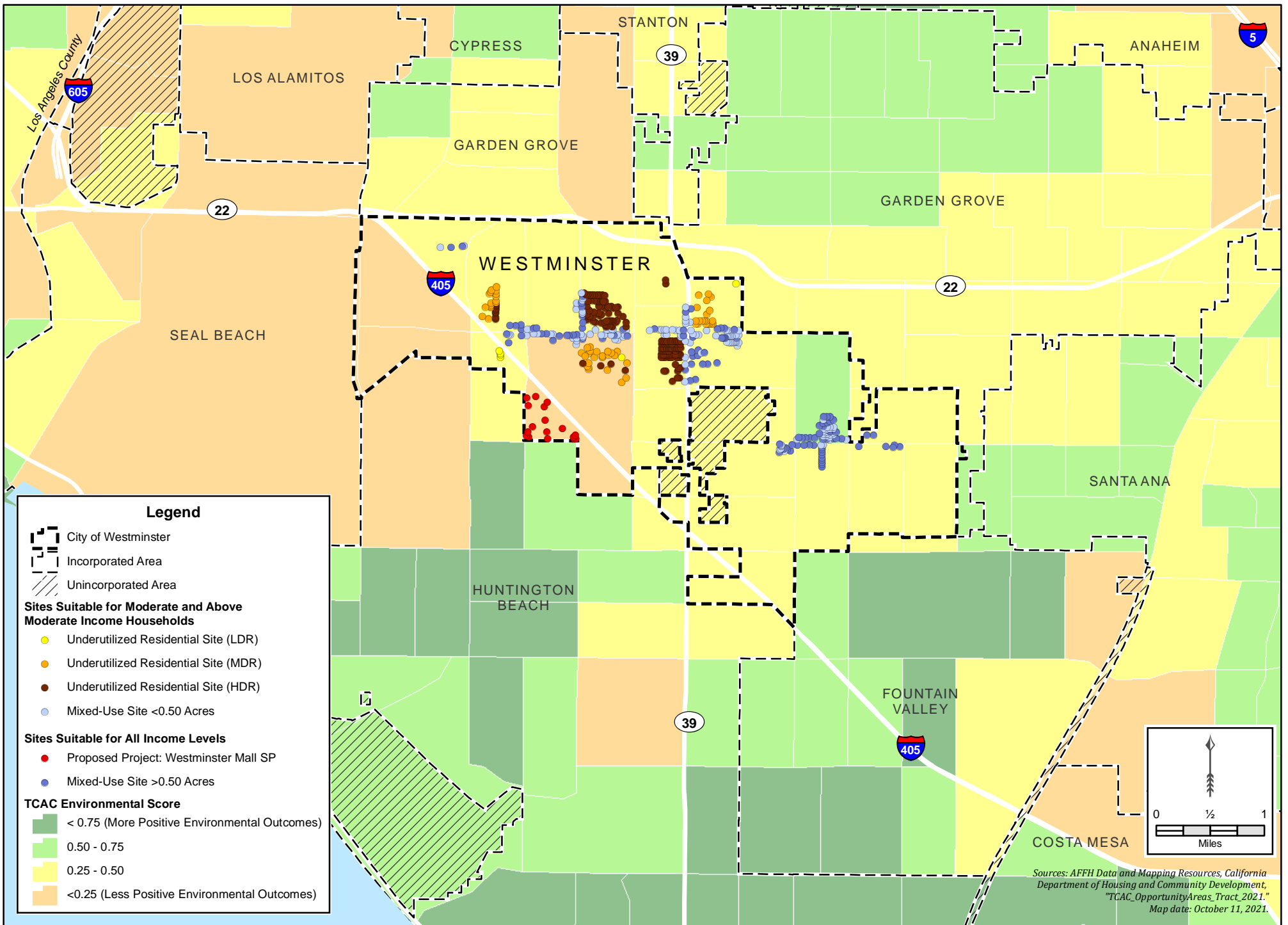


Figure H-13: TCAC Environmental Score by Census Tract

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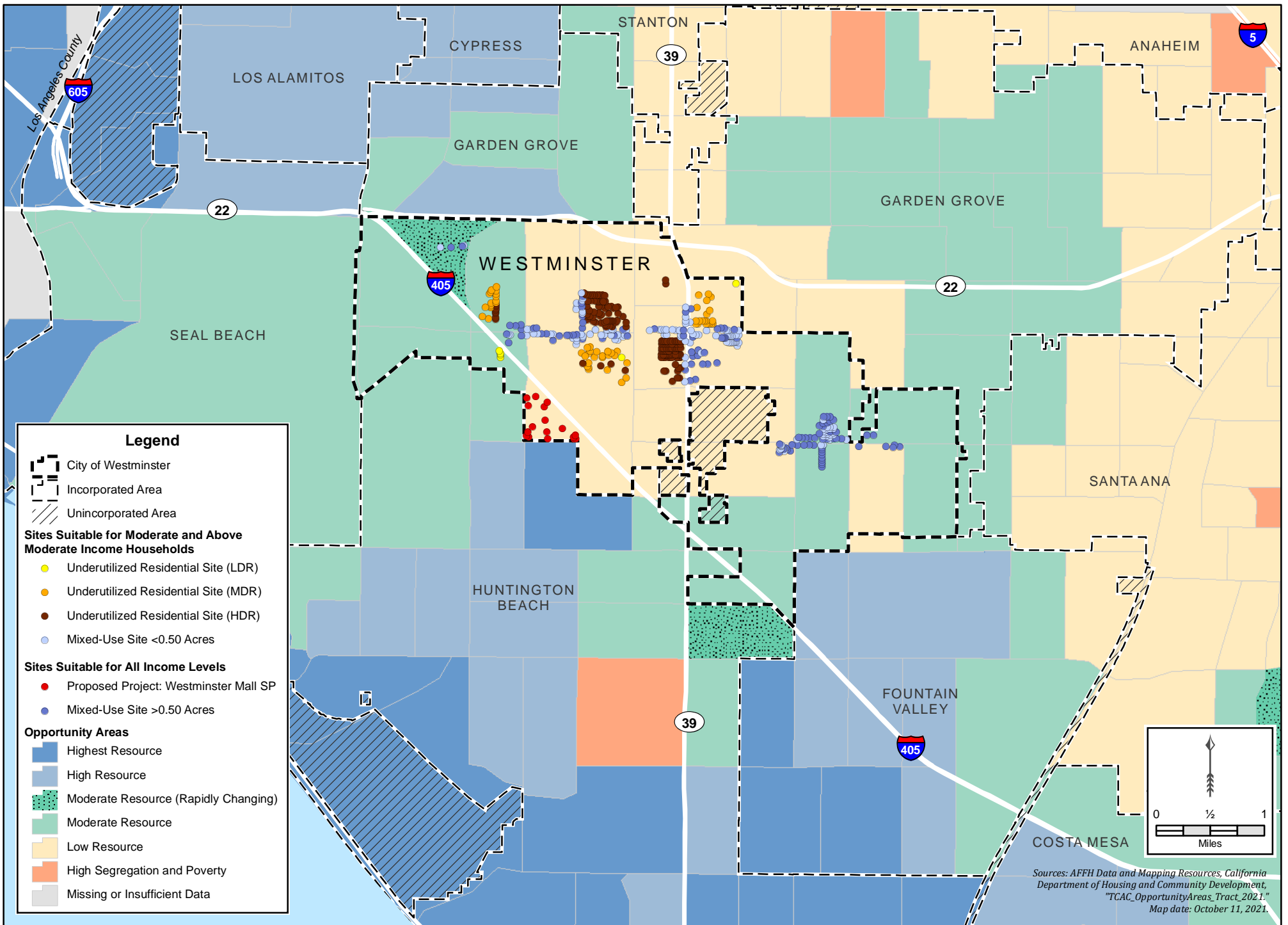


Figure H-14: TCAC Opportunity Areas by Census Tract

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The City of Westminster has no census tracts designated as high or highest resource areas on the TCAC/HCD Opportunity Map. Approximately half of the City is located in a moderate resource area; this census tracts in the City's eastern, western, and southern areas. One census tract (located in the City's northwest area north of I-405) is considered a moderate resource, rapidly changing area. The central area of the City, generally from Edwards Street to Magnolia Street, is considered a low resource area. These low resources areas are characterized by underutilized residential and nonresidential land, and for this reason many of the areas identified by the City's 2016 General Plan specifically looked to these locations to accommodate future mixed-use development.

Sites to accommodate the City's lower-income 6th Cycle RHNA are generally split between low and moderate opportunity areas. By promoting new development opportunities in low opportunity areas, it is the City's intent to improve the conditions of these census tracts by providing a boarder range of goods and services, bring new residential development closer to transit and jobs, and support community revitalization. Given that the City does not have any high or highest resource areas, the City must look to areas with lower to moderate levels of resources in order to accommodate new development, and the City has distributed these units throughout the resource levels to promote more equal and equitable patterns of opportunity. Moreover, the City's promotion of Accessory Dwelling Units and Junior Accessory Dwelling Units throughout the community, in all resource levels, further supports the City's commitment to distribute housing available at all income levels in different geographic areas of the City.

Findings

Overall, it appears that residents of Westminster have varying levels of access to opportunities. Access to opportunity does appear correlated to race/ethnicity, with White residents having higher levels of access to opportunity than non-White residents. This pattern generally mirrors the region, where overall White residents do appear to have higher levels of access to opportunity. In Westminster, all residents are highly impacted by environmental toxins, largely a result of vehicle emissions from congested roadways. The City has no areas identified as high or highest resource areas. The City has proactively planned to allow for new development in low resource areas specifically to improve access to opportunities. Sites to accommodate the City's 6th Cycle RHNA, including its lower-income units, are distributed between low and moderate resource areas. New mixed-use development in the City is envisioned to provide new safe residential housing units, new employment opportunities, and new space for the development of commercial projects offering a variety of goods and services. Moreover, by bringing residential units and jobs closer together, the City strives to reduce vehicle miles traveled, reduce GHG emissions, and improve air quality, thereby working to improve access to higher levels of environmental health.

Discussion of Disproportionate Housing Needs

The analysis of disproportionate housing needs within Westminster evaluated existing housing need, need of the future housing population, and units within the community at-risk of converting to market-rate (of which there are none).

Future Growth Needs

The City's future growth need is based on the RHNA, which allocates production of 1,876 very-low and 1,470 low-income units to the City for the 2021-2029 planning period. Figure 2 shows that proposed affordable units are dispersed throughout the community, to the extent feasible based on the City's existing built-out land uses, and do not present a geographic barrier to obtaining affordable housing. In addition, the City actively promotes the opportunity for residents to develop Accessory Dwelling Units and Junior Accessory Dwelling Units as a way to accommodate additional development at all income levels throughout the community. Appendix A of this Housing Element shows the City's ability to meet its 2021-2029 RHNA need at all income levels. This demonstrates the City's ability to accommodate the anticipated future affordable housing needs of the community.

Existing Need

As described earlier in this Background Report, the City has a history of working with affordable housing developers to help facilitate the development of housing for lower-income households. Westminster has 611 rent-restricted units, representing approximately 2% of the City's housing stock. The City actively works with affordable housing developers to identify and evaluate potential sites and to expand opportunities for lower-income households throughout the City.

Findings

"Disproportionate housing needs" generally refers to a condition in which there are significant disparities in the proportion of members of a protected class experiencing a category of housing need when compared to the proportion of members of any other relevant groups, or the total population experiencing that category of housing need in the applicable geographic area. Based on input from the community and the County AI, the most disproportionate housing needs in Westminster includes rehabilitation of the existing housing stock and increased variety of housing types at affordable prices, including housing for lower income households and larger households.

Displacement Risk

As previously discussed, there are 132 deed-restricted affordable units currently at-risk of converting to market-rate within the next 30 years. The vast majority of the City's affordable housing stock have an expiration date beyond the planning period. The City also has a number of units which are affordable to lower-income families but are not deed-restricted. As described earlier in this Background Report, the City plans to accommodate the vast majority of its 2021-2029 RHNA allocation on parcels designated for mixed-use development, with a focus on new development along the City's major transportation corridors and near activity centers, which have good access to transportation facilities, amenities, and infrastructure. Moreover, given that the majority of new residential development will happen in areas envisioned to support mixed-use development, it is expected that residential uses will be developed alongside complementary commercial and civic uses, which will help facilitate bringing jobs and housing closer together. Underdeveloped residential sites are also identified as helping to meet a portion of the City's moderate- and above-moderate income units; based on the net addition of units at these locations (which currently generally provide units affordable to moderate- and above-moderate income households), there is no a significant displacement risk associated with the City's current affordable housing stock as a result of new development.

The City recognizes that even though it has identified sufficient land to accommodate its RHNA allocation at all income levels, there is still the potential for economic displacement because of new development and investment. This "knock-on" effect can occur at any time, and it can be challenging for the City to predict market changes and development patterns which have the potential to impact rental rates and sales prices for housing available in the marketplace. To date, the City has no evidence that new development (affordable or market-rate) has resulted in economic displacement. However, the City recognizes that economic displacement might occur in the future and has developed Program 31 to study and address potential issues related to displacement.

The City has also considered the risk of displacement specifically for protected classes, including persons with disabilities, female-headed households, seniors, and nonwhite residents (as discussed previously throughout this Background Report). Some future housing sites are located in areas with high levels of female-headed households, senior residents, and lower-income households, and these groups appear to be more vulnerable to potential future displacement. However, these sites continue to represent the most appropriate locations to accommodate future development given their proximity to transit corridors, underdeveloped property conditions, blighted conditions, and opportunity to develop mixed-use projects. As discussed above, Program 31 has been included in the City's Housing Plan to study and address issues related to future displacement, and the City remains committed to maintaining its existing affordable housing stock, which includes affordable units throughout the City, including in census tracts with high levels of senior residents.

To the extent that future development occurs in areas where there is existing housing, all housing must be replaced according to SB 330's replacement housing provisions (Government Code Section 66300). SB 330 also provides relocation payments to existing low-income tenants. The State has also adopted "just cause" eviction provisions and statewide rent control to protect tenants from displacement.

Findings

The City is committed to making diligent efforts to engage underrepresented and disadvantaged communities in studying displacement. Program 30 detail efforts the City will take to engage these communities during the planning period.

6C. Sites Inventory

AB 686 requires that jurisdictions identify sites throughout the community in a manner that is consistent with its duty to affirmatively further fair housing. The site identification includes not only an analysis of site capacity to accommodate the RHNA (provided in this section), but also considers whether the identified sites serve the purpose of replacing segregated living patterns with truly integrated and balanced living patterns, transforming racially and ethnically concentrated areas of poverty into areas of opportunity.

Segregation/Integration

As previously stated, the City has analyzed local patterns of segregation by race and ethnicity, persons with disabilities, familial status, age or income. The City as a whole is diverse, with the majority of census tracts comprised generally of three or more races/ethnic groups. Two census tracts (as shown in Figure 5), located in and around Little Saigon, are comprised more significantly of Asian residents than other census tracts. The City has identified opportunities to accommodate its RHNA at locations throughout the City along transit corridors and in other mixed-use activity centers, including in Little Saigon. However, new units are not overly concentrated in this area and Little Saigon represents an opportunity to provide more housing options at more affordable prices than currently exist. The City has also identified new development opportunities in areas with the highest levels of diversity, and intends to support the development of housing to promote a balanced and integrated community. This is highlighted in Table 60 in the Housing Resources chapter, as the City has identified a surplus of sites and excess development capacity for housing for all income levels.

Figure 6 shows the sites identified to meet Westminster's RHNA allocation in relation to racial/ethnic diversity. As shown, proposed very-low and low-income RHNA sites underutilized mixed-use sites allowing for densities of at least 30 du/ac) are located throughout the community and are not concentrated in areas of low diversity. The vast majority of sites are located in areas of moderate to high diversity, and two sites (located in Little Saigon) are in an area of lower diversity.

Figure 7 shows the sites designated to meet Westminster's RHNA allocation in relation to the concentration of persons with disabilities. Persons with disabilities are distributed equally throughout the community and there are no census tracts with higher levels of persons with disabilities. As shown, proposed very-low and low-income sites (underutilized mixed-use sites allowing for densities of at least 30 du/ac) are located throughout the

community and are not concentrated in areas with high proportions of persons with disabilities. The locations of sites designated to meet the City's very-low and low-income RHNA allocation are not expected to contribute to patterns of isolation or segregation for persons with disabilities.

Figure 8 shows the sites designated to meet Westminster's RHNA allocation in relation to female-headed households. As shown, proposed very-low and low-income sites (underutilized mixed-use sites allowing for densities of at least 30 du/ac) are located throughout the community and are not concentrated in areas with high levels of female-headed households. Some sites are located in census tracts with higher proportions of female-headed households; however, sites are also located in areas with lower proportions of female-headed households. The locations of sites designated to meet the City's very-low and low income RHNA allocation are not expected to contribute to patterns of isolation or segregation for female-headed households.

Figure 9 shows the sites designated to meet Westminster's RHNA allocation in relation to concentration of senior residents. As shown, proposed very-low and low-income sites (underutilized mixed-use sites allowing for densities of at least 30 du/ac) are located throughout the community and are not concentrated in areas with high proportions of senior residents. The majority of sites are located in areas with lower levels of senior residents (less than 20%) and some sites are located in areas where seniors make up 20-30% of the population. However, these areas (located generally along Beach Boulevard and in Little Saigon) are also good locations for seniors because they provide easy access to goods and services and are located near transportation facilities and activity centers. The locations of sites designated to meet the City's very-low and low income RHNA allocation are not expected to contribute to patterns of isolation or segregation for senior households.

Figure 10 shows the sites designated to meet Westminster's RHNA allocation in relation to median household income. As shown, proposed very-low and low-income RHNA sites (underutilized mixed-use sites allowing for densities of at least 30 du/ac) are located throughout the community and are not overly concentrated in areas with low median household income. Some candidate sites are located in City's lowest median household income areas; some of these areas also represent the areas with the highest proportion of senior residents who live on fixed incomes which impacts the median household income figures. Additionally, these areas have been selected to accommodate new residential development due to the prevalence of underutilized nonresidential uses; as new residential development is introduced to these areas, it is expected that the median household income levels will increase (at the population increases and the sample size gets bigger). Development of lower-income units is expected to occur at other sites where nonresidential uses are currently (2021) located. The location of new development to meet the City's very-low and low income RHNA are not expected to contribute to patterns of isolation or segregation for lower-income households.

R/ECAPs

The City does not have any racially or ethnically concentrated areas of poverty and the identification of sites to accommodate the City's RHNA is not expected to alter this finding.

Access to Opportunity

Westminster has no census tracts designated as TCAC “high” or “highest” resource areas. Candidate sites to accommodate the City’s lower-income RHNA are located in areas of low and moderate resources. Areas of the City designated as moderate-resource where candidate sites are *not* located are essentially built-out with existing residential uses that are not underutilized and not suitable for redevelopment. However, to help support the addition of new development in moderate resource areas, the City promotes the opportunity to develop ADUs and JADUs throughout the community.

The introduction of new mixed-use development in low and moderate resource areas will help to create more housing affordable to households at lower-income levels, introduce new residents to an area which can contribute to higher neighborhood stability, and expand opportunities for people to live and work in the same area. Taken together, new mixed-use development, which is focused on underutilized commercial sites, will help to diversify the land use pattern without displacing existing residents.

Displacement Risk

Figure 15 shows the sites designated to meet the very-low and low-income RHNA allocation for Westminster sites (underutilized mixed-use sites allowing for densities of at least 30 du/ac) in relation to percent of renter households overburdened by housing costs, by census tract. All of Westminster’s census tracts exhibit moderate- to high-levels of cost burden. Some sites (located at Westminster Mall and in the “Downtown” area) are located in census tracts with the highest levels of renter households overburdened by housing costs. The provision of new residential development in these areas will expand the City’s housing stock and provide more affordable housing options in areas already impacted by the high cost of housing in southern California.

Figure 16 shows the sites proposed to meet Westminster’s very-low and low-income RHNA allocation (underutilized mixed-use sites allowing for densities of at least 30 du/ac) in relation to percent of homeowner households overburdened by housing costs, by census tract. Most sites are located in areas with high levels of householders that are overburdened by housing costs. The intent of introducing new residential development in these areas (at locations currently developed with commercial uses) is to add new housing to desirable areas and provide a range of housing choices at different prices to current and future residents. The sites designated to accommodate the City’s lower-income RHNA are not currently developed with residential uses and are not expected to displace current residents. However, the City has included Program 31 to continually evaluate potential displacement risks and develop programs to address anticipated risks, as they are identified.

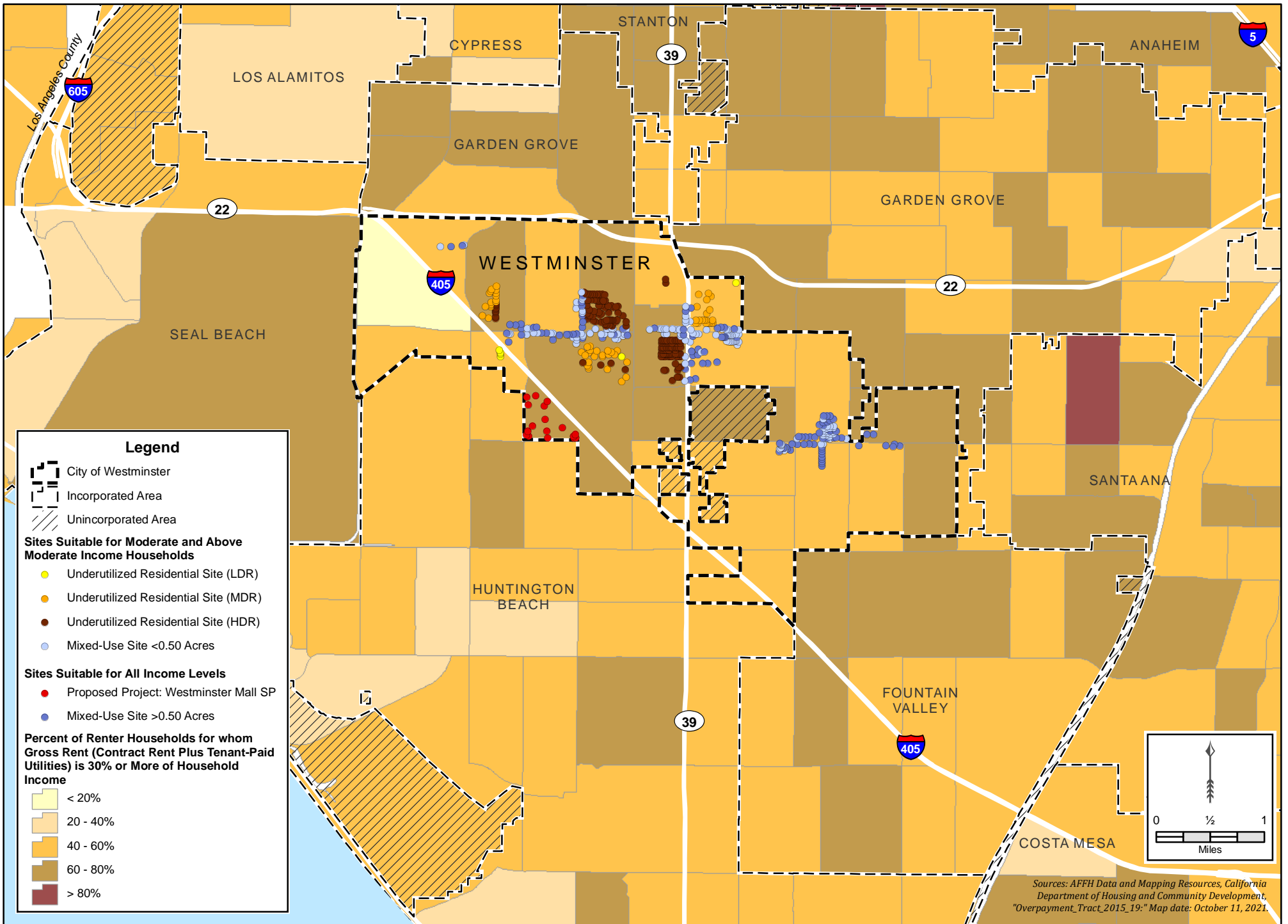


Figure H-15: Cost-Burdened Renter Households by Census Tract

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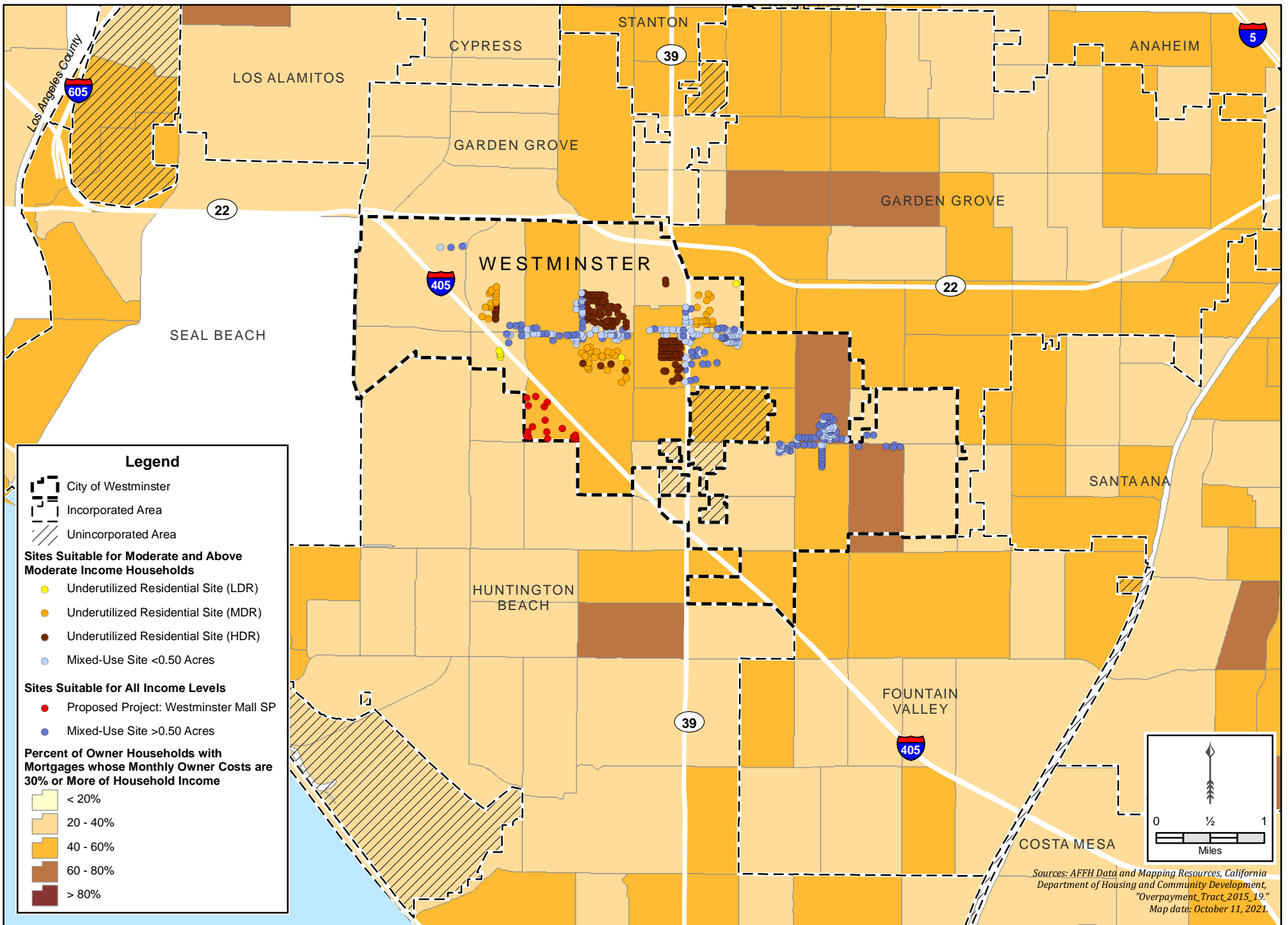


Figure H-16: Cost-Burdened Owner Households by Census Tract

Site Analysis Findings

To accommodate the City's RHNA allocation, six key focus areas of economic investment/opportunity have been identified consistent with the City's comprehensive General Plan Update (adopted in 2016). These focus areas include: Westminster Mall, "Downtown"/Westminster Boulevard, Northwest District, Civic Center, Corridors (Westminster Boulevard/Beach Boulevard), and Little Saigon, all of which allow and incentivize mixed-use development at the densities needed to stimulate affordable housing development. These areas, located along transportation corridors and near activity centers, are designated for mixed-use development in the City's General Plan. The City's very-low and low RHNA needs are accommodated at sites throughout the community and are not concentrated in areas with the potential to unfairly exacerbate extremely concentrated racial or ethnic populations, persons with disabilities, female household, senior households, or low-income households. However, the City has included a program to encourage additional development of lower-income units throughout the community through its accessory dwelling unit program. For these reasons, the City finds that the sites proposed to accommodate its RHNA allocation do not unduly burden existing areas of concentrated racial or ethnic homogeneity, poverty, or other characteristics. Moreover, the sites affirmatively further fair housing by helping to stimulate investment in areas where additional opportunity is desired, and where new residential and/or mixed-use development can help to improve access to opportunity for new and existing residents.

6D. Analysis of Contributing Factors and Fair Housing Priorities and Goals

The December 2015 Affirmatively Furthering Fair Housing Rule Guidebook identifies examples of contributing factors by each fair housing issue area: outreach, fair housing enforcement and outreach capacity, segregation and integration, racially and ethnically concentrated areas of poverty, disparities in access to opportunity, disparities in access to opportunities for persons with disabilities, disproportionate housing needs, including displacement risks, and sites inventory. Based on the analysis included in this Background Report and the AI, the City has identified the following potential contributing factors to fair housing issues in Westminster and, as described later in this section, has developed a series of specific programs to address these contributing factors.

1. **Land use and zoning laws.** The City of Westminster comprehensively updated its General Plan in 2016 to allow for new mixed-use development at densities not previously allowed in Westminster. Specifically, the General Plan identifies areas for mixed-use development at densities of up to 36 du/ac or 40 du/ac, depending on the location. By allowing for residential development where residential development was not previously allowed, the City formalized a plan to accommodate new growth at key locations near transportation corridors and activity centers where jobs and housing can be located close together. The City is currently updating its Zoning Code to include new standards for the City's mixed-use areas and to provide clear direction to the development community. Program 3 has been included to address this contributing factor.
2. **Displacement of Residents Due to Economic Pressures.** The AI finds

that displacement of residents due to economic pressures is a significant contributing factor to fair housing issues in Orange County and, in particular, in parts of Orange County that have historically had concentrations of low-income Hispanic and Vietnamese residents (including Westminster). While gentrification has not historically been a problem in Westminster (based on data from the Urban Displacement Project at the University of California, Berkeley), the AI states that, going forward, the areas most vulnerable to gentrification and displacement in Orange County are disadvantaged areas located near areas that have already gentrified (not applicable to Westminster) and disadvantaged areas located near major transit assets as well as anchor institutions like universities and hospitals (applicable to Westminster). Program 31 has been included to address this contributing factor.

- 3. Lack of Access to Opportunity Due to High Housing Costs.** Lack of access to opportunity due to high housing costs is a significant contributing factor to fair housing issues in Orange County and in Westminster. Westminster has no high or highest resource areas, and is impacted by low levels of environmental quality. In addition, the City's non-White residents are particularly impacted by limited access to opportunity. The City has planned to accommodate new residential development throughout the community, including in mixed-use areas where jobs, housing, goods, and services can be located close together. Increasing housing affordability will make it easier for low-income households, disproportionately including Hispanic and Vietnamese households, to access the types of services and amenities that further social mobility. Programs 3, 4, 8 and 10 and been included to address this contributing factor.

Moving forward, the City remains committed to providing a diversity of housing options for all income levels, encouraging development throughout the community to help overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics. The vast majority of the City's Housing Programs designed to address fair housing are required to be implemented on an ongoing basis, with annual progress reports and programs evaluations to ensure they are achieving the City's objectives. The following list summarizes those programs identified in this Housing Element which affirmatively further fair housing and implement the County AI's recommendations:

- Program 3, to adopt new mixed-use zoning districts
- Program 4, to encourage the production of accessory dwelling units
- Program 5, to support emergency shelters and transitional housing programs
- Program 6, to replace affordable units
- Program 9, to facilitate affordable and special needs housing construction
- Program 10, to promote opportunities for density bonus provisions
- Program 12, to accommodate specialized housing types and update the City's policies and procedures regarding low barrier navigation

centers, supportive housing, employee housing, and farmworker housing

- Program 24, to provide a fair housing directory
- Program 27, to support persons with development disabilities
- Program 29, to continue providing fair housing services
- Program 30, continue utilizing a fair housing service provider to assist with addressing fair housing issues in Westminster and to educate the community, especially Westminster's underserved and underrepresented residents, and affirmatively further fair housing
- Program 31, to study and address economic displacement risks

To the extent that these programs represent ongoing work efforts, these programs are evaluated for effectiveness in Section 2 of this Background Report. The City has undertaken a series of proactive amendments to its Zoning Ordinance to address new requirements related to density bonus law and accessory dwelling units, and the City will continue to partner with local and regional stakeholders to affirmatively further fair housing.

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APPENDIX A: SITE INVENTORY

Public Draft
October 2021



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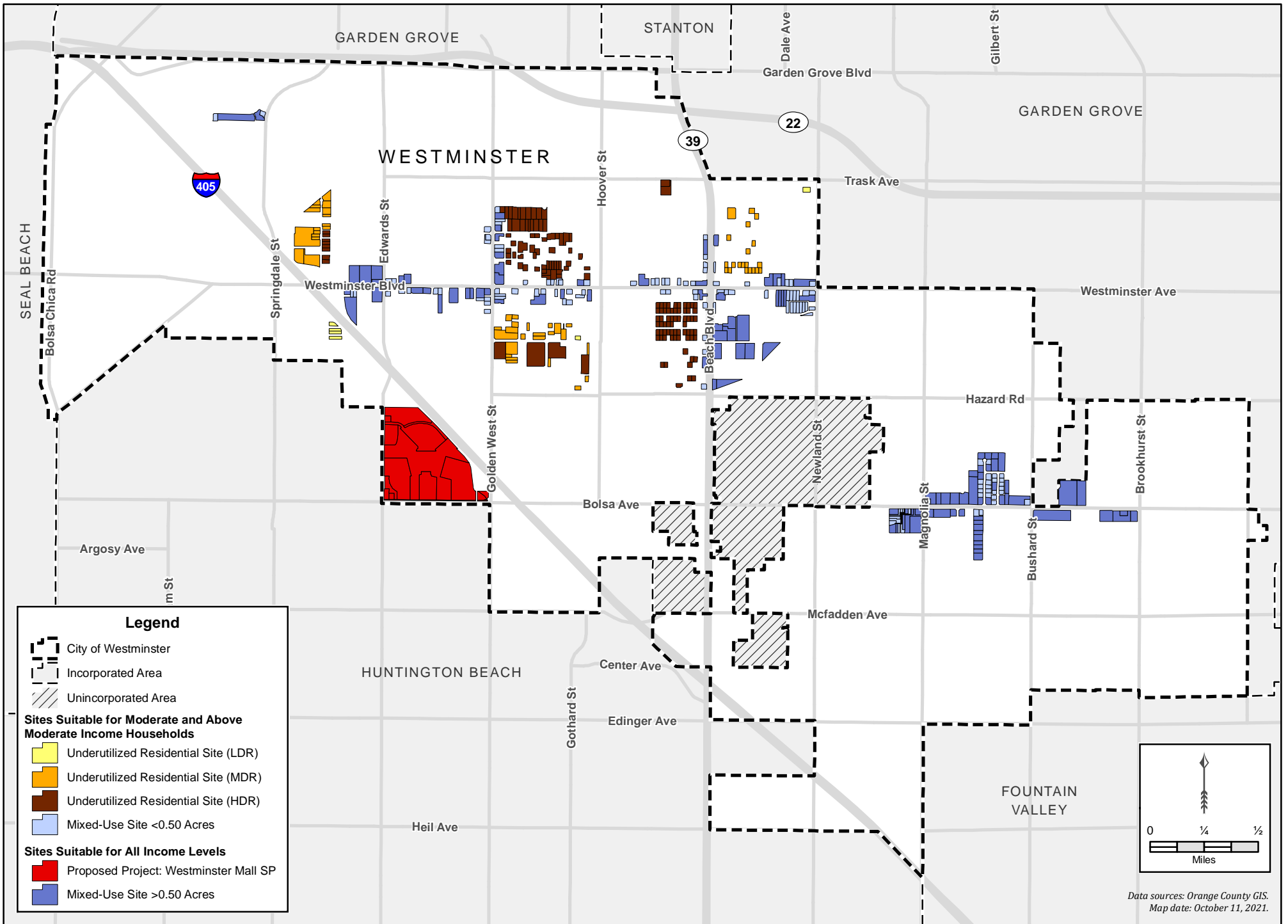


Figure H-2: Proposed Housing Sites

APN	ZONINGDEF	ZONINGOVER	GENERALPLA	ExUse	Acres	Density	ExLow	Vlow	Low	Mod	AbvMod	TotalCap	HE_Desc
143-622-13	Specific Plan		Mixed Use Little Saigon	Commercial	0.871013818		27	4	4	6	3	3	20 Mixed-Use Site >0.50 Acres
143-622-10	Specific Plan		Mixed Use Little Saigon	Commercial	0.512942915		27	2	2	4	2	2	12 Mixed-Use Site >0.50 Acres
143-622-09	Specific Plan		Mixed Use Little Saigon	Commercial	0.512929478		27	2	2	4	2	2	12 Mixed-Use Site >0.50 Acres
143-622-08	Specific Plan		Mixed Use Little Saigon	Commercial	0.512920206		27	2	2	4	2	2	12 Mixed-Use Site >0.50 Acres
143-622-07	Specific Plan		Mixed Use Little Saigon	Commercial	0.769315392	12.8	2	2	3	1	1	1	8 Mixed-Use Site >0.50 Acres
143-622-06	Specific Plan		Mixed Use Little Saigon	Commercial	0.512858741	12.8	1	1	2	1	1	1	6 Mixed-Use Site >0.50 Acres
143-622-05	Specific Plan		Mixed Use Little Saigon	Commercial	0.769309216	12.8	2	2	3	1	1	1	8 Mixed-Use Site >0.50 Acres
143-622-04	Specific Plan		Mixed Use Little Saigon	Commercial	0.512847542	12.8	1	1	2	1	1	1	6 Mixed-Use Site >0.50 Acres
107-412-55	C1 (Local Business) District		Mixed Use Little Saigon	Commercial	2.656080401	40	18	18	27	14	14	14	90 Mixed-Use Site >0.50 Acres
143-622-03	Specific Plan		Mixed Use Little Saigon	Commercial	0.512969921	12.8	1	1	2	1	1	1	6 Mixed-Use Site >0.50 Acres
143-041-19	C2 (General Business) District	PD (Planned Development) Overlay	Mixed Use Little Saigon	Commercial	1.0271171713	40	7	7	10	5	5	5	35 Mixed-Use Site >0.50 Acres
143-031-32	C2 (General Business) District	PD (Planned Development) Overlay	Mixed Use Little Saigon	Commercial	0.528943385	40	4	4	5	3	3	3	18 Mixed-Use Site >0.50 Acres
143-031-33	C2 (General Business) District	PD (Planned Development) Overlay	Mixed Use Little Saigon	Commercial	2.076799746	40	14	14	21	11	11	11	71 Mixed-Use Site >0.50 Acres
143-031-11	C2 (General Business) District	PD (Planned Development) Overlay	Mixed Use Little Saigon	Commercial	1.939456089	40	13	13	20	10	10	10	66 Mixed-Use Site >0.50 Acres
143-021-03	C1 (Local Business) District		Mixed Use Little Saigon	Commercial	5.232480747	40	36	36	53	27	27	27	178 Mixed-Use Site >0.50 Acres
143-622-01	Specific Plan		Mixed Use Little Saigon	Commercial	0.331053411	12.8						2	3 Mixed-Use Site <0.50 Acres
143-622-02	Specific Plan		Mixed Use Little Saigon	Commercial	0.488369145	12.8						3	5 Mixed-Use Site <0.50 Acres
143-611-19	CM (Commercial-Industrial) District		Mixed Use Little Saigon	Commercial	0.541713009	40	4	4	6	3	3	3	18 Mixed-Use Site >0.50 Acres
143-612-01	CM (Commercial-Industrial) District		Mixed Use Little Saigon	Commercial	0.543843892	40	4	4	6	3	3	3	18 Mixed-Use Site >0.50 Acres
143-601-05	C1 (Local Business) District		Mixed Use Little Saigon	Commercial	1.881260107	40	13	13	19	10	10	10	64 Mixed-Use Site >0.50 Acres
143-601-07	C1 (Local Business) District		Mixed Use Little Saigon	Commercial	0.909846097	40	6	6	9	5	5	5	31 Mixed-Use Site >0.50 Acres
107-412-56	C1 (Local Business) District		Mixed Use Little Saigon	Commercial	0.508708924	40	3	3	5	3	3	3	17 Mixed-Use Site >0.50 Acres
107-412-54	C1 (Local Business) District		Mixed Use Little Saigon	Commercial	1.552139483	40	11	11	16	8	8	8	53 Mixed-Use Site >0.50 Acres
107-412-53	C1 (Local Business) District		Mixed Use Little Saigon	Commercial	0.7535847	40	5	5	8	4	4	4	26 Mixed-Use Site >0.50 Acres
107-412-52	C1 (Local Business) District		Mixed Use Little Saigon	Commercial	0.406317733	40				7	7	7	14 Mixed-Use Site <0.50 Acres
107-412-50	C1 (Local Business) District		Mixed Use Little Saigon	Commercial	0.498148285	40				8	8	8	17 Mixed-Use Site <0.50 Acres
107-412-49	C1 (Local Business) District		Mixed Use Little Saigon	Commercial	0.550487989	40	4	4	6	3	3	3	19 Mixed-Use Site >0.50 Acres
107-412-48	C1 (Local Business) District		Mixed Use Little Saigon	Commercial	0.77964269	40	5	5	8	4	4	4	27 Mixed-Use Site >0.50 Acres
107-412-57	C1 (Local Business) District		Mixed Use Little Saigon	Commercial	0.443591675	40				8	8	8	15 Mixed-Use Site <0.50 Acres
107-412-58	C1 (Local Business) District		Mixed Use Little Saigon	Commercial	0.458659283	40				8	8	8	16 Mixed-Use Site <0.50 Acres
107-412-61	C1 (Local Business) District		Mixed Use Little Saigon	Commercial	0.46018331	40				8	8	8	16 Mixed-Use Site <0.50 Acres
107-412-59	C1 (Local Business) District		Mixed Use Little Saigon	Commercial	0.250415448	40				4	4	4	9 Mixed-Use Site <0.50 Acres
107-412-60	C1 (Local Business) District		Mixed Use Little Saigon	Commercial	0.301532356	40				5	5	5	10 Mixed-Use Site <0.50 Acres
107-412-39	C1 (Local Business) District		Mixed Use Little Saigon	Commercial	0.699216606	40	5	5	7	4	4	4	24 Mixed-Use Site >0.50 Acres
098-562-15	CM (Commercial-Industrial) District		Mixed Use Little Saigon	Commercial	0.31203449	40				5	5	5	11 Mixed-Use Site <0.50 Acres
098-171-15	CM (Commercial-Industrial) District	PD (Planned Development) Overlay	Mixed Use Little Saigon	Commercial	0.431707597	40				7	7	7	15 Mixed-Use Site <0.50 Acres
098-303-01	C2 (General Business) District		Mixed Use Little Saigon	Commercial	0.35379202	40				6	6	6	12 Mixed-Use Site <0.50 Acres
098-562-16	CM (Commercial-Industrial) District		Mixed Use Little Saigon	Commercial	0.530143688	40	4	4	5	3	3	3	18 Mixed-Use Site >0.50 Acres
098-563-05	CM (Commercial-Industrial) District		Mixed Use Little Saigon	Commercial	0.530157336	40	4	4	5	3	3	3	18 Mixed-Use Site >0.50 Acres
098-171-16	CM (Commercial-Industrial) District	PD (Planned Development) Overlay	Mixed Use Little Saigon	Commercial	2.1809607	40	15	15	22	11	11	11	74 Mixed-Use Site >0.50 Acres
098-561-08	CM (Commercial-Industrial) District		Mixed Use Little Saigon	Commercial	0.703982983	40	5	5	7	4	4	4	24 Mixed-Use Site >0.50 Acres
098-562-08	CM (Commercial-Industrial) District		Mixed Use Little Saigon	Commercial	0.3080918	40				5	5	5	10 Mixed-Use Site <0.50 Acres
098-171-17	CM (Commercial-Industrial) District	PD (Planned Development) Overlay	Mixed Use Little Saigon	Commercial	0.629929638	40	4	4	6	3	3	3	21 Mixed-Use Site >0.50 Acres
098-303-03	C2 (General Business) District		Mixed Use Little Saigon	Commercial	1.415807257	40	10	10	14	7	7	7	48 Mixed-Use Site >0.50 Acres
098-303-09	C2 (General Business) District		Mixed Use Little Saigon	Commercial	1.433872411	40	10	10	15	7	7	7	49 Mixed-Use Site >0.50 Acres
098-303-13	C2 (General Business) District		Mixed Use Little Saigon	Commercial	0.78433278	40	5	5	8	4	4	4	27 Mixed-Use Site >0.50 Acres
098-303-25	C2 (General Business) District		Mixed Use Little Saigon	Commercial	1.242022497	40	8	8	13	6	6	6	42 Mixed-Use Site >0.50 Acres
098-562-17	CM (Commercial-Industrial) District		Mixed Use Little Saigon	Commercial	0.365553417	40				6	6	6	12 Mixed-Use Site <0.50 Acres
098-563-16	CM (Commercial-Industrial) District		Mixed Use Little Saigon	Commercial	0.365267373	40				6	6	6	12 Mixed-Use Site <0.50 Acres
098-303-04	C2 (General Business) District		Mixed Use Little Saigon	Commercial	1.479842906	40	10	10	15	8	8	8	50 Mixed-Use Site >0.50 Acres
098-561-05	M1 (Light Industrial) District		Mixed Use Little Saigon	Commercial	0.254241475	40				4	4	4	9 Mixed-Use Site <0.50 Acres
098-562-07	M1 (Light Industrial) District		Mixed Use Little Saigon	Commercial	0.255052868	40				4	4	4	9 Mixed-Use Site <0.50 Acres
098-562-22	M1 (Light Industrial) District		Mixed Use Little Saigon	Commercial	0.29920423	40				5	5	5	10 Mixed-Use Site <0.50 Acres
098-563-15	M1 (Light Industrial) District		Mixed Use Little Saigon	Commercial	0.299748842	40				5	5	5	10 Mixed-Use Site <0.50 Acres
098-561-04	M1 (Light Industrial) District		Mixed Use Little Saigon	Commercial	0.263989341	40				4	4	4	9 Mixed-Use Site <0.50 Acres
098-562-23	M1 (Light Industrial) District		Mixed Use Little Saigon	Commercial	0.310149625	40				5	5	5	11 Mixed-Use Site <0.50 Acres
098-563-19	M1 (Light Industrial) District		Mixed Use Little Saigon	Commercial	0.348261298	40				6	6	6	12 Mixed-Use Site <0.50 Acres
098-561-03	M1 (Light Industrial) District		Mixed Use Little Saigon	Commercial	0.263999429	40				4	4	4	9 Mixed-Use Site <0.50 Acres
098-562-11	M1 (Light Industrial) District		Mixed Use Little Saigon	Commercial	0.529874516	40	4	4	5	3	3	3	18 Mixed-Use Site >0.50 Acres
098-453-13	CM (Commercial-Industrial) District		Mixed Use Little Saigon	Commercial	3.038536286	40	21	21	31	15	15	15	103 Mixed-Use Site >0.50 Acres
098-453-12	CM (Commercial-Industrial) District		Mixed Use Little Saigon	Commercial	5.96747638	40	41	41	61	30	30	30	203 Mixed-Use Site >0.50 Acres
098-171-18	CM (Commercial-Industrial) District	PD (Planned Development) Overlay	Mixed Use Little Saigon	Commercial	0.744323821	40	5	5	8	4	4	4	25 Mixed-Use Site >0.50 Acres
098-562-24	M1 (Light Industrial) District		Mixed Use Little Saigon	Commercial	0.368425376	40				6	6	6	13 Mixed-Use Site <0.50 Acres
098-563-17	M1 (Light Industrial) District		Mixed Use Little Saigon	Commercial	0.373705811	40				6	6	6	13 Mixed-Use Site <0.50 Acres
098-561-02	M1 (Light Industrial) District		Mixed Use Little Saigon	Commercial	0.263988709	40				4	4	4	9 Mixed-Use Site <0.50 Acres
098-562-04	M1 (Light Industrial) District		Mixed Use Little Saigon	Commercial	0.265032809	40				5	5	5	9 Mixed-Use Site <0.50 Acres
098-303-21	CM (Commercial-Industrial) District	PD (Planned Development) Overlay	Mixed Use Little Saigon	Commercial	3.422052314	40	23	23	35	17	17	17	116 Mixed-Use Site >0.50 Acres
098-561-01	M1 (Light Industrial) District		Mixed Use Little Saigon	Commercial	0.27559543	40				5	5	5	9 Mixed-Use Site <0.50 Acres
098-562-03	M1 (Light Industrial) District		Mixed Use Little Saigon	Commercial	0.276812153	40				5	5	5	9 Mixed-Use Site <0.50 Acres
098-562-25	M1 (Light Industrial) District		Mixed Use Little Saigon	Commercial	0.461410641	40				8	8	8	16 Mixed-Use Site <0.50 Acres
098-563-18	M1 (Light Industrial) District		Mixed Use Little Saigon	Commercial	0.515280394	40	4	4	5	3	3	3	18 Mixed-Use Site >0.50 Acres
098-161-09	CM (Commercial-Industrial) District	PD (Planned Development) Overlay	Mixed Use Little Saigon	Commercial	0.734272556	40	5	5	7	4	4	4	25 Mixed-Use Site >0.50 Acres
098-563-11	M1 (Light Industrial) District		Mixed Use Little Saigon	Commercial	0.534358927	40	4	4	5	3	3	3	18 Mixed-Use Site >0.50 Acres
098-563-06	M1 (Light Industrial) District		Mixed Use Little Saigon	Commercial	0.513549248	40	3	3	5	3	3	3	17 Mixed-Use Site >0.50 Acres
098-563-07	M1 (Light Industrial) District		Mixed Use Little Saigon	Commercial	0.372439676	40				6	6	6	13 Mixed-Use Site <0.50 Acres
098-563-10	CM (Commercial-Industrial) District		Mixed Use Little Saigon	Commercial	0.452009342	40				8	8	8	15 Mixed-Use Site <0.50 Acres
098-563-03	M1 (Light Industrial) District		Mixed Use Little Saigon	Commercial	1.144509015	40	8	8	12	6	6	6	39 Mixed-Use Site >0.50 Acres
098-563-01	M1 (Light Industrial) District		Mixed Use Little Saigon	Commercial	1.703464401	40	12	12	17	9	9	9	58 Mixed-Use Site >0.50 Acres
098-563-02	M1 (Light Industrial) District		Mixed Use Little Saigon	Commercial	0.568282793	40	4	4	6	3	3	3	19 Mixed-Use Site >0.50 Acres
098-563-20	M1 (Light Industrial) District		Mixed Use Little Saigon	Commercial	0.570578627	40	4	4	6	3	3	3	19 Mixed-Use Site >0.50 Acres
098-563-20	M1 (Light Industrial) District		Mixed Use Little Saigon	Commercial	0.582256602	40	4	4	6	3	3	3	20 Mixed-Use Site >0.50 Acres
097-090-25	C1 (Local Business) District		Mixed Use Civic Center	Commercial	1.669186591	40	11	11	17	9	9	9	57 Mixed-Use Site >0.50 Acres
097-090-30	C1 (Local Business) District		Mixed Use Civic Center	Commercial	0.570806147	40	4	4	6	3	3	3	19 Mixed-Use Site >0.50 Acres
097-090-49	P/SP (Public/Semi-Public) District		Mixed Use Civic Center	Civic	1.989076448	40	14	14	20	10	10	10	68 Mixed-Use Site >0.50 Acres
097-090-47	P/SP (Public/Semi-Public) District		Mixed Use Civic Center	Parking Lot	1.98372612	40	13	13	20	10	10	10	67 Mixed-Use Site >0.50 Acres

APN	ZONINGDEF	ZONINGOVER	GENERALPLA	ExUse	Acres	Density	ExLow	Vlow	Low	Mod	AbvMod	TotalCap	HE_Desc
097-090-55	C1 (Local Business) District		Mixed Use Civic Center	Commercial	1.827360727	40	12	12	19	9	9	62	Mixed-Use Site >0.50 Acres
097-090-41	C1 (Local Business) District		Mixed Use Civic Center	Parking Lot	2.212610514	40	15	15	23	11	11	75	Mixed-Use Site >0.50 Acres
097-080-36	C2 (General Business) District		Mixed Use Civic Center	Commercial	2.004730259	40	14	14	20	10	10	68	Mixed-Use Site >0.50 Acres
097-080-46	C1 (Local Business) District		Mixed Use Civic Center	Civic	1.710085315	40	12	12	17	9	9	58	Mixed-Use Site >0.50 Acres
097-080-43	C1 (Local Business) District		Mixed Use Civic Center	Commercial	0.857041805	40	6	6	9	4	4	29	Mixed-Use Site >0.50 Acres
097-080-45	C1 (Local Business) District		Mixed Use Civic Center	Civic	1.493103495	40	10	10	15	8	8	51	Mixed-Use Site >0.50 Acres
097-080-41	P/SP (Public/Semi-Public) District		Mixed Use Civic Center	Civic	0.393414436	40				7	7	13	Mixed-Use Site <0.50 Acres
097-080-37	P/SP (Public/Semi-Public) District		Mixed Use Civic Center	Civic	4.352326191	40	30	30	44	22	22	148	Mixed-Use Site >0.50 Acres
097-582-01	R2 (Multiple-Family Residential -12 Units/Acre) District		Mixed Use Civic Center	Commercial	0.275103913	40				5	5	9	Mixed-Use Site <0.50 Acres
097-581-22	R2 (Multiple-Family Residential -12 Units/Acre) District		Mixed Use Civic Center	Commercial	0.262090307	40				4	4	9	Mixed-Use Site <0.50 Acres
097-072-27	C1 (Local Business) District		Mixed Use Civic Center	Commercial	0.38850561	40				7	7	13	Mixed-Use Site <0.50 Acres
097-581-23	R2 (Multiple-Family Residential -12 Units/Acre) District		Mixed Use Civic Center	Commercial	0.37489482	40				6	6	13	Mixed-Use Site <0.50 Acres
097-581-24	R2 (Multiple-Family Residential -12 Units/Acre) District		Mixed Use Civic Center	Commercial	0.379853374	40				6	6	13	Mixed-Use Site <0.50 Acres
097-581-25	R2 (Multiple-Family Residential -12 Units/Acre) District		Mixed Use Civic Center	Commercial	0.470087518	40				8	8	16	Mixed-Use Site <0.50 Acres
097-581-26	R2 (Multiple-Family Residential -12 Units/Acre) District		Mixed Use Civic Center	Commercial	0.462962018	40				8	8	16	Mixed-Use Site <0.50 Acres
097-581-27	R2 (Multiple-Family Residential -12 Units/Acre) District		Mixed Use Civic Center	Commercial	0.459159694	40				8	8	16	Mixed-Use Site <0.50 Acres
097-581-28	R2 (Multiple-Family Residential -12 Units/Acre) District		Mixed Use Civic Center	Commercial	0.45939507	40				8	8	16	Mixed-Use Site <0.50 Acres
097-581-09	R2 (Multiple-Family Residential -12 Units/Acre) District		Mixed Use Civic Center	Commercial	0.459106977	40				8	8	16	Mixed-Use Site <0.50 Acres
097-581-40	C1 (Local Business) District		Mixed Use Civic Center	Commercial	1.167422112	40	8	8	12	6	6	40	Mixed-Use Site >0.50 Acres
097-071-42	C1 (Local Business) District		Mixed Use Civic Center	Commercial	0.848233625	40	6	6	9	4	4	29	Mixed-Use Site >0.50 Acres
097-581-39	C1 (Local Business) District		Mixed Use Civic Center	Commercial	0.386851521	40				7	7	13	Mixed-Use Site <0.50 Acres
097-581-36	C1 (Local Business) District		Mixed Use Civic Center	Commercial	0.495862743	40				8	8	17	Mixed-Use Site <0.50 Acres
097-581-13	R2 (Multiple-Family Residential -12 Units/Acre) District		Mixed Use Civic Center	Commercial	0.459190252	40				8	8	16	Mixed-Use Site <0.50 Acres
097-581-12	R2 (Multiple-Family Residential -12 Units/Acre) District		Mixed Use Civic Center	Commercial	0.459180888	40				8	8	16	Mixed-Use Site <0.50 Acres
097-581-11	R2 (Multiple-Family Residential -12 Units/Acre) District		Mixed Use Civic Center	Commercial	0.459219598	40				8	8	16	Mixed-Use Site <0.50 Acres
097-581-10	R2 (Multiple-Family Residential -12 Units/Acre) District		Mixed Use Civic Center	Commercial	0.4633869	40				8	8	16	Mixed-Use Site <0.50 Acres
097-581-46	R2 (Multiple-Family Residential -12 Units/Acre) District		Mixed Use Civic Center	Commercial	0.569388085	40	4	4	6	3	3	19	Mixed-Use Site >0.50 Acres
097-581-45	R2 (Multiple-Family Residential -12 Units/Acre) District		Mixed Use Civic Center	Commercial	0.569690553	40	4	4	6	3	3	19	Mixed-Use Site >0.50 Acres
097-581-43	R2 (Multiple-Family Residential -12 Units/Acre) District		Mixed Use Civic Center	Commercial	0.569645574	40	4	4	6	3	3	19	Mixed-Use Site >0.50 Acres
097-581-42	R2 (Multiple-Family Residential -12 Units/Acre) District		Mixed Use Civic Center	Commercial	0.569500953	40	4	4	6	3	3	19	Mixed-Use Site >0.50 Acres
097-583-40	C1 (Local Business) District		Mixed Use Civic Center	Commercial	0.397903959	40				7	7	14	Mixed-Use Site <0.50 Acres
097-071-32	C1 (Local Business) District		Mixed Use Civic Center	Commercial	0.422673591	40				7	7	14	Mixed-Use Site <0.50 Acres
097-071-31	C1 (Local Business) District		Mixed Use Civic Center	Commercial	0.264135747	40				4	4	9	Mixed-Use Site <0.50 Acres
097-071-41	C1 (Local Business) District		Mixed Use Civic Center	Commercial	0.304835109	40				5	5	10	Mixed-Use Site <0.50 Acres
097-063-39	C1 (Local Business) District		Mixed Use Civic Center	Commercial	0.286703519	40				5	5	10	Mixed-Use Site <0.50 Acres
097-064-55	C1 (Local Business) District		Mixed Use Civic Center	Commercial	0.355013619	40				6	6	12	Mixed-Use Site <0.50 Acres
097-553-33	C1 (Local Business) District		Mixed Use Civic Center	Commercial	0.425828916	40				7	7	14	Mixed-Use Site <0.50 Acres
097-553-35	C1 (Local Business) District		Mixed Use Civic Center	Commercial	0.385184788	40				7	7	13	Mixed-Use Site <0.50 Acres
097-401-27	C1 (Local Business) District		Mixed Use Civic Center	Commercial	0.384602495	40				7	7	13	Mixed-Use Site <0.50 Acres
097-553-34	C1 (Local Business) District		Mixed Use Civic Center	Commercial	1.6729238	40	11	11	17	9	9	57	Mixed-Use Site >0.50 Acres
097-401-24	C1 (Local Business) District		Mixed Use Civic Center	Commercial	0.459100691	40				8	8	16	Mixed-Use Site <0.50 Acres
097-401-27	C1 (Local Business) District		Mixed Use Civic Center	Commercial	0.587191044	40	4	4	6	3	3	20	Mixed-Use Site >0.50 Acres
097-401-25	C1 (Local Business) District		Mixed Use Civic Center	Commercial	0.918199588	40	6	6	9	5	5	31	Mixed-Use Site >0.50 Acres
097-401-26	C1 (Local Business) District		Mixed Use Civic Center	Commercial	1.224833408	40	8	8	12	6	6	42	Mixed-Use Site >0.50 Acres
097-062-09	R2 (Multiple-Family Residential -12 Units/Acre) District		Residential - Medium (8.1 - 14.0 du/ac)	Residential	0.263422509	14				1	1	2	Underutilized Residential Site (MDR)
097-062-10	R2 (Multiple-Family Residential -12 Units/Acre) District		Residential - Medium (8.1 - 14.0 du/ac)	Residential	0.26341877	14				1	1	2	Underutilized Residential Site (MDR)
097-062-11	R2 (Multiple-Family Residential -12 Units/Acre) District		Residential - Medium (8.1 - 14.0 du/ac)	Residential	0.263435042	14				1	1	2	Underutilized Residential Site (MDR)
097-062-12	R2 (Multiple-Family Residential -12 Units/Acre) District		Residential - Medium (8.1 - 14.0 du/ac)	Residential	0.26344447	14				1	1	2	Underutilized Residential Site (MDR)
097-062-13	R2 (Multiple-Family Residential -12 Units/Acre) District		Residential - Medium (8.1 - 14.0 du/ac)	Residential	0.263432268	14				1	1	2	Underutilized Residential Site (MDR)
097-061-27	R2 (Multiple-Family Residential -12 Units/Acre) District		Residential - Medium (8.1 - 14.0 du/ac)	Residential	0.263434158	14				1	1	2	Underutilized Residential Site (MDR)
097-061-11	R2 (Multiple-Family Residential -12 Units/Acre) District		Residential - Medium (8.1 - 14.0 du/ac)	Residential	0.263441297	14				1	1	2	Underutilized Residential Site (MDR)
097-062-17	R2 (Multiple-Family Residential -12 Units/Acre) District		Residential - Medium (8.1 - 14.0 du/ac)	Residential	0.361812802	14				1	1	3	Underutilized Residential Site (MDR)
097-062-03	R2 (Multiple-Family Residential -12 Units/Acre) District		Residential - Medium (8.1 - 14.0 du/ac)	Residential	0.263182401	14				1	1	2	Underutilized Residential Site (MDR)
097-062-02	R2 (Multiple-Family Residential -12 Units/Acre) District		Residential - Medium (8.1 - 14.0 du/ac)	Residential	0.262837392	14				1	1	2	Underutilized Residential Site (MDR)
097-062-01	R2 (Multiple-Family Residential -12 Units/Acre) District		Residential - Medium (8.1 - 14.0 du/ac)	Residential	0.271036265	14				1	1	2	Underutilized Residential Site (MDR)
097-061-28	R2 (Multiple-Family Residential -12 Units/Acre) District		Residential - Medium (8.1 - 14.0 du/ac)	Residential	0.271174763	14				1	1	2	Underutilized Residential Site (MDR)
097-061-17	R2 (Multiple-Family Residential -12 Units/Acre) District		Residential - Medium (8.1 - 14.0 du/ac)	Residential	0.263447458	14				1	1	2	Underutilized Residential Site (MDR)
097-061-21	CR (Restricted Commercial) District		Mixed Use Corridor	Commercial	0.289362592	40				5	5	10	Mixed-Use Site <0.50 Acres
097-052-29	R2 (Multiple-Family Residential -12 Units/Acre) District		Residential - Medium (8.1 - 14.0 du/ac)	Residential	0.263435548	14				1	1	2	Underutilized Residential Site (MDR)
097-051-20	R2 (Multiple-Family Residential -12 Units/Acre) District		Residential - Medium (8.1 - 14.0 du/ac)	Residential	0.315384791	14				1	1	2	Underutilized Residential Site (MDR)
097-051-30	C2 (General Business) District		Mixed Use Corridor	Commercial	0.70431345	40	5	5	7	4	4	24	Mixed-Use Site >0.50 Acres
097-042-05	R2 (Multiple-Family Residential -12 Units/Acre) District		Residential - Medium (8.1 - 14.0 du/ac)	Residential	0.309931991	14				1	1	2	Underutilized Residential Site (MDR)
097-042-26	R2 (Multiple-Family Residential -12 Units/Acre) District		Residential - Medium (8.1 - 14.0 du/ac)	Residential	0.411310413	14				1	1	3	Underutilized Residential Site (MDR)
097-041-27	C2 (General Business) District	PD (Planned Development) Overlay	Residential - Medium (8.1 - 14.0 du/ac)	Residential	1.233268954	14				4	4	9	Underutilized Residential Site (MDR)
097-031-03	R1 (Single-Family Residential) District		Residential - Low (0 - 8.0 du/ac)	Residential	0.517005834	8					2	2	Underutilized Residential Site (LDR)
096-142-13	R2 (Multiple-Family Residential -12 Units/Acre) District		Residential - Medium (8.1 - 14.0 du/ac)	Residential	0.345612661	14				1	1	2	Underutilized Residential Site (MDR)
096-363-26	C1 (Local Business) District		Mixed Use Corridor	Commercial	0.366034697	40				6	6	12	Mixed-Use Site <0.50 Acres
096-363-37	R4 (Multiple-Family Residential 15 to 18 Units/Acre) District		Residential - High (14.1 - 25.0 du/ac)	Residential	0.330087853	25				2	2	4	Underutilized Residential Site (HDR)
096-142-30	R2 (Multiple-Family Residential -12 Units/Acre) District		Residential - Medium (8.1 - 14.0 du/ac)	Residential	0.269552586	14				1	1	2	Underutilized Residential Site (MDR)
096-362-28	R4 (Multiple-Family Residential 15 to 18 Units/Acre) District		Residential - High (14.1 - 25.0 du/ac)	Residential	0.310269728	25				2	2	4	Underutilized Residential Site (HDR)
096-362-29	R4 (Multiple-Family Residential 15 to 18 Units/Acre) District		Residential - High (14.1 - 25.0 du/ac)	Residential	0.310225394	25				2	2	4	Underutilized Residential Site (HDR)
096-354-25	R4 (Multiple-Family Residential 15 to 18 Units/Acre) District		Residential - High (14.1 - 25.0 du/ac)	Residential	0.371957671	25				2	2	5	Underutilized Residential Site (HDR)
096-353-16	R4 (Multiple-Family Residential 15 to 18 Units/Acre) District		Residential - High (14.1 - 25.0 du/ac)	Residential	0.278921776	25				2	2	5	Underutilized Residential Site (HDR)
096-353-17	R4 (Multiple-Family Residential 15 to 18 Units/Acre) District		Residential - High (14.1 - 25.0 du/ac)	Residential	0.278937576	25				2	2	5	Underutilized Residential Site (HDR)
096-161-12	R2 (Multiple-Family Residential -12 Units/Acre) District		Residential - Medium (8.1 - 14.0 du/ac)	Residential	0.465987347	14				2	2	3	Underutilized Residential Site (MDR)
096-151-23	R2 (Multiple-Family Residential -12 Units/Acre) District		Residential - Medium (8.1 - 14.0 du/ac)	Residential	0.324693992	14				1	1	2	Underutilized Residential Site (MDR)
096-161-13	R2 (Multiple-Family Residential -12 Units/Acre) District		Residential - Medium (8.1 - 14.0 du/ac)	Residential	0.482635586	14				2	2	3	Underutilized Residential Site (MDR)
096-354-22	C1 (Local Business) District		Mixed Use Corridor	Commercial	0.682121412	40	5	5	7	3	3	23	Mixed-Use Site >0.50 Acres
096-354-05	R4 (Multiple-Family Residential 15 to 18 Units/Acre) District		Residential - High (14.1 - 25.0 du/ac)	Residential	0.278997116	25				2	2	3	Underutilized Residential Site (HDR)
096-354-04	R4 (Multiple-Family Residential 15 to 18 Units/Acre) District		Residential - High (14.1 - 25.0 du/ac)	Residential	0.278843735	25				2	2	3	Underutilized Residential Site (HDR)
096-141-24	R2 (Multiple-Family Residential -12 Units/Acre) District		Residential - High (14.1 - 25.0 du/ac)	Residential	2.02323989	25				13	13	25	Underutilized Residential Site (HDR)
096-161-14	R2 (Multiple-Family Residential -12 Units/Acre) District		Residential - Medium (8.1 - 14.0 du/ac)	Residential	0.257958738	14				1	1	2	Underutilized Residential Site (MDR)
096-352-25	C1 (Local Business) District		Mixed Use Corridor	Commercial	0.287691297	40				5	5	10	Mixed-Use Site <0.50 Acres
096-352-29	R4 (Multiple-Family Residential 15 to 18 Units/Acre) District		Residential - High (14.1 - 25.0 du/ac)	Residential	0.370769878	25				2	2	5	Underutilized Residential Site (HDR)
096-141-04	R2 (Multiple-Family Residential -12 Units/Acre) District		Residential - Medium (8.1 - 14.0 du/ac)	Residential	0.373540972	14				1	1	3	Underutilized Residential Site (MDR)

APN	ZONINGDEF	ZONINGOVER	GENERALPLA	ExUse	Acres	Density	ExLow	Vlow	Low	Mod	AbvMod	TotalCap	HE_Desc
096-332-52	R4 (Multiple-Family Residential 15 to 18 Units/Acre) District	P (Parking) Overlay	Mixed Use Corridor	Commercial	0.331495169								11 Mixed-Use Site <0.50 Acres
096-111-43	C2 (General Business) District		Mixed Use Westminster Blvd/Downtown	Commercial	1.674010784								51 Mixed-Use Site >0.50 Acres
096-101-10	C2 (General Business) District		Mixed Use Westminster Blvd/Downtown	Commercial	0.369761972								11 Mixed-Use Site <0.50 Acres
195-303-41	C1 (Local Business) District		Mixed Use Westminster Blvd/Downtown	Commercial	0.346757726								11 Mixed-Use Site <0.50 Acres
096-331-25	C1 (Local Business) District		Mixed Use Corridor	Commercial	0.30136554								10 Mixed-Use Site <0.50 Acres
096-331-24	C1 (Local Business) District		Mixed Use Corridor	Commercial	0.301392123								10 Mixed-Use Site <0.50 Acres
096-332-55	C1 (Local Business) District		Mixed Use Corridor	Commercial	0.319410675								10 Mixed-Use Site <0.50 Acres
096-332-61	C1 (Local Business) District		Mixed Use Corridor	Commercial	0.657296647								22 Mixed-Use Site >0.50 Acres
096-132-50	C2 (General Business) District		Mixed Use Westminster Blvd/Downtown	Commercial	0.268607102								8 Mixed-Use Site <0.50 Acres
096-112-26	C2 (General Business) District		Mixed Use Westminster Blvd/Downtown	Commercial	0.378489824								12 Mixed-Use Site <0.50 Acres
096-112-29	C2 (General Business) District		Mixed Use Westminster Blvd/Downtown	Commercial	0.501347215								15 Mixed-Use Site >0.50 Acres
096-112-21	C2 (General Business) District		Mixed Use Westminster Blvd/Downtown	Commercial	0.289242431								9 Mixed-Use Site <0.50 Acres
096-111-30	C2 (General Business) District		Mixed Use Westminster Blvd/Downtown	Commercial	0.353397291								11 Mixed-Use Site <0.50 Acres
096-111-37	C2 (General Business) District		Mixed Use Westminster Blvd/Downtown	Commercial	0.451260857								14 Mixed-Use Site <0.50 Acres
096-101-39	C2 (General Business) District		Mixed Use Westminster Blvd/Downtown	Commercial	0.468027427								14 Mixed-Use Site <0.50 Acres
096-101-25	C2 (General Business) District		Mixed Use Westminster Blvd/Downtown	Commercial	0.348187498								11 Mixed-Use Site <0.50 Acres
195-331-36	C1 (Local Business) District		Mixed Use Westminster Blvd/Downtown	Commercial	0.541441642								17 Mixed-Use Site >0.50 Acres
195-331-35	C1 (Local Business) District		Mixed Use Westminster Blvd/Downtown	Commercial	1.081004188								33 Mixed-Use Site >0.50 Acres
195-331-30	C1 (Local Business) District		Mixed Use Westminster Blvd/Downtown	Commercial	0.502259347								15 Mixed-Use Site >0.50 Acres
195-331-31	C2 (General Business) District		Mixed Use Westminster Blvd/Downtown	Commercial	0.681755743								21 Mixed-Use Site >0.50 Acres
195-471-57	C1 (Local Business) District		Mixed Use Westminster Blvd/Downtown	Commercial	0.366990423								11 Mixed-Use Site <0.50 Acres
195-311-01	C1 (Local Business) District		Mixed Use Westminster Blvd/Downtown	Commercial	0.395611902								12 Mixed-Use Site <0.50 Acres
195-317-01	C1 (Local Business) District		Mixed Use Westminster Blvd/Downtown	Commercial	0.630472445								19 Mixed-Use Site >0.50 Acres
195-317-02	C1 (Local Business) District		Mixed Use Westminster Blvd/Downtown	Commercial	0.914234117								28 Mixed-Use Site >0.50 Acres
195-301-01	C1 (Local Business) District		Mixed Use Westminster Blvd/Downtown	Commercial	0.322190615								10 Mixed-Use Site <0.50 Acres
195-301-03	C1 (Local Business) District		Mixed Use Westminster Blvd/Downtown	Commercial	0.480269656								15 Mixed-Use Site <0.50 Acres
195-271-35	C2 (General Business) District		Mixed Use Westminster Blvd/Downtown	Commercial	1.981726297								61 Mixed-Use Site >0.50 Acres
195-261-01	C1 (Local Business) District		Mixed Use Westminster Blvd/Downtown	Commercial	0.445455956								14 Mixed-Use Site <0.50 Acres
195-261-02	C1 (Local Business) District		Mixed Use Westminster Blvd/Downtown	Commercial	0.406786026								12 Mixed-Use Site <0.50 Acres
195-261-03	C1 (Local Business) District		Mixed Use Westminster Blvd/Downtown	Commercial	0.592790317								18 Mixed-Use Site >0.50 Acres
096-325-36	C1 (Local Business) District		Mixed Use Corridor	Commercial	0.314758417								11 Mixed-Use Site <0.50 Acres
096-325-23	C1 (Local Business) District		Mixed Use Corridor	Commercial	0.323913409								11 Mixed-Use Site <0.50 Acres
096-083-28	C2 (General Business) District	PD (Planned Development) Overlay	Mixed Use Westminster Blvd/Downtown	Commercial	0.263361155								8 Mixed-Use Site <0.50 Acres
096-092-06	C2 (General Business) District	PD (Planned Development) Overlay	Mixed Use Westminster Blvd/Downtown	Commercial	0.343218118								11 Mixed-Use Site <0.50 Acres
096-094-27	C2 (General Business) District	PD (Planned Development) Overlay	Mixed Use Westminster Blvd/Downtown	Commercial	0.467962149								14 Mixed-Use Site <0.50 Acres
096-325-35	C1 (Local Business) District		Mixed Use Corridor	Commercial	0.768353951								26 Mixed-Use Site >0.50 Acres
096-094-25	C2 (General Business) District	PD (Planned Development) Overlay	Mixed Use Westminster Blvd/Downtown	Commercial	0.522301489								16 Mixed-Use Site >0.50 Acres
096-092-21	C2 (General Business) District	PD (Planned Development) Overlay	Mixed Use Westminster Blvd/Downtown	Commercial	0.27285858								4 Mixed-Use Site <0.50 Acres
096-092-11	C2 (General Business) District	PD (Planned Development) Overlay	Mixed Use Westminster Blvd/Downtown	Commercial	0.300341625								9 Mixed-Use Site >0.50 Acres
203-562-25	C1 (Local Business) District		Mixed Use Westminster Blvd/Downtown	Commercial	0.574596386								18 Mixed-Use Site >0.50 Acres
203-552-59	C2 (General Business) District		Mixed Use Westminster Blvd/Downtown	Commercial	0.286115379								9 Mixed-Use Site <0.50 Acres
203-552-31	C2 (General Business) District		Mixed Use Westminster Blvd/Downtown	Commercial	0.393835899								12 Mixed-Use Site <0.50 Acres
096-230-53	C1 (Local Business) District		Mixed Use Corridor	Commercial	0.366111865								6 Mixed-Use Site <0.50 Acres
096-321-29	C1 (Local Business) District		Mixed Use Corridor	Commercial	0.403097746								7 Mixed-Use Site <0.50 Acres
096-324-10	C1 (Local Business) District		Mixed Use Corridor	Commercial	0.299643466								5 Mixed-Use Site <0.50 Acres
096-324-11	C1 (Local Business) District		Mixed Use Corridor	Commercial	0.487001772								17 Mixed-Use Site <0.50 Acres
096-321-22	C1 (Local Business) District		Mixed Use Corridor	Commercial	0.330900583								6 Mixed-Use Site <0.50 Acres
096-092-20	C2 (General Business) District	PD (Planned Development) Overlay	Mixed Use Westminster Blvd/Downtown	Commercial	0.289530073								4 Mixed-Use Site <0.50 Acres
203-551-13	C2 (General Business) District		Mixed Use Westminster Blvd/Downtown	Commercial	0.563531267								17 Mixed-Use Site >0.50 Acres
096-085-19	C2 (General Business) District	PD (Planned Development) Overlay	Residential - High (14.1 - 25.0 du/ac)	Residential	0.363267335								5 Underutilized Residential Site (HDR)
203-551-14	C2 (General Business) District		Mixed Use Westminster Blvd/Downtown	Commercial	0.886447242								27 Mixed-Use Site >0.50 Acres
096-092-14	C2 (General Business) District	PD (Planned Development) Overlay	Residential - High (14.1 - 25.0 du/ac)	Residential	0.310248646								4 Underutilized Residential Site (HDR)
096-230-67	C1 (Local Business) District		Mixed Use Corridor	Commercial	1.33442743								45 Mixed-Use Site >0.50 Acres
096-094-26	R5 (Multiple-Family Residential 19 to 25 Units/Acre) District	PD (Planned Development) Overlay	Residential - High (14.1 - 25.0 du/ac)	Residential	0.494314219								6 Underutilized Residential Site (HDR)
096-081-41	C2 (General Business) District	PD (Planned Development) Overlay	Mixed Use Westminster Blvd/Downtown	Commercial	1.316587305								40 Mixed-Use Site >0.50 Acres
096-092-09	R5 (Multiple-Family Residential 19 to 25 Units/Acre) District	PD (Planned Development) Overlay	Residential - High (14.1 - 25.0 du/ac)	Residential	0.364334799								5 Underutilized Residential Site (HDR)
096-092-19	C2 (General Business) District	PD (Planned Development) Overlay	Residential - High (14.1 - 25.0 du/ac)	Residential	0.769521797								10 Underutilized Residential Site (HDR)
096-085-17	R5 (Multiple-Family Residential 19 to 25 Units/Acre) District	PD (Planned Development) Overlay	Residential - High (14.1 - 25.0 du/ac)	Residential	0.47690436								3 Underutilized Residential Site (HDR)
096-085-16	R5 (Multiple-Family Residential 19 to 25 Units/Acre) District	PD (Planned Development) Overlay	Residential - High (14.1 - 25.0 du/ac)	Residential	0.293257616								2 Underutilized Residential Site (HDR)
096-323-06	C2 (General Business) District	PD (Planned Development) Overlay	Mixed Use Corridor	Commercial	0.306423211								5 Mixed-Use Site <0.50 Acres
096-084-30	R5 (Multiple-Family Residential 19 to 25 Units/Acre) District	PD (Planned Development) Overlay	Residential - High (14.1 - 25.0 du/ac)	Residential	0.281110508								2 Underutilized Residential Site (HDR)
096-094-05	R5 (Multiple-Family Residential 19 to 25 Units/Acre) District	PD (Planned Development) Overlay	Residential - High (14.1 - 25.0 du/ac)	Residential	0.256883683								3 Underutilized Residential Site (HDR)
096-091-32	R5 (Multiple-Family Residential 19 to 25 Units/Acre) District	PD (Planned Development) Overlay	Residential - High (14.1 - 25.0 du/ac)	Residential	0.252846963								2 Underutilized Residential Site (HDR)
203-562-24	C1 (Local Business) District		Mixed Use Westminster Blvd/Downtown	Commercial	2.088765726								64 Mixed-Use Site >0.50 Acres
203-562-15	C1 (Local Business) District		Mixed Use Westminster Blvd/Downtown	Commercial	2.826264883								86 Mixed-Use Site >0.50 Acres
203-562-14	C1 (Local Business) District		Mixed Use Westminster Blvd/Downtown	Commercial	2.466438922								75 Mixed-Use Site >0.50 Acres
096-085-18	R5 (Multiple-Family Residential 19 to 25 Units/Acre) District	PD (Planned Development) Overlay	Residential - High (14.1 - 25.0 du/ac)	Residential	0.293342203								2 Underutilized Residential Site (HDR)
096-083-34	R5 (Multiple-Family Residential 19 to 25 Units/Acre) District	PD (Planned Development) Overlay	Residential - High (14.1 - 25.0 du/ac)	Residential	0.421610343								5 Underutilized Residential Site (HDR)
096-083-35	R5 (Multiple-Family Residential 19 to 25 Units/Acre) District	PD (Planned Development) Overlay	Residential - High (14.1 - 25.0 du/ac)	Residential	0.42153445								5 Underutilized Residential Site (HDR)
096-323-07	CR (Restricted Commercial) District		Mixed Use Corridor	Commercial	0.294545565								10 Mixed-Use Site <0.50 Acres
096-091-38	R5 (Multiple-Family Residential 19 to 25 Units/Acre) District	PD (Planned Development) Overlay	Residential - High (14.1 - 25.0 du/ac)	Residential	0.330458574								4 Underutilized Residential Site (HDR)
096-091-06	R5 (Multiple-Family Residential 19 to 25 Units/Acre) District	PD (Planned Development) Overlay	Residential - High (14.1 - 25.0 du/ac)	Residential	0.289176619								2 Underutilized Residential Site (HDR)
096-091-05	R5 (Multiple-Family Residential 19 to 25 Units/Acre) District	PD (Planned Development) Overlay	Residential - High (14.1 - 25.0 du/ac)	Residential	0.289169626								4 Underutilized Residential Site (HDR)
096-091-04	R5 (Multiple-Family Residential 19 to 25 Units/Acre) District	PD (Planned Development) Overlay	Residential - High (14.1 - 25.0 du/ac)	Residential	0.289211461								4 Underutilized Residential Site (HDR)
096-091-03	R5 (Multiple-Family Residential 19 to 25 Units/Acre) District	PD (Planned Development) Overlay	Residential - High (14.1 - 25.0 du/ac)	Residential	0.28921167								4 Underutilized Residential Site (HDR)
096-091-02	R5 (Multiple-Family Residential 19 to 25 Units/Acre) District	PD (Planned Development) Overlay	Residential - High (14.1 - 25.0 du/ac)	Residential	0.289253969								4 Underutilized Residential Site (HDR)
096-091-01	R5 (Multiple-Family Residential 19 to 25 Units/Acre) District	PD (Planned Development) Overlay	Residential - High (14.1 - 25.0 du/ac)	Residential	0.289720621								2 Underutilized Residential Site (HDR)
096-082-23	R5 (Multiple-Family Residential 19 to 25 Units/Acre) District	PD (Planned Development) Overlay	Residential - High (14.1 - 25.0 du/ac)	Residential	0.279071637								3 Underutilized Residential Site (HDR)
203-311-21	R4 (Multiple-Family Residential 15 to 18 Units/Acre) District		Residential - High (14.1 - 25.0 du/ac)	Residential	0.411998645								5 Underutilized Residential Site (HDR)
203-311-20	R4 (Multiple-Family Residential 15 to 18 Units/Acre) District		Residential - High (14.1 - 25.0 du/ac)	Residential	0.429764371								5 Underutilized Residential Site (HDR)
096-313-13	C2 (General Business) District	PD (Planned Development) Overlay	Mixed Use Corridor	Commercial	0.272375925								9 Mixed-Use Site <0.50 Acres
096-073-35	R5 (Multiple-Family Residential 19 to 25 Units/Acre) District	PD (Planned Development) Overlay	Residential - High (14.1 - 25.0 du/ac)	Residential	0.269990879								3 Underutilized Residential Site (HDR)
096-062-81	R5 (Multiple-Family Residential 19 to 25 Units/Acre) District	PD (Planned Development) Overlay	Residential - High (14.1 - 25.0 du/ac)	Residential	0.296553481								4 Underutilized Residential Site (HDR)
096-072-27	R5 (Multiple-Family Residential 19 to 25 Units/Acre) District	PD (Planned Development) Overlay	Residential - High (14.1 - 25.0 du/ac)	Residential	0.328080023								2 Underutilized Residential Site (HDR)
096-074-08	R5 (Multiple-Family Residential 19 to 25 Units/Acre) District	PD (Planned Development) Overlay	Residential - High (14.1 - 25.0 du/ac)	Residential	0.274922509								3 Underutilized Residential Site (HDR)

APN	ZONINGDEF	ZONINGOVER	GENERALPLA	ExUse	Acres	Density	ExLow	Vlow	Low	Mod	AbvMod	TotalCap	HE_Desc
096-072-09	R5 (Multiple-Family Residential 19 to 25 Units/Acre) District	PD (Planned Development) Overlay	Residential - High (14.1 - 25.0 du/ac)	Residential	0.274839395							2	2 Underutilized Residential Site (HDR)
096-071-31	C2 (General Business) District	PD (Planned Development) Overlay	Mixed Use Westminster Blvd/Downtown	Commercial	0.748993234		5	5	7	3	3	3	23 Mixed-Use Site >.50 Acres
096-074-19	R5 (Multiple-Family Residential 19 to 25 Units/Acre) District	PD (Planned Development) Overlay	Residential - High (14.1 - 25.0 du/ac)	Residential	0.348686555							2	4 Underutilized Residential Site (HDR)
203-313-07	R1 (Single-Family Residential) District		Residential - Medium (8.1 - 14.0 du/ac)	Residential	2.309890015							8	16 Underutilized Residential Site (MDR)
203-313-04	R1 (Single-Family Residential) District		Residential - Medium (8.1 - 14.0 du/ac)	Residential	1.840691993							6	13 Underutilized Residential Site (MDR)
096-072-24	R5 (Multiple-Family Residential 19 to 25 Units/Acre) District	PD (Planned Development) Overlay	Residential - High (14.1 - 25.0 du/ac)	Residential	0.330579943							2	4 Underutilized Residential Site (HDR)
096-071-27	C2 (General Business) District	PD (Planned Development) Overlay	Mixed Use Westminster Blvd/Downtown	Commercial	0.464921773							7	14 Mixed-Use Site <.50 Acres
203-311-16	R4 (Multiple-Family Residential 15 to 18 Units/Acre) District		Residential - High (14.1 - 25.0 du/ac)	Residential	0.345427024							2	4 Underutilized Residential Site (HDR)
096-064-23	R5 (Multiple-Family Residential 19 to 25 Units/Acre) District	PD (Planned Development) Overlay	Residential - High (14.1 - 25.0 du/ac)	Residential	0.253900735							2	3 Underutilized Residential Site (HDR)
096-064-26	R5 (Multiple-Family Residential 19 to 25 Units/Acre) District	PD (Planned Development) Overlay	Residential - High (14.1 - 25.0 du/ac)	Residential	0.459514393							3	6 Underutilized Residential Site (HDR)
096-074-18	R5 (Multiple-Family Residential 19 to 25 Units/Acre) District	PD (Planned Development) Overlay	Residential - High (14.1 - 25.0 du/ac)	Residential	0.495424593							3	3 Underutilized Residential Site (HDR)
203-311-24	R4 (Multiple-Family Residential 15 to 18 Units/Acre) District		Residential - High (14.1 - 25.0 du/ac)	Residential	0.341870601							2	4 Underutilized Residential Site (HDR)
096-071-29	C2 (General Business) District	PD (Planned Development) Overlay	Mixed Use Westminster Blvd/Downtown	Commercial	0.46495326							7	14 Mixed-Use Site <.50 Acres
203-311-13	R4 (Multiple-Family Residential 15 to 18 Units/Acre) District		Residential - High (14.1 - 25.0 du/ac)	Residential	0.341853371							2	4 Underutilized Residential Site (HDR)
096-073-28	R5 (Multiple-Family Residential 19 to 25 Units/Acre) District	PD (Planned Development) Overlay	Residential - High (14.1 - 25.0 du/ac)	Residential	1.187621549							7	15 Underutilized Residential Site (HDR)
096-072-13	R5 (Multiple-Family Residential 19 to 25 Units/Acre) District	PD (Planned Development) Overlay	Residential - High (14.1 - 25.0 du/ac)	Residential	0.330742725							2	4 Underutilized Residential Site (HDR)
096-313-12	C2 (General Business) District	PD (Planned Development) Overlay	Mixed Use Corridor	Commercial	0.828125331		6	6	8	4	4	4	28 Mixed-Use Site >.50 Acres
203-311-12	R4 (Multiple-Family Residential 15 to 18 Units/Acre) District		Residential - High (14.1 - 25.0 du/ac)	Residential	0.255319261							2	3 Underutilized Residential Site (HDR)
096-075-16	R5 (Multiple-Family Residential 19 to 25 Units/Acre) District	PD (Planned Development) Overlay	Residential - High (14.1 - 25.0 du/ac)	Residential	0.258486904							2	3 Underutilized Residential Site (HDR)
203-312-10	R2 (Multiple-Family Residential -12 Units/Acre) District	PD (Planned Development) Overlay	Residential - Medium (8.1 - 14.0 du/ac)	Residential	0.314278325							1	2 Underutilized Residential Site (MDR)
096-313-11	C2 (General Business) District	PD (Planned Development) Overlay	Mixed Use Corridor	Commercial	0.277026206							5	9 Mixed-Use Site <.50 Acres
203-541-13	C1 (Local Business) District		Mixed Use Westminster Blvd/Downtown	Commercial	0.40253206							6	12 Mixed-Use Site <.50 Acres
203-541-12	C1 (Local Business) District		Mixed Use Westminster Blvd/Downtown	Commercial	0.372252216							6	6 Underutilized Residential Site (HDR)
203-311-10	R4 (Multiple-Family Residential 15 to 18 Units/Acre) District		Residential - High (14.1 - 25.0 du/ac)	Residential	0.286480271							2	4 Underutilized Residential Site (HDR)
203-312-09	R2 (Multiple-Family Residential -12 Units/Acre) District	PD (Planned Development) Overlay	Residential - Medium (8.1 - 14.0 du/ac)	Residential	0.312436535							1	2 Underutilized Residential Site (MDR)
096-074-16	R5 (Multiple-Family Residential 19 to 25 Units/Acre) District	PD (Planned Development) Overlay	Residential - High (14.1 - 25.0 du/ac)	Residential	0.266422018							2	3 Underutilized Residential Site (HDR)
096-074-17	R5 (Multiple-Family Residential 19 to 25 Units/Acre) District	PD (Planned Development) Overlay	Residential - High (14.1 - 25.0 du/ac)	Residential	0.255558348							2	3 Underutilized Residential Site (HDR)
096-072-01	R5 (Multiple-Family Residential 19 to 25 Units/Acre) District	PD (Planned Development) Overlay	Residential - High (14.1 - 25.0 du/ac)	Residential	0.256698182							2	3 Underutilized Residential Site (HDR)
096-071-28	C2 (General Business) District		Mixed Use Westminster Blvd/Downtown	Commercial	0.614541888		4	4	6	3	3	3	19 Mixed-Use Site >.50 Acres
096-063-05	R5 (Multiple-Family Residential 19 to 25 Units/Acre) District	PD (Planned Development) Overlay	Residential - High (14.1 - 25.0 du/ac)	Residential	0.327322986							2	4 Underutilized Residential Site (HDR)
096-063-03	R5 (Multiple-Family Residential 19 to 25 Units/Acre) District	PD (Planned Development) Overlay	Residential - High (14.1 - 25.0 du/ac)	Residential	0.68774899							4	9 Underutilized Residential Site (HDR)
096-063-02	R5 (Multiple-Family Residential 19 to 25 Units/Acre) District	PD (Planned Development) Overlay	Residential - High (14.1 - 25.0 du/ac)	Residential	0.350937197							2	4 Underutilized Residential Site (HDR)
096-063-01	R5 (Multiple-Family Residential 19 to 25 Units/Acre) District	PD (Planned Development) Overlay	Residential - High (14.1 - 25.0 du/ac)	Residential	0.676745691							4	8 Underutilized Residential Site (HDR)
096-063-04	R5 (Multiple-Family Residential 19 to 25 Units/Acre) District	PD (Planned Development) Overlay	Residential - High (14.1 - 25.0 du/ac)	Residential	0.816334159							5	10 Underutilized Residential Site (HDR)
203-311-09	R4 (Multiple-Family Residential 15 to 18 Units/Acre) District		Residential - High (14.1 - 25.0 du/ac)	Residential	0.337018905							2	4 Underutilized Residential Site (HDR)
203-312-08	R2 (Multiple-Family Residential -12 Units/Acre) District	PD (Planned Development) Overlay	Residential - Medium (8.1 - 14.0 du/ac)	Residential	0.297512346							1	2 Underutilized Residential Site (MDR)
203-312-07	R2 (Multiple-Family Residential -12 Units/Acre) District	PD (Planned Development) Overlay	Residential - Medium (8.1 - 14.0 du/ac)	Residential	0.293778313							1	2 Underutilized Residential Site (MDR)
203-312-14	R2 (Multiple-Family Residential -12 Units/Acre) District	PD (Planned Development) Overlay	Residential - Medium (8.1 - 14.0 du/ac)	Residential	5.372622762							19	38 Underutilized Residential Site (MDR)
203-535-16	C1 (Local Business) District		Mixed Use Westminster Blvd/Downtown	Commercial	0.491076236							8	15 Mixed-Use Site <.50 Acres
203-311-08	M1 (Light Industrial) District		Residential - Medium (8.1 - 14.0 du/ac)	Residential	0.365755279							1	3 Underutilized Residential Site (MDR)
096-051-24	C1 (Local Business) District		Mixed Use Westminster Blvd/Downtown	Commercial	0.507947762		3	3	5	2	2	2	16 Mixed-Use Site >.50 Acres
203-311-07	R2 (Multiple-Family Residential -12 Units/Acre) District		Residential - Medium (8.1 - 14.0 du/ac)	Residential	0.268148016							1	2 Underutilized Residential Site (MDR)
096-051-25	C1 (Local Business) District		Mixed Use Westminster Blvd/Downtown	Commercial	0.420202284							6	6 Underutilized Residential Site (HDR)
096-051-13	R5 (Multiple-Family Residential 19 to 25 Units/Acre) District		Residential - High (14.1 - 25.0 du/ac)	Residential	0.662129595							4	8 Underutilized Residential Site (HDR)
096-051-15	R5 (Multiple-Family Residential 19 to 25 Units/Acre) District		Residential - High (14.1 - 25.0 du/ac)	Residential	0.885348559							6	11 Underutilized Residential Site (HDR)
096-051-16	R5 (Multiple-Family Residential 19 to 25 Units/Acre) District		Residential - High (14.1 - 25.0 du/ac)	Residential	0.517203144							3	3 Underutilized Residential Site (HDR)
096-051-17	R5 (Multiple-Family Residential 19 to 25 Units/Acre) District		Residential - High (14.1 - 25.0 du/ac)	Residential	0.382480156							2	2 Underutilized Residential Site (HDR)
096-051-18	R5 (Multiple-Family Residential 19 to 25 Units/Acre) District		Residential - High (14.1 - 25.0 du/ac)	Residential	0.444160434							3	3 Underutilized Residential Site (HDR)
096-051-19	R5 (Multiple-Family Residential 19 to 25 Units/Acre) District		Residential - High (14.1 - 25.0 du/ac)	Residential	0.888469623							6	6 Underutilized Residential Site (HDR)
096-051-27	R5 (Multiple-Family Residential 19 to 25 Units/Acre) District		Residential - High (14.1 - 25.0 du/ac)	Residential	1.337409311							8	8 Underutilized Residential Site (HDR)
096-051-21	R5 (Multiple-Family Residential 19 to 25 Units/Acre) District		Residential - High (14.1 - 25.0 du/ac)	Residential	0.670067623							4	4 Underutilized Residential Site (HDR)
096-051-26	C1 (Local Business) District		Mixed Use Westminster Blvd/Downtown	Commercial	0.373344978							6	6 Underutilized Residential Site (HDR)
203-311-04	M1 (Light Industrial) District		Residential - Medium (8.1 - 14.0 du/ac)	Residential	0.269791302							1	1 Underutilized Residential Site (MDR)
096-051-03	C1 (Local Business) District		Mixed Use Westminster Blvd/Downtown	Commercial	0.832359236		5	5	8	4	4	4	25 Mixed-Use Site >.50 Acres
203-311-03	M1 (Light Industrial) District		Residential - Medium (8.1 - 14.0 du/ac)	Residential	0.697738826							2	2 Underutilized Residential Site (MDR)
203-312-03	M1 (Light Industrial) District		Residential - Medium (8.1 - 14.0 du/ac)	Residential	0.772809719							3	3 Underutilized Residential Site (MDR)
096-051-11	R5 (Multiple-Family Residential 19 to 25 Units/Acre) District		Residential - High (14.1 - 25.0 du/ac)	Residential	0.846622738							5	5 Underutilized Residential Site (HDR)
096-051-10	R5 (Multiple-Family Residential 19 to 25 Units/Acre) District		Residential - High (14.1 - 25.0 du/ac)	Residential	0.845939571							5	5 Underutilized Residential Site (HDR)
096-051-09	R5 (Multiple-Family Residential 19 to 25 Units/Acre) District		Residential - High (14.1 - 25.0 du/ac)	Residential	0.84484592							5	5 Underutilized Residential Site (HDR)
096-051-08	R5 (Multiple-Family Residential 19 to 25 Units/Acre) District		Residential - High (14.1 - 25.0 du/ac)	Residential	0.843765306							5	5 Underutilized Residential Site (HDR)
096-051-07	R5 (Multiple-Family Residential 19 to 25 Units/Acre) District		Residential - High (14.1 - 25.0 du/ac)	Residential	0.42285989							3	3 Underutilized Residential Site (HDR)
096-051-12	R5 (Multiple-Family Residential 19 to 25 Units/Acre) District		Residential - High (14.1 - 25.0 du/ac)	Residential	0.76144538							5	5 Underutilized Residential Site (HDR)
096-051-06	R5 (Multiple-Family Residential 19 to 25 Units/Acre) District		Residential - High (14.1 - 25.0 du/ac)	Residential	0.966931209							6	6 Underutilized Residential Site (HDR)
096-051-05	R5 (Multiple-Family Residential 19 to 25 Units/Acre) District		Residential - High (14.1 - 25.0 du/ac)	Residential	0.629928096							4	4 Underutilized Residential Site (HDR)
096-051-04	R5 (Multiple-Family Residential 19 to 25 Units/Acre) District		Residential - High (14.1 - 25.0 du/ac)	Residential	0.629981796							4	4 Underutilized Residential Site (HDR)
096-051-02	R5 (Multiple-Family Residential 19 to 25 Units/Acre) District		Residential - High (14.1 - 25.0 du/ac)	Residential	0.412774824							3	3 Underutilized Residential Site (HDR)
096-051-01	C1 (Local Business) District		Mixed Use Westminster Blvd/Downtown	Commercial	0.411550447							6	6 Underutilized Residential Site (HDR)
203-312-02	M1 (Light Industrial) District		Residential - Medium (8.1 - 14.0 du/ac)	Residential	0.380577039							1	1 Underutilized Residential Site (MDR)
203-311-02	M1 (Light Industrial) District		Residential - Medium (8.1 - 14.0 du/ac)	Residential	0.809539546							3	3 Underutilized Residential Site (MDR)
203-312-01	M1 (Light Industrial) District		Residential - Medium (8.1 - 14.0 du/ac)	Residential	0.35278097							1	1 Underutilized Residential Site (MDR)
203-311-01	M1 (Light Industrial) District		Residential - Medium (8.1 - 14.0 du/ac)	Residential	0.846302581							3	3 Underutilized Residential Site (MDR)
096-291-20	R1 (Single-Family Residential) District		Residential - High (14.1 - 25.0 du/ac)	Residential	1.312317523							8	8 Underutilized Residential Site (HDR)
096-291-21	R1 (Single-Family Residential) District		Residential - High (14.1 - 25.0 du/ac)	Residential	0.777443759							5	5 Underutilized Residential Site (HDR)
203-073-03	R3 (Multiple-Family Residential 13 to 14 Units/Acre) District		Mixed Use Northwest District	Vacant	0.4514353							8	8 Underutilized Residential Site (HDR)
203-073-01	R3 (Multiple-Family Residential 13 to 14 Units/Acre) District		Mixed Use Northwest District	Vacant	3.167843908		22	22	32	16	16	16	108 Mixed-Use Site >.50 Acres
203-073-04	C1 (Local Business) District		Mixed Use Northwest District	Vacant	0.388053393							7	7 Underutilized Residential Site (HDR)
203-073-05	C1 (Local Business) District		Mixed Use Northwest District	Vacant	0.844680368		6	6	9	4	4	4	29 Mixed-Use Site >.50 Acres
096-102-37	R2 (Multiple-Family Residential -12 Units/Acre) District		Residential - Medium (8.1 - 14.0 du/ac)	Residential	2.452849055							9	9 Underutilized Residential Site (MDR)
096-132-33	C2 (General Business) District		Mixed Use Westminster Blvd/Downtown	Commercial	0.68090142		4	4	6	3	3	3	20 Mixed-Use Site >.50 Acres
195-471-58	PF (Public Facilities) District		Mixed Use Westminster Blvd/Downtown	Commercial	1.781758166		11	11	16	8	8	8	55 Mixed-Use Site >.50 Acres
096-081-45	C2 (General Business) District	PD (Planned Development) Overlay	Mixed Use Westminster Blvd/Downtown	Commercial	1.372503898		8	8	13	6	6	6	42 Mixed-Use Site >.50 Acres
096-051-14	R5 (Multiple-Family Residential 19 to 25 Units/Acre) District		Residential - High (14.1 - 25.0 du/ac)	Residential	0.652917968							4	4 Underutilized Residential Site (HDR)
195-373-26	C2 (General Business) District		Regional Commercial		0.114957873								

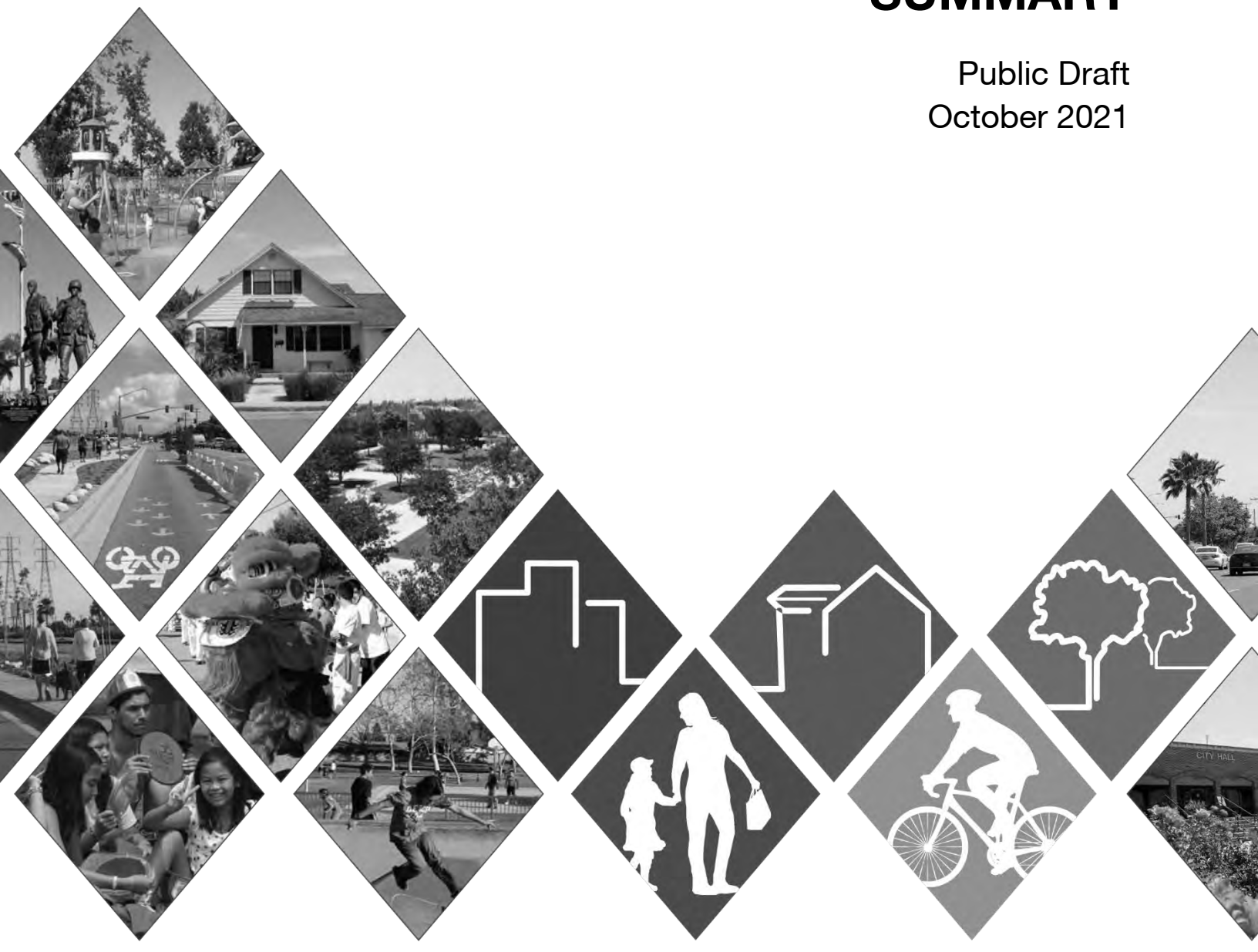
APN	ZONINGDEF	ZONINGOVER	GENERALPLA	ExUse	Acres	Density	ExLow	Vlow	Low	Mod	AbvMod	TotalCap	HE_Desc
195-373-18	C2 (General Business) District		Mixed Use Westminster Mall	Westminster Mall	0.43613151								Proposed Project: Westminster Mall SP
195-373-08	C2 (General Business) District		Regional Commercial		0.768217798								Proposed Project: Westminster Mall SP
195-373-19	C2 (General Business) District		Mixed Use Westminster Mall	Westminster Mall	0.707453274								Proposed Project: Westminster Mall SP
195-373-20	C2 (General Business) District		Mixed Use Westminster Mall	Westminster Mall	1.604062931								Proposed Project: Westminster Mall SP
195-373-11	C2 (General Business) District		Mixed Use Westminster Mall	Westminster Mall	6.23511599								Proposed Project: Westminster Mall SP
195-373-10	C2 (General Business) District		Mixed Use Westminster Mall	Westminster Mall	11.64650493								Proposed Project: Westminster Mall SP
195-373-09	C2 (General Business) District		Mixed Use Westminster Mall	Westminster Mall	14.10385056								Proposed Project: Westminster Mall SP
195-373-17	C2 (General Business) District		Mixed Use Westminster Mall	Westminster Mall	30.61223217								Proposed Project: Westminster Mall SP
195-373-15	C2 (General Business) District		Mixed Use Westminster Mall	Westminster Mall	3.619616019								Proposed Project: Westminster Mall SP
195-373-16	C2 (General Business) District		Mixed Use Westminster Mall	Westminster Mall	11.43697449								Proposed Project: Westminster Mall SP
195-373-35	C2 (General Business) District		Mixed Use Westminster Mall	Westminster Mall	1.456511134								Proposed Project: Westminster Mall SP
195-462-02	C2 (General Business) District		Mixed Use Westminster Mall	Westminster Mall	0.516521799								Proposed Project: Westminster Mall SP
195-462-01	C2 (General Business) District		Mixed Use Westminster Mall	Westminster Mall	8.054130769								Proposed Project: Westminster Mall SP
195-264-06	R1 (Single-Family Residential) District		Residential - Low (0 - 8.0 du/ac)	Residential	0.46598688		8			1	1		2 Underutilized Residential Site (LDR)
195-264-04	R1 (Single-Family Residential) District		Residential - Low (0 - 8.0 du/ac)	Residential	0.447382598		8			1	1		2 Underutilized Residential Site (LDR)
195-264-03	R1 (Single-Family Residential) District		Residential - Low (0 - 8.0 du/ac)	Residential	0.436059093		8			1	1		2 Underutilized Residential Site (LDR)
195-264-01	R1 (Single-Family Residential) District		Residential - Low (0 - 8.0 du/ac)	Residential	0.366629431		8			1	1		1 Underutilized Residential Site (LDR)
195-373-22	ROW (Right-of-Way)		Regional Commercial		0.575060549								Proposed Project: Westminster Mall SP
096-233-08	C1 (Local Business) District		Mixed Use Corridor	Commercial	0.372780852		40			6	6		13 Mixed-Use Site <0.50 Acres
097-043-05	R2 (Multiple-Family Residential -12 Units/Acre) District		Residential - Medium (8.1 - 14.0 du/ac)	Residential	0.309919482		14			1	1		2 Underutilized Residential Site (MDR)

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APPENDIX B: PUBLIC ENGAGEMENT SUMMARY

Public Draft
October 2021



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Public Engagement Summary Report

City of Westminster Housing
Element Update

October 2021

In partnership with De Novo Planning Group



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Introduction

The City of Westminster is updating its Housing Element as part of the 2021-2029 Housing Element Cycle (Cycle 6). Westminster is dedicated to meeting its current and future housing needs. The Housing Element Update process is a unique opportunity to connect with residents of Westminster and learn more about residents' values, priorities, concerns, and ideas. This effort is an extension of the City's comprehensive General Plan Update (adopted in 2016) that set the stage to accommodate future mixed-use development at six key focus areas throughout the community. That process included a multiyear community engagement effort to solicit feedback on where new growth should be accommodated, among a variety of other topics discussed as part of the General Plan Update.

Throughout this process, the City supported trilingual (English, Vietnamese, and Spanish) public engagement by sending direct mailers to every residential address in the City, posting to social media, hosting surveys, facilitating workshops, and sharing summaries of feedback to validate what we heard. Looking forward to the public review period of the Draft Housing Element, the City will continue to engage the community to seek feedback on the goals, policies, and programs included in the Housing Plan as well as input regarding key issues and challenges identified in the Background Report, including the City's plan to accommodate its fair share of future regional housing growth.

The following activities have been conducted in support of the Housing Element Update and are summarized in this document; copies of key advertisements and presentations are included at the end of this document and are also available on the project website at <https://www.westminster-ca.gov/departments/community-development/planning-division/housing-element-update>.

- General Education and Advertisements
- Project Website
- Virtual Workshop
- Community Meeting
- Stakeholder Engagement
- City Council Briefings
- Public Review of Draft 2021-2029 Housing Element

General Education and Advertisements

The City engaged in a multifaceted trilingual campaign to advertise the City's Housing Element.

Direct Mailer

The City sent trilingual direct mailers to every residential address in the City of Westminster to encourage every community member, regardless of income or background, to participate in the planning process. The mailer included information in English, Vietnamese, and Spanish. As part of this effort, the City recognized that some members of the community may be unable to connect virtually to provide comments. To address this potential limitation, the City included as part of the direct mailer a return comment card that could be completed, detached, and returned via mail (no postage required) to City Hall.

The direct mailer included project information as well as an invitation to participate in the online community open house on December 3, 2020. Contact information for City staff was also provided, including the project website, phone number, and email address.

Social Media

The City of Westminster maintains various social media accounts including Facebook, Nextdoor, and Instagram. Starting in September 2020 and continuing throughout the project, the City posted updates to its social media platforms advertising opportunities to provide input and alerting the public to upcoming meetings and workshops.

Fact Sheets/Newsletters

Flyers in English, Vietnamese and Spanish were prepared to advertise the Housing Element Update. These materials were made available online and in hard copy at City Hall.

Bus Shelter Ads

The City printed and posted advertisements throughout the City in three languages. This effort was completed as part of the General Plan Update and the community indicated that this was one of the most effective advertisement methods for planning projects.

Emails

The project team compiled a database of community members and stakeholders who registered to be notified via email of future public engagement opportunities and key deliverables. Direct emails were sent to these individuals to advertise the Housing Element Community Meeting, the Virtual

Workshop (including survey), City Council briefings, and the Public Review Draft 2021-2029 Housing Element.

Project Website

A dedicated webpage (<https://www.westminster-ca.gov/departments/community-development/planning-division/housing-element-update>) serves as the main conduit of information for individuals who can access material online (in nearly all cases, material has also been made available in hard copy for people with limited internet access, but the temporary closure of public facilities and other gathering places due to the COVID-19 pandemic has limited opportunities for members of the public to access hard-copy materials). The project website launched in September 2020 and is regularly updated to reflect ongoing community input opportunities, advertise draft work products, and answer commonly asked questions.



Virtual Community Workshop

As part of the community outreach, a virtual community workshop was conducted to educate the community about housing issues and opportunities facing Westminster and gather input on housing-related topics. The virtual workshop was hosted on the project website from November 30, 2020 through January 31, 2021. The extended timeframe was intended to allow community members and stakeholders to participate at their leisure and in accordance with their schedule and availability. The Virtual Community Workshop consisted of three parts:

Part A: [Overview video](#) (narrated in English and subtitled in Vietnamese and Spanish) describing Housing Elements and why they are important

Part B: PowerPoint presentation describing existing conditions in Westminster and the City's Housing Element Update process

Part C: Community survey (in English, Vietnamese, and Spanish) to gather information on housing-related issues. The survey is summarized as part of this Appendix, and a copy of the survey and responses is provided for full context.

Community Meeting

The City hosted a Virtual Community Meeting on the Housing Element on December 3, 2020, approximately halfway through the Virtual Workshop described above. The intent of the Community Meeting was to provide another avenue/opportunity for the public to learn about the Housing Element, provide input, and ask questions. The Community Meeting included a live presentation in English, Vietnamese, and Spanish (simultaneous translation) via Zoom. Given that this meeting was held one month into the window to participate in the Virtual Workshop, and covered the same topics as the Virtual Workshop, the Community Meeting did not have a large attendance (fewer than ten participants), which can be interpreted to mean that individual interested in the Housing Element may have already participated in the online Virtual Workshop and did not necessarily feel the need to attend a meeting which occurred at a set time and place. A copy of this presentation is available as an attachment and was also made available on the project website.

Stakeholder Meetings/Consultation

Throughout preparation of the Public Draft General Plan, the City has engaged directly with community stakeholders working in and around Westminster. The City sent a hard copy letter and email to over 90 stakeholders, including affordable housing developers and advocates, faith-based organizations, and community groups to invite them to consult on the Housing Element Update process. A copy of the invitation and list of mailing addresses has been provided.

City Council Briefings

As part of engaging the board community, the City facilitated two City Council briefings, the first in January 2021 and the second in August 2021. The first meeting focused on educating the community and Council regarding the Housing Element Update and the second meeting focused on discussing policy direction and the sites inventory strategy. Copies of these presentations have been provided.

Public Review of Draft Housing Element

The Public Review Draft 2021-2029 Housing Element was made available on October 18, 2021. The material was posted to the project website and advertised at public hearings and to individuals registered for project notifications. The City is also advertising the Public Review Draft and providing

direction on how individuals can provide public comment via its social media challenges and direct letters to stakeholder engaged in housing services in and around Westminster.

Interested parties are invited to submit public comments using a fillable comment card available on the project website, provide written comments via mail to City Hall, or email comments to the City's Housing Element Project Manager.

Attachments





City of Westminster 2021-2029 HOUSING ELEMENT UPDATE

The Housing Element is a section of the City’s General Plan that looks at housing needs and conditions within Westminster. It identifies goals, policies, and programs that the City uses to direct and guide actions related to housing. Each city and county in California is required to have a Housing Element and update it at least every 8 years. The City of Westminster is in the process of updating the 2021-2029 Housing Element, and we want to hear about your housing priorities! What are your thoughts on housing supply and demand, types of housing available within the City, housing affordability, and homelessness? This is an exciting opportunity for you to get involved in the local planning process. Your input is important and we appreciate your participation. Fill out our survey online at www.westminster-ca.gov/housing or provide your comments on this mailer and mail it back by January 31st.

CIUDAD DE WESTMINSTER 2021-2029 | ACTUALIZACIÓN DEL ELEMENTO DE VIVIENDA

El Elemento de Vivienda es una sección del Plan General de la ciudad que analiza las condiciones y necesidades de vivienda en Westminster. Identifica metas, políticas y programas que la ciudad utiliza para dirigir y guiar las acciones relacionadas con la vivienda. Cada ciudad y condado de California debe tener un Elemento de Vivienda y actualizarlo por lo menos cada 8 años. La ciudad de Westminster está en proceso de actualizar el Elemento de Vivienda 2021-2029, y ¡queremos conocer sus prioridades en cuestión de vivienda! ¿Qué piensa sobre la oferta y la demanda de vivienda, los tipos disponibles en la ciudad, la accesibilidad y la falta de vivienda? Esta es una gran oportunidad para participar en el proceso de planeación local. Su opinión es importante y agradecemos su participación. Llene nuestra encuesta en línea en www.westminster-ca.gov/housing o escriba sus comentarios en este sobre y envíelo por correo antes del 31 de enero.

THÀNH PHỐ WESTMINSTER 2021-2029 | CẬP NHẬT VỀ YẾU TỐ NHÀ Ở

Yếu Tố Nhà Ở là một phần thuộc Kế Hoạch Tổng Thể của Thành Phố, xem xét các nhu cầu và điều kiện nhà ở trong Westminster. Tài liệu này xác định các mục tiêu, chính sách và chương trình mà Thành Phố sử dụng để định hướng và chỉ đạo các hành động liên quan đến nhà ở. Mỗi thành phố và quận tại California đều được yêu cầu xây dựng Yếu Tố Nhà Ở và cập nhật tài liệu này ít nhất 8 năm một lần. Thành Phố Westminster đang trong quá trình cập nhật Yếu Tố Nhà Ở giai đoạn 2021-2029 và chúng tôi mong muốn lắng nghe nguyện vọng ưu tiên về nhà ở của quý vị! Quý vị có suy nghĩ gì về nguồn cung ứng và nhu cầu nhà ở, những loại hình nhà ở hiện có trong Thành Phố, khả năng trang trải chi phí nhà ở và tình trạng vô gia cư? Đây là cơ hội thú vị để quý vị tham gia vào quá trình quy hoạch của địa phương. Quan điểm của quý vị vô cùng quan trọng và chúng tôi đánh giá cao sự tham gia của quý vị. Hãy hoàn thành khảo sát trực tuyến của chúng tôi tại www.westminster-ca.gov/housing hoặc đưa ra phản hồi của quý vị trong thư này và gửi lại trước ngày 31 tháng Một.

We want to hear from you! Tell us what you love about Westminster, how you feel about the existing housing options in our community, and your thoughts on: housing supply and demand, affordability, and homelessness.

¡Queremos escucharlo! Cuéntenos qué le gusta de Westminster, cómo se siente con respecto a las opciones de vivienda existentes en nuestra comunidad y qué piensa sobre: la oferta y la demanda de vivienda, la accesibilidad y la falta de vivienda.

Chúng tôi mong muốn lắng nghe quan điểm của quý vị! Hãy cho chúng tôi biết quý vị yêu thích điều gì tại Westminster, quý vị có cảm nhận gì về các lựa chọn nhà ở hiện tại trong cộng đồng của chúng ta, cũng như quan điểm của quý vị về: nguồn cung ứng và nhu cầu nhà ở, khả năng chi trả và tình trạng vô gia cư.

Online Housing Element Workshop

Thursday, December 3rd | 5:30 pm
www.westminster-ca.gov/housing

Taller virtual sobre el Elemento de Vivienda

Jueves, 3 de diciembre | 5:30 pm
www.westminster-ca.gov/housing

Hội Thảo Trực Tuyến về Yếu Tố Nhà Ở

Thứ Năm, Ngày 3 Tháng Mười Hai | 5:30 chiều
www.westminster-ca.gov/housing



www.westminster-ca.gov/housing



714-442-0921



housingelement@westminster-ca.gov

Why is the City updating its Housing Element?

Updating the Housing Element gives the City a clear picture of housing-related issues such as: housing supply and demand, the types of housing available within the City, housing affordability, and homelessness. Updating our Housing Element will ensure that we meet State requirements, and make Westminster eligible for State grants and other funding sources.

You're invited to participate in an online workshop on **Thursday, December 3rd at 5:30 pm**. All materials will be available online afterwards if you cannot attend live. We want to hear about your housing priorities! The success of the Housing Element depends on community members, like you, giving input so that the Housing Element reflects Westminster's priorities and values.

¿Por qué la ciudad está actualizando su Elemento de Vivienda?

La actualización del Elemento de Vivienda le brinda a la ciudad una imagen clara de los problemas relacionados con la vivienda, tales como: oferta y demanda, los tipos disponibles dentro de la ciudad, la asequibilidad y la falta de vivienda. La actualización de nuestro Elemento de Vivienda asegurará que cumplamos con los requisitos estatales y Westminster es elegible para subvenciones estatales y otras fuentes de financiación.

Lo invitamos a participar en el taller virtual **el jueves 3 de diciembre a la 5:30 p.m.** Todos los materiales estarán disponibles en línea después, en caso de que no pueda asistir en vivo. ¡Queremos conocer sus prioridades de vivienda! El éxito del Elemento de Vivienda depende de que los miembros de la comunidad, como usted, den su opinión para que dicho Elemento de Vivienda refleje las prioridades y los valores de Westminster.

Tại sao Thành Phố cập nhật tài liệu Yếu Tố Nhà Ở?

Hoạt động cập nhật tài liệu Yếu Tố Nhà Ở cung cấp cho Thành Phố bức tranh rõ ràng về các vấn đề liên quan đến nhà ở như: nguồn cung ứng và nhu cầu nhà ở, những loại hình nhà ở hiện có trong Thành Phố, khả năng trang trải chi phí nhà ở và tình trạng vô gia cư. Hoạt động cập nhật tài liệu Yếu Tố Nhà Ở sẽ đảm bảo rằng chúng tôi đáp ứng các yêu cầu của Tiểu Bang và giúp Thành Phố Westminster đủ điều kiện nhận các trợ cấp của Tiểu Bang cũng như các nguồn tài trợ khác.

Chúng tôi kính mời quý vị tham dự hội thảo trực tuyến vào **Thứ Năm, Ngày 3 Tháng Mười Hai vào lúc 5:30 chiều**. Nếu quý vị không thể tham dự trực tiếp, chúng tôi sẽ cung cấp toàn bộ tài liệu trên mạng sau khi hội thảo diễn ra. Chúng tôi mong muốn lắng nghe nguyện vọng ưu tiên về nhà ở của quý vị! Sự thành công của Yếu Tố Nhà Ở phụ thuộc vào ý kiến của các thành viên cộng đồng như quý vị để Yếu Tố Nhà Ở có thể phản ánh chính xác những ưu tiên và giá trị của Westminster.

We want to hear from you!

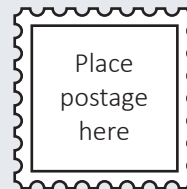
Please share your thoughts with us about housing in Westminster. Provide your comments on the reverse side, and mail it back by Jan. 31st.

¡Queremos escucharlo!

Comparta con nosotros sus ideas sobre la vivienda en Westminster. Escriba sus comentarios en el reverso y envíelo por correo antes del 31 de enero.

Chúng tôi mong muốn lắng nghe quan điểm của quý vị!

Quý vị hãy chia sẻ với chúng tôi quan điểm về nhà ở tại Westminster. Hãy đưa ra ý kiến của quý vị ở mặt sau của thư này và gửi lại trước ngày 31 tháng Một.



City of Westminster
Planning Division
8200 Westminster Blvd.
Westminster, CA 92683



City of Westminster 2021-2029 HOUSING ELEMENT UPDATE

The City of Westminster is in the process of updating the 2021-2029 Housing Element. This Fact Sheet is intended to answer commonly asked questions, provide information about the update process, and let you know how to give involved.

What is a Housing Element?

The Housing Element is a section of the City's General Plan that looks at housing needs and conditions within Westminster. It is a policy document that identifies goals, policies and programs that the City uses to direct and guide actions related to housing.

Why is the City updating its Housing Element?

Each city and county in California is required to have a Housing Element and update it at least every 8 years. Updating the Housing Element gives the City a clear picture of housing-related issues such as: housing supply and demand, the types of housing available within the City, housing affordability, and homelessness. Once the Housing Element is updated, it must be approved by the California Department of Housing and Community Development. Updating our Housing Element will ensure that we meet State requirements, and make Westminster eligible for State grants and other funding sources. It will also give our elected and appointed officials clear guidance on housing issues facing Westminster.

Some key features of the Housing Element include:

- » Population and housing characteristics
- » Evaluation of housing constraints and existing resources
- » Evaluation of existing programs and policies
- » Analysis of potential sites appropriate for housing
- » Development of policies, and programs to support Housing development

How can I get involved?

There are numerous ways that you can get involved and give input. The success of the Housing Element depends on residents, like you, giving input and insight. It is important that the Housing Element reflects Westminster's priorities and values. There are a number of ways to get involved including:

- » Join the email list at www.westminster-ca.gov/housing to stay informed
- » Participate in our outreach events
- » Complete a community survey
- » Call 714-442-0921



What is the Regional Housing Needs Allocation (RHNA)?

The state of California is facing a housing shortage. As such, the State requires that every city and county must help accommodate a portion of new housing growth. Because people often live and work in different places, housing needs are assessed at a regional level based on population trends and other factors to determine how much growth each local jurisdiction will need to accommodate. This is called the “Regional Housing Needs Allocation”—or RHNA for short. The RHNA quantifies the need for housing on a regional level, and then allocates a portion of new growth to each City.

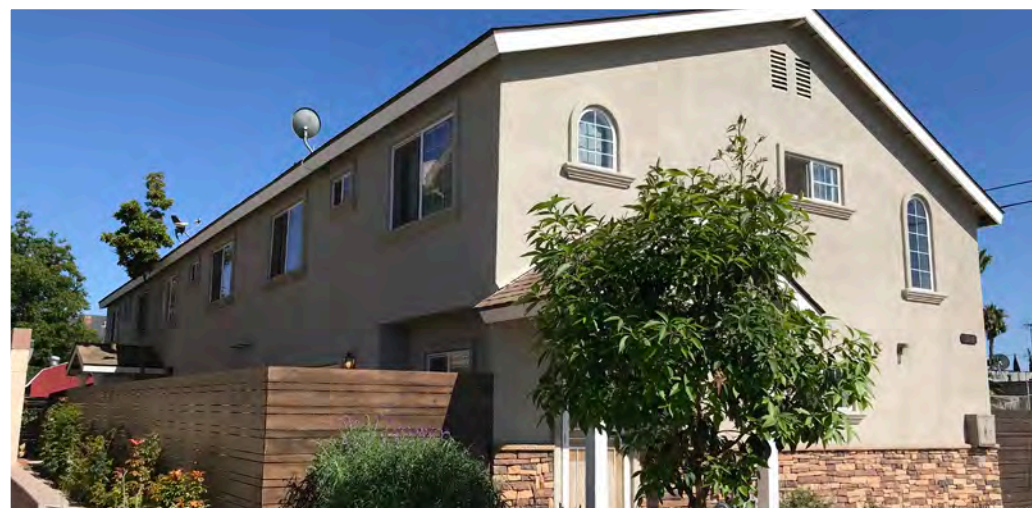
RHNA stands for: Regional Housing Needs Allocation. The RHNA quantifies the need for housing on a regional level, and then allocates a portion of new growth to each City.

Westminster’s RHNA allocation for the 2021-2029 planning period is 9,733. This means that Westminster is responsible for identifying areas that can accommodate 9,733 new units. Westminster’s RHNA allocation is divided into income categories as seen in the table below. The City of Westminster is NOT responsible for building new homes. However, Westminster must show that there is enough land zoned for housing to accommodate our allocated share of new homes. Furthermore, a special focus is placed on planning for affordable housing.

City of Westminster 2021-2029 RHNA Housing Needs Allocation

INCOME GROUP	% OF MEDIAN HOUSEHOLD INCOME	INCOME RANGE (4-PERSON HOUSEHOLD)		RHNA ALLOCATION (HOUSING UNITS)
		Min.	Max.	
Very-Low Income	0- 50% of AMI	\$0	\$64,050	1,876
Low Income	50- 80% of AMI	\$64,051	\$102,450	1,470
Moderate Income	80- 120% of AMI	\$102,451	\$123,600	1,781
Above-Moderate Income	>120% of AMI	\$123,601+		4,610
Total				9,737

AMI: Area Median Income. Orange County Area Median Income (AMI) for 2020 is \$103,000 (California Department of Housing and Urban Development, 2020).



“When the City has a certified Housing Element, we are eligible for State grants and other funding sources. These funds help Westminster pay for important community programs and projects.”

How does the Housing Element impact me?

The availability and cost of housing impacts all of us, and has direct impacts on our residents’ quality of life. Having a healthy mix of housing types and price ranges, ensures that our community will continue to thrive by creating a healthy business and civic environment, and promoting well-being.

Some of the benefits of a healthy housing mix include:



Businesses are better able to attract or relocate potential employees



Seniors and those on a fixed-income can afford to stay in their homes



Rent and mortgages are a manageable percentage of monthly income



Kids that have grown up in Westminster can afford to rent or buy here



The community of Westminster is able to attract new employers to the area



A reduction in homelessness

Project Timeline

Phase 1

- » Work with regional agency (SCAG) to determine local housing responsibilities
- » Initiate public outreach

Aug.- Sep. 2020

Phase 2

- » Evaluate existing conditions
- » Review existing plans and programs
- » Virtual Workshop

Oct.- Dec. 2020

Phase 3

- » Prepare Draft Housing Element Update

Jan.- June 2021

Phase 4

- » Public hearings of Planning Commission and City Council

July-Sep. 2021

Phase 5

- » State Review and Certification

Oct. 2021





Ciudad de Westminster 2021-2029 Actualización del Elemento de **Vivienda**

La ciudad de Westminster está en proceso de actualizar el Elemento de Vivienda 2021-2029. Esta hoja informativa está destinada a responder las preguntas más frecuentes, brindar información sobre el proceso de actualización y hacerles saber cómo participar.

¿Qué es un Elemento de Vivienda?

El Elemento de Vivienda es una sección del Plan General de la Ciudad que analiza las necesidades y condiciones de vivienda dentro de Westminster. Es un documento de política que identifica metas, políticas y programas que la ciudad usa para dirigir y guiar acciones relacionadas con las viviendas.

¿Por qué la ciudad está actualizando su Elemento de Vivienda?

Se requiere que cada ciudad y condado de California tenga un Elemento de Vivienda y lo actualice al menos cada 8 años. La actualización del Elemento de Vivienda le brinda a la ciudad una imagen clara de los problemas relacionados con la vivienda, tales como: oferta y demanda de vivienda, los tipos de vivienda disponibles dentro de la ciudad, asequibilidad de la vivienda y sinhogarismo. Una vez que se actualice el Elemento de Vivienda, debe ser aprobado por el Departamento de Vivienda y Desarrollo Comunitario de California. La actualización de nuestro Elemento de Vivienda asegurará que cumplamos con los requisitos estatales y que Westminster sea elegible para subvenciones estatales y otras fuentes de financiación. También brindará a nuestros funcionarios electos y designados una guía clara sobre los problemas de vivienda que enfrenta Westminster.

Algunas características clave del Actualización del Elemento de Vivienda incluyen:

- » Características de la población y la vivienda
- » Evaluación de las limitaciones de vivienda y los recursos existentes
- » Evaluación de programas y políticas existentes
- » Análisis de posibles emplazamientos adecuados para vivienda
- » Desarrollo de políticas y programas para apoyar el desarrollo de viviendas

¿Cómo puedo involucrarme?

Hay muchas formas en las que puede participar y dar su opinión. El éxito del Elemento de Vivienda depende de que los residentes, como usted, aporten sus opiniones y percepciones. Es importante que el Elemento de Vivienda refleje las prioridades y valores de Westminster. Hay varias formas de participar, que incluyen:

- » Unirse a la lista de correo electrónico para mantenerse informado
- » Participar en nuestros eventos de divulgación
- » Completar una encuesta comunitaria
- » Llamar al 714-442-0921



¿Qué es la Asignación de necesidades de vivienda regional (RHNA)?

El estado de California se enfrenta a una escasez de viviendas. Como tal, el estado requiere que cada ciudad y condado ayude a acomodar una parte del crecimiento de nuevas viviendas. Debido a que las personas a menudo viven y trabajan en diferentes lugares, las necesidades de vivienda se evalúan a nivel regional en función de las tendencias de la población y otros factores para determinar cuánto crecimiento necesitará adaptar cada jurisdicción local. Esto se denomina “Asignación de necesidades de vivienda regional”, o RHNA, por sus siglas en inglés. La RHNA cuantifica la necesidad de vivienda a nivel regional y luego asigna una parte del nuevo crecimiento a cada ciudad.

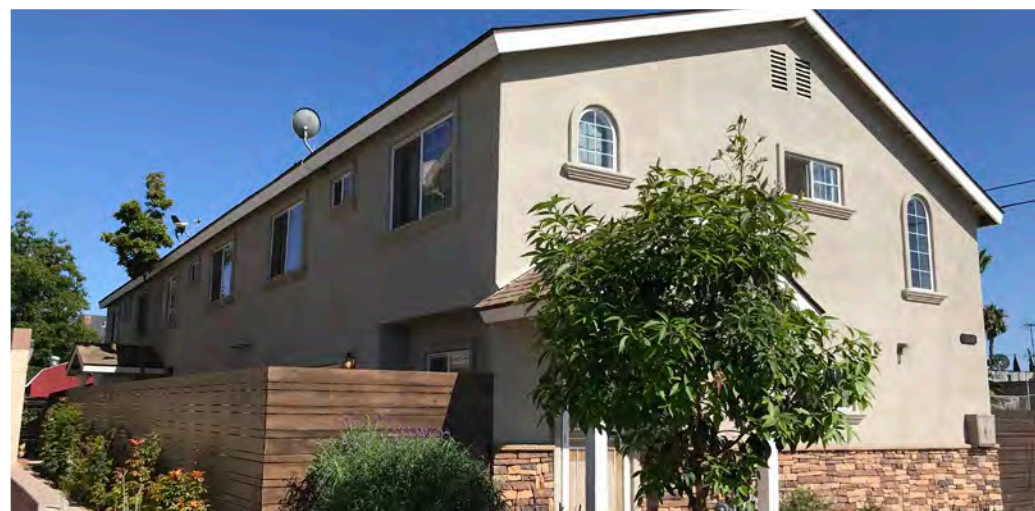
RHNA significa: Asignación de necesidades de vivienda regional. La RHNA cuantifica la necesidad de vivienda a nivel regional y luego asigna una parte del nuevo crecimiento a cada ciudad.

La asignación de RHNA de Westminster para el período de planificación 2021-2029 es 9.733. Esto significa que Westminster es responsable de identificar áreas que puedan acomodar 9.733 nuevas unidades. La asignación de RHNA de Westminster se divide en categorías de ingresos como se muestra en la siguiente tabla. La ciudad de Westminster NO es responsable de la construcción de nuevas viviendas. Sin embargo, Westminster debe demostrar que hay suficiente terreno zonificado para viviendas para acomodar nuestra porción asignada de nuevas viviendas. Además, se hace especial hincapié en la planificación de viviendas asequibles.

Ciudad de Westminster 2021-2029 RHNA Asignación de necesidades de vivienda

GRUPO DE INGRESOS	% DE INGRESO MEDIO DEL HOGAR	RANGO DE INGRESOS (HOGAR DE 4 PERSONAS)		ASIGNACIÓN DE RHNA (UNIDADES DE VIVIENDA)
		Mín.	Máx.	
Ingresos muy bajos	0- 50% de AMI	\$0	\$64.050	1.876
Ingresos bajos	50- 80% de AMI	\$64.051	\$102.450	1.470
Ingresos moderados	80- 120% de AMI	\$102.451	\$123.600	1.781
Ingresos moderados-altos	>120% de AMI	\$123.601+		4.610
Total				9.737

AMI: ingreso medio del área. El ingreso medio del área del condado de Orange (AMI, por sus siglas en inglés) para 2020 es de \$ 103.000 (Departamento de Vivienda y Desarrollo Urbano de California, 2020).



“Cuando la ciudad tiene un Elemento de Vivienda certificado, somos elegibles para subvenciones estatales y otras fuentes de financiación. Estos fondos ayudan a Westminster a pagar importantes programas y proyectos comunitarios”.

¿Cómo me afecta el elemento de vivienda?

La disponibilidad y el costo de las viviendas nos afectan a todos y tienen un impacto directo en la calidad de vida de nuestros residentes. Tener una combinación saludable de tipos de viviendas y rangos de precios asegura que nuestra comunidad continuará prosperando mediante la creación de un entorno empresarial y cívico saludable y la promoción del bienestar.

Algunos beneficios de una combinación de viviendas saludables incluyen:



Las empresas pueden atraer o reubicar a empleados potenciales



El alquiler y las hipotecas son un porcentaje manejable de los ingresos mensuales



La comunidad de Westminster puede atraer nuevos empleadores al área



Las personas de la tercera edad y las personas con ingresos fijos pueden permitirse quedarse en sus hogares



Los niños que han crecido en Westminster pueden permitirse alquilar o comprar aquí



Una reducción del indigencia

Línea de tiempo del proyecto

Fase 1

- » Trabajar con la agencia regional (SCAG) para determinar las responsabilidades locales de vivienda
- » Iniciar la divulgación pública

Agosto a septiembre de 2020

Fase 2

- » Evaluar las condiciones existentes
- » Revisar planes y programas existentes
- » Taller virtual

Octubre a diciembre de 2020

Fase 3

- » Preparar el borrador de la actualización del Elemento de Vivienda

Enero a junio de 2021

Fase 4

- » Audiencias públicas de la Comisión de Planificación y el Ayuntamiento

Julio a septiembre de 2021

Fase 5

- » Revisión y certificación del estado

Octubre de 2021





Thành phố Westminster 2021-2029 Cập nhật Vấn đề Nhà ở

Thành phố Westminster đang trong quá trình cập nhật Vấn đề Nhà ở 2021-2029. Từ Thông tin này nhằm trả lời các câu hỏi thường gặp, cung cấp thông tin về quá trình cập nhật và cho quý vị biết cách tham gia.

Vấn đề Nhà ở là gì?

Vấn đề Nhà ở là một phần của Kế hoạch Tổng thể của Thành phố. Trong đó xem xét các nhu cầu và điều kiện về nhà ở trong phạm vi Westminster. Đây là tài liệu chính sách xác định các mục tiêu, chính sách và chương trình mà Thành phố sử dụng để chỉ đạo và hướng dẫn các hành động liên quan đến nhà ở.

Tại sao Thành phố cập nhật Vấn đề Nhà ở?

Mỗi thành phố và quận ở California được yêu cầu phải có chương trình Vấn đề Nhà ở và cập nhật nó ít nhất 8 năm một lần. Việc cập nhật Vấn đề Nhà ở cho Thành phố một bức tranh rõ ràng về các vấn đề liên quan đến nhà ở như: cung và cầu nhà ở, các loại nhà ở có sẵn trong Thành phố, khả năng chi trả nhà ở và tình trạng vô gia cư. Sau khi Vấn đề Nhà ở được cập nhật, Vấn đề này phải được Sở Gia Cư và Phát Triển Cộng Đồng California chấp thuận. Việc chúng tôi cập nhật Vấn đề Nhà ở sẽ đảm bảo rằng chúng tôi đáp ứng các yêu cầu của Tiểu bang và giúp Westminster đủ điều kiện nhận các khoản trợ cấp của Tiểu bang và các nguồn tài trợ khác. Nó cũng sẽ cung cấp cho các quan chức được bầu và bổ nhiệm của chúng tôi hướng dẫn rõ ràng về các vấn đề nhà ở mà Westminster phải đối mặt.

Một số tính năng chính của Phần tử Nhà ở bao gồm:

- » Đặc điểm dân số và nhà ở
- » Đánh giá các hạn chế về nhà ở và các nguồn lực hiện có
- » Đánh giá các chương trình và chính sách hiện có
- » Phân tích các địa điểm tiềm năng thích hợp cho nhà ở
- » Xây dựng chính sách và chương trình hỗ trợ phát triển nhà ở

Tôi có thể tham gia như thế nào?

Quý vị có thể tham gia và đóng góp ý kiến bằng nhiều cách.

Sự thành công của Vấn đề Nhà ở phụ thuộc vào những

cơ dân như quý vị, đóng góp ý kiến và cung cấp cái nhìn sâu sắc về vấn đề. Điều quan trọng là Vấn đề Nhà ở phản ánh các ưu tiên và giá trị của Westminster. Có một số cách để tham gia bao gồm:

- » Tham gia danh sách email để được cập nhật thông tin
- » Tham gia các sự kiện tiếp cận cộng đồng của chúng tôi
- » Hoàn thành khảo sát cộng đồng
- » Gọi 714-442-0921



Phân bổ Nhu cầu Nhà ở theo khu vực (RHNA) là gì?

Bang California đang đối mặt với tình trạng thiếu nhà ở. Do đó, Tiểu bang yêu cầu mọi thành phố và quận phải giúp đáp ứng một phần tăng trưởng nhà mới. Vì mọi người thường sống và làm việc ở những nơi khác nhau, nhu cầu nhà ở được đánh giá ở cấp khu vực dựa trên xu hướng dân số và các yếu tố khác để xác định mức độ tăng trưởng mà mỗi khu vực pháp lý địa phương sẽ cần để đáp ứng. Đây được gọi là “Phân bổ nhu cầu nhà ở theo khu vực” - viết tắt là RHNA. RHNA định lượng nhu cầu về nhà ở ở cấp khu vực và sau đó phân bổ một phần tăng trưởng mới cho mỗi Thành phố.

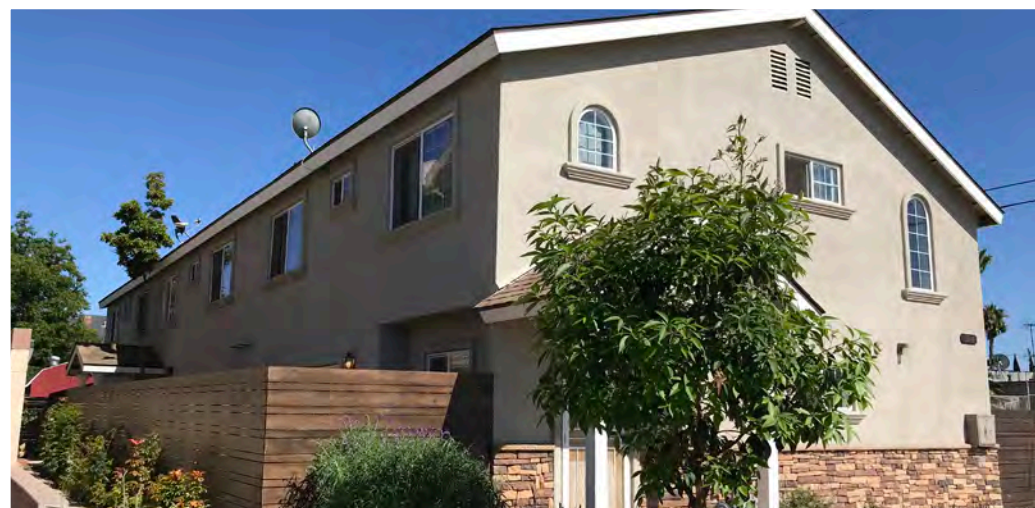
RHNA là viết tắt của: Phân bổ Nhu cầu Nhà ở theo khu vực. RHNA định lượng nhu cầu về nhà ở cấp khu vực và sau đó phân bổ một phần tăng trưởng mới cho mỗi Thành phố.

Phân bổ RHNA của Westminster cho giai đoạn quy hoạch 2021-2029 là 9.733. Điều này có nghĩa là Westminster chịu trách nhiệm xác định các khu vực có thể chứa 9.733 đơn vị nhà ở mới. Phân bổ RHNA của Westminster được chia thành các loại thu nhập như được thấy trong bảng dưới đây. Thành Phố Westminster KHÔNG chịu trách nhiệm xây dựng những ngôi nhà mới. Tuy nhiên, Westminster phải chứng minh rằng có đủ đất được quy hoạch để xây dựng nhà ở để đáp ứng phần được phân bổ nhà mới của chúng tôi. Hơn nữa, trọng tâm đặc biệt nằm ở quy hoạch cho nhà ở giá rẻ.

Thành phố Westminster 2021-2029 Phân bổ Nhu cầu Nhà ở RHNA

NHÓM THU NHẬP	% TRUNG BÌNH THU NHẬP HỘ GIA ĐÌNH	PHẠM VI THU NHẬP (HỘ GIA ĐÌNH 4 NGƯỜI)		PHÂN BỐ RHNA (ĐƠN VỊ NHÀ Ở)
		Tối thiểu	Tối đa	
Thu nhập rất thấp	0- 50% of AMI	\$0	\$64.050	1.876
Thu nhập thấp	50- 80% of AMI	\$64.051	\$102.450	1.470
Thu nhập trung bình	80- 120% of AMI	\$102.451	\$123.600	1.781
Thu nhập trên trung bình	>120% of AMI	\$123.601+		4.610
Tổng số				9.737

AMI: Thu nhập Trung bình Khu vực. Thu nhập Trung bình Khu vực Quận Cam (AMI) cho năm 2020 là \$103.000 (Sở Gia Cư và Phát Triển Đô thị California, 2020).



“Khi Thành phố có Vấn đề Nhà ở được chứng nhận, chúng tôi đủ điều kiện nhận các khoản trợ cấp của Tiểu bang và các nguồn tài trợ khác. Các quỹ này giúp Westminster chi trả cho các chương trình và dự án cộng đồng quan trọng.”

Vấn đề Nhà ở tác động đến tôi như thế nào?

Tính sẵn có và chi phí nhà ở ảnh hưởng đến tất cả chúng ta và có tác động trực tiếp đến chất lượng cuộc sống của cư dân. Có sự kết hợp lành mạnh giữa các loại nhà ở và phạm vi giá cả, đảm bảo rằng cộng đồng của chúng ta sẽ tiếp tục phát triển bằng cách tạo ra một môi trường kinh doanh và dân sự lành mạnh, cũng như thúc đẩy thịnh vượng.

Một số lợi ích của kết hợp nhà ở lành mạnh bao gồm:



Các doanh nghiệp có khả năng thu hút hoặc bố trí nhân viên tiềm năng tốt hơn



Người cao niên và những người có thu nhập cố định có thể đủ khả năng để ở trong nhà của họ



Tiền thuê nhà và thế chấp là phần trăm thu nhập hàng tháng có thể giải quyết được



Trẻ em lớn lên ở Westminster có thể mua hoặc thuê ở đây



Cộng đồng Westminster có thể thu hút các nhà tuyển dụng mới đến khu vực



Giảm tình trạng vô gia cư

Tiến trình dự án

Giai đoạn 1

- » Làm việc với cơ quan khu vực (SCAG) để xác định trách nhiệm về nhà ở của địa phương
- » Bắt đầu tiếp cận công chúng

Tháng 8 - Tháng 9 năm 2020

Giai đoạn 2

- » Đánh giá các điều kiện hiện có
- » Xem xét các kế hoạch và chương trình hiện có
- » Hội thảo trực tuyến

Tháng 10 - Tháng 12 năm 2020

Giai đoạn 3

- » Chuẩn bị Dự thảo Cập nhật Vấn đề Nhà ở

Tháng 1 - Tháng 6 năm 2021

Giai đoạn 4

- » Điều trần công khai của Ủy ban Quy hoạch và Hội đồng Thành phố

Tháng 7 - Tháng 9 năm 2021

Giai đoạn 5

- » Đánh giá và Chứng nhận của Tiểu bang

Tháng 10 năm 2021





Housing supply and demand, types of housing available within the City, housing affordability, homelessness...

WE WANT YOUR INPUT ON HOUSING IN WESTMINSTER.

westminster-ca.gov/housing

City of Westminster 2021-2029
HOUSING ELEMENT UPDATE

PROJECT
W



Oferta y demanda de vivienda, tipos de vivienda disponibles dentro de la ciudad, accesibilidad de la vivienda, indigencia...

Queremos su opinión sobre las viviendas en Westminster.

westminster-ca.gov/housing

Ciudad de Westminster 2021-2029

**Actualización del
Elemento de Vivienda**

PROJECT
W



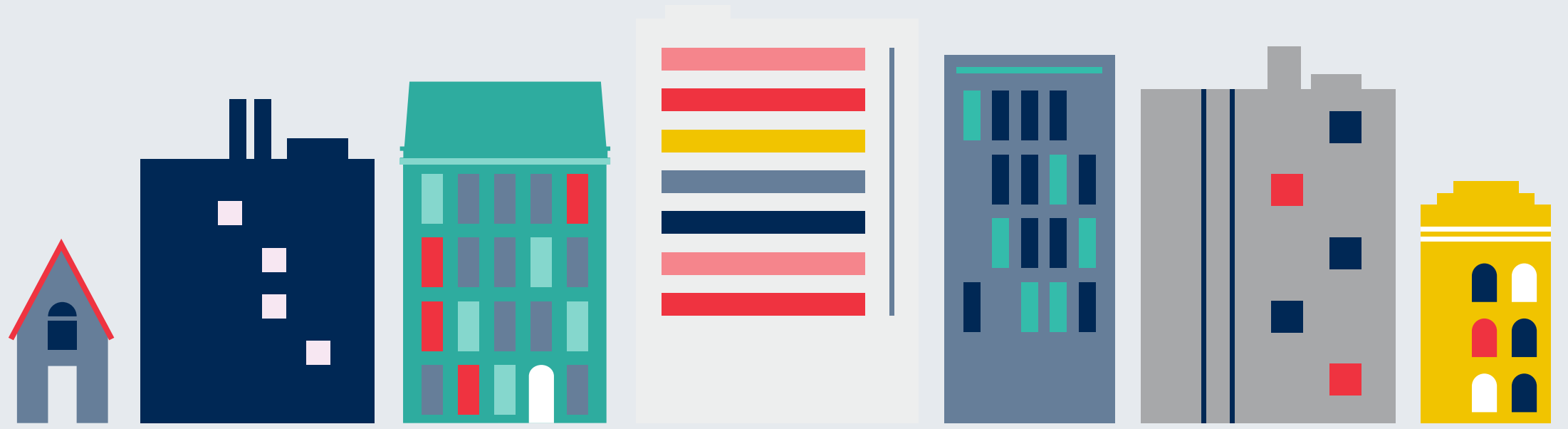
Cung và cầu nhà ở, các loại nhà sẵn có trong Thành phố, khả năng chi trả nhà ở, tình trạng vô gia cư...

Chúng tôi muốn quý vị đóng góp ý kiến về nhà ở tại Westminster.

westminster-ca.gov/housing

Thành phố Westminster 2021-2029
Cập nhật Vấn đề Nhà ở

PROJECT
W



WE WANT YOUR INPUT ON HOUSING IN WESTMINSTER.



City of Westminster 2021-2029
HOUSING ELEMENT UPDATE



ONLINE WORKSHOP: HOUSING IN WESTMINSTER

THURSDAY, DECEMBER 3RD
5:30 PM

City of Westminster 2021-2029
HOUSING ELEMENT UPDATE

PROJECT
W

INSTAGRAM POSTS

POST #1 (ENGLISH)

The City of Westminster is in the process of updating our Housing Element, and we want to hear from Westminster community members like you about your housing priorities. We invite you to join us for an online workshop on Thursday, December 3rd at 5:30 pm to learn more about the Housing Element. As part of this workshop, there will be dedicated time for public questions and answers. Please visit www.westminster-ca.gov/housing to learn more.

POST #1 (SPANISH)

La ciudad de Westminster está en proceso de actualizar nuestro Elemento de Vivienda y queremos escuchar a los miembros de la comunidad de Westminster como ustedes acerca de sus prioridades de vivienda. Los invitamos a unirse a nosotros para un taller en línea el jueves 3 de diciembre a las 5:30 pm para aprender más sobre el Elemento de Vivienda. Como parte de este taller, habrá tiempo dedicado a las preguntas y respuestas del público. Visiten www.westminster-ca.gov/housing para obtener más información.

POST #1 (VIETNAMESE)

Thành phố Westminster đang trong quá trình cập nhật Vấn đề Nhà ở của chúng tôi, và chúng tôi muốn nghe ý kiến từ các thành viên cộng đồng Westminster nhạ quý vị về các ưu tiên nhà ở của quý vị. Chúng tôi mời quý vị tham gia hội thảo trực tuyến vào lúc 5:30 chiều thứ Năm ngày 3 tháng 12 để tìm hiểu thêm về Vấn đề Nhà ở. Hội thảo sẽ có một phần thời gian dành riêng cho hỏi đáp với cộng đồng. Vui lòng truy cập www.westminster-ca.gov/housing để tìm hiểu thêm.

POST #2

Join us for an online workshop on Thursday, December 3rd at 5:30 pm to learn more about the Housing Element. We want to hear from Westminster community members like you about your housing priorities. Please visit www.westminster-ca.gov/housing to learn more.

POST #2 (SPANISH)

Únanse a nosotros para un taller en línea el jueves 3 de diciembre a las 5:30 pm para saber más sobre el Elemento de Vivienda. Queremos escuchar a los miembros de la comunidad de Westminster como ustedes sobre sus prioridades de vivienda. Visite www.westminster-ca.gov/housing para obtener más información.

POST #2 (VIETNAMESE)

Tham gia hội thảo trực tuyến với chúng tôi vào lúc 5:30 chiều Thứ Năm ngày 3 tháng 12 để tìm hiểu thêm về Vấn đề Nhà ở. Chúng tôi muốn nghe từ các thành viên cộng đồng Westminster nhạ quý vị về các ưu tiên nhà ở của quý vị. Vui lòng truy cập www.westminster-ca.gov/housing để tìm hiểu thêm.

Whatever language you speak, we're glad you call Westminster **home**.

We want your input on housing in Westminster.

Online Housing Element Workshop:
Thursday, December 3rd | 5:30 pm

Queremos su opinión sobre las viviendas en Westminster.

Taller del Elemento de Vivienda en línea:
Jueves, 3 de diciembre | 5:30 pm

Chúng tôi muốn quý vị đóng góp ý kiến về nhà ở tại Westminster.

Hội thảo Trực tuyến Vấn đề Nhà ở:

Thứ năm, ngày 3 tháng 12 | 5:30 chiều



RADIO SCRIPT

WESTMINSTER HOUSING ELEMENT UPDATE

The City of Westminster is in the process of updating our Housing Element in accordance with State requirements, and we want to hear from Westminster community members like you about your housing priorities. We invite you to join us for an online workshop on Thursday, December 3rd at 5:30 pm to learn more about the Housing Element. As part of this workshop, there will be dedicated time for public questions and answers.

The Housing Element is a section of the City's General Plan that looks at housing needs and conditions within Westminster. It is a policy document that identifies goals, policies and programs that the City uses to direct and guide actions related to housing. Each city and county in California is required to have a Housing Element and update it at least every 8 years. Updating the Housing Element gives the City a clear picture of housing-related issues such as: supply and demand of homes, the types of housing available within the City, housing affordability, and homelessness.

The online workshop scheduled for Thursday December 3rd at 5:30 pm will be facilitated in English, Spanish and Vietnamese, and all materials will be available online afterwards if you cannot attend live. The success of the Housing Element depends on community members, like you, giving input and insight so that the Housing Element reflects Westminster's priorities and values. Please visit www.westminster-ca.gov/housing or call 714-548-3488 to get involved. We look forward to hearing from you!



City of Westminster

8200 Westminster Boulevard, Westminster, CA 92683 714.898.3311
www.westminster-ca.gov

Abrazar Inc.
Gloria Reyes
7101 Wyoming Street
Westminster, CA 92683

Dear Gloria Reyes,

The City of Westminster is in the process of updating its Housing Element in accordance with State of California requirements and to ensure that we are prepared to meet the future housing needs of our community for the 2021-2029 planning period. The Housing Element is a section of the City's General Plan that addresses housing needs and conditions within Westminster. It identifies goals, policies, and programs that the City uses to guide actions related to housing.

We want to learn more about our community's existing housing options, housing priorities, and opportunities available to best address the housing needs of all our residents, at all economic levels.

You are invited to visit www.westminster-ca.gov/housing to learn more about the project and provide your input regarding housing conditions and priorities in Westminster. If you would like to schedule a time to speak directly to City of Westminster staff to provide your input and share your ideas about how to address the community's existing and future housing needs, please indicate your interest and a team member will follow-up with you directly to schedule a brief discussion.

On our website, you will find educational material related to the Housing Element including materials from our Virtual Community Workshop.

For additional information, visit the project website at www.westminster-ca.gov/housing or email HousingElement@westminster-ca.gov. The results of the public feedback received through the Virtual Community Workshop will be summarized and posted to the project website after the Workshop is closed. We encourage you to register your email address on the website to receive email updates regarding future work products and outreach programs.

Thank you,

Sandie Kim

City of Westminster
Housing Element Project Manager
SKim@Westminster-CA.gov
714.548.3488

TRI TA
Mayor

CHI CHARLIE NGUYEN
Vice Mayor

TAI DO
Council Member

CARLOS MANZO
Council Member, District 2

KIMBERLY HO
Council Member, District 3

SHERRY JOHNSON
Interim City Manager

Abrazar Inc.
Gloria Reyes
7101 Wyoming Street
Westminster, CA 92683

AMCAL Multi-Housing Inc.
Mario Turner, Vice President
2082 Michelson Drive, Ste. 100
Irvine, CA 92612

American Family Housing
Jim Miller
15161 Jackson Street
Midway City , CA 92655

Anaheim Interfaith Shelter - Halcyon
Director
P.O. Box 528
Anaheim, CA 92815

Apartment Association of Orange County
Valerie Teeter
525 Cabrillo Park Drive, Ste. 125
Santa Ana, CA 92701

Baywood Development Group
Bill Watt
160 Newport Center Drive, Ste. 155
Newport Beach, CA 92660

BIA Home Aid
Scott Larsen
17749 Skypark Circle, Ste. 170
Irvine , CA 92614

BIA Orange County
Mike Balsamo
17749 Skypark Circle, Ste. 170
Irvine , CA 92614

Brandywine Homes
Jim Barisic
16580 Aston
Irvine , CA 92606

BRE Properties, Inc.
Bob Linder
5141 California, Ste. 250
Irvine, CA 92617

Casa Youth Shelter
Carol Anne Williams
10911 Regean St.
Los Alamitos , CA 90720

Catholic Worker - Emergency Shelter
Director
316 S. Cypress Street
Santa Ana, CA 92701

Centex Homes
Dave Hutchins
276 W. Corktree Dr.
Mission Viejo, CA 92856

Civic Partners
Steve Semingson
7777 Center Avenue, Ste. 300
Huntington Beach, CA 92647

Colette's Children's Home
Colette O'connell
7372 prince Drive, Ste. 106
Huntington Beach, CA 92647

Comstock Homes
Robert Comstock
321 12th Street
Manhattan Beach , CA 90266

Corbin Community Center
Director
800 N. Eckhoff St, P.O. Box. 6838
Orange , CA 92863

County of Orange, Health Care Agency
Mark A. Refowitz
333 W. Santa Ana, Blvd.
Santa Ana, CA 92701

Dayle McIntosh Center
Director
13272 Garden Grove Blvd.
Garden Grove , CA 92843

Family Solutions
John C. Crew
203 n. Golden Circle, Ste. 101
Santa Ana, CA 92705

Habitat For Humanity
Mark Korando
2200 S. Ritchey Street
Santa Ana, CA 92705

Interal House
Carol Anne Williams
P.O. Box 3356
Seal Beach, CA 90740

Jamboree Housing Corporation
Director
17701 Cowan Avenue, Ste. 200
Irvine, CA 92614

John Laing Homes
Daniel P. Flynn
3121 Michelson Drive, Ste. 200
Irvine , CA 92612

Kennedy Commission
Cesar Covarrubias
17701 Cowan Avenue, SSte. 200
Irvine, CA 92614

Lennar Partners
Erik M. Hansen
4350 Von Karmen Avenue, Ste. 200
Newport Beach, CA 92660

Linc Housing
Peter Grant
110 Pine Avenue, Ste. 500
Long Beach, CA 90802

Lincoln Property Co.
Jay Greenwood
19600 Fairchild Road, Ste. 285
Irvine , CA 92612

Mercy Housing California
Director
1500 South Grand Ave. Ste. 100
Los Angeles , CA 90015

Meta Housing Corporation
Director
1640 S. Sepulveda Blvd. Ste. 425
Los Angeles , CA 90025

Nadel Architects
Don Nguyen
625 Broadway, Ste. 1025
San Diego , CA 92101

The Olsen Company
Director
3010 Old Ranch Parkway, Ste. 100
Seal Beach, CA 90740

Fair Housing Council of Orange County
David T. Quezada
201 South Broadway
Santa Ana, CA 92701

Orange County Office on Aging
Cesar Delgado
1300 S. Grand Avenue, Bldg. B
Santa Ana, CA 92705

Orange County Community Housing
Allen Peter Baldwin
2024 N. Broadway, 3rd Floor
Santa Ana, CA 92706-2623

Orange County Homeless Issues Taskforce
Lee Podolak
1833 E. 17th Street, Ste. 207-B
Santa Ana, CA 92706

Orange County Housing Authority
Paula Burrier-Lund
1770 N. Broadway
Santa Ana, CA 92706

Orange County Housing Providers
Director
25241 Paseo de Alicia, Ste. 120
Laguna Hills, CA 92653

Pacific Terra Holdings, LLC
Richard Knowland
3010 Old Ranch Parkway, Ste. 450
Seal Beach, CA 90740

Paradee Homes
Hal Struck
10880 Wilshire Blvd. Ste. 1900
Los Angeles , CA 90024

Public Law Center
Director
601 Civic Center Drive West
Santa Ana, CA 92701-4002

Pulte Homes
James B. Rizzi
1351 Pomona Road, Ste. 200
Corona, CA 92882

Pelican Center, LLC
Dan Howse
15272 Bolsa Chica Road
Huntington Beach, CA 92649

Renaissance Community Fund
Larry Kosmont
16501 Ventura Blvd. Ste. 511
Encino , CA 91436

ROEM Corporation
Director
1650 Lafayette Street
Santa Clara , CA 95050

Shea Homes
Ron Metzler
P.O. Box 1509
Brea, CA 92822

Standard Pacific Homes
Tom Paradise
3030 Old Ranch Parkway, Ste. 450
Seal Beach, CA 90740

Titan Group
Barry R. Sedlik
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El Monte , CA 91731

Trumark Companies
Recardo C. Graf
9911 Irvine Center Drive, Ste. 150
Irvine, CA 92618

Urban West
David DiRienzo
936 E. Santa Ana blvd.
Santa Ana, CA 92710

Vietnamese American Chamber of
Commerce , Tam Nguyen
16511 Brookhurst Street, Ste. B
Fountain valley, CA 92708

Watt Genton Associates
B.J. Kim
21650 oxnard Street, Ste. 1850
Woodland Hills , CA 91367

Watermark Properties
Gustavo Duran
291 Corporate Terrace Circle
Corona, CA 92879

Western Center for Law and Poverty
Paul Tepper
3701 Wilshire Blvd. Ste. 208
Los Angeles , CA 90010-2826

Western Pacific Housing
Rick Coop
6701 Center Drive West, Suite 900
Los Angeles , CA 90045

Westminster Chamber of Commerce
Sandra McClure
14491 Beach blvd. Ste. B
Westminster, CA 92683

Westminster School District
Ken Fiolka
14121 Cedarwood Avenue
Westminster, CA 92683

William Fox Homes
Jide Alade
3333 Concourse Street, Bld. 7, Ste. 7200
Ontario , CA 91764

William Lyon Homes, Inc.
Tom Grable
4490 Von Karman Avenue
Newport Beach, CA 92660

Covering Wings
Director
P.O. Box 17984
Anaheim, CA 92817

El Modena Transitional Housing
Jim Palmer
One Hope Drive
Tustin, CA 92782

Emmanuel House
Larry Haynes
P.O. Box 1905
Santa Ana, CA 92702

Episcopal Service Alliance
Director
525 Main St.
Huntington Beach, CA 92648

Foursquare Church of Anaheim
Jerry Dirmann
101 E. Orangethorpe Ave.
Anaheim, CA 92801

Pathways of Hope
Maria Mazzenga Ayellaneda
P.O. Box 6326
Fullerton , CA 92834

House of Hope
Jim Palmer
One Hope Drive
Tustin , CA 92782

Joseph House
Director
P.O. Box 1905
Santa Ana, CA 92702

Lutheran Social Sercies
Bea rea
12432 9th Street
Garden Grove , CA 92840

Mary's Shelter
Barbara Nelson
P.O. Box 10433
Santa Ana, CA 92711-0433

New Vista Shelter
Director
P.O. Box 6326
Fullerton , CA 92834

Orange Coast Interfaith Shelter
Laura Miller
1963 Wallace Ave
Costa Mesa, CA 92627

Orange County Rescue Mission
Jim Palmer
One Hope Drive
Tustin , CA 92782

Regina House
Director
807 N. Garfield Street
Santa Ana, CA 92701

Salvation Army Hospitality House
Jean Watkins
818 E. 3rd St.
Santa Ana, CA 92701

Serving People in Need
Jean Wegener
151 Kalmus Dr.
Costa Mesa, CA 92626

Share Our Selves
Karen McGlinn
1550 Superior Ave.
Costa Mesa, CA 92627

The Sheepfold
Director
P.O. Box 4487
Orange , CA 92863

Someone Cares Soup Kitchen
Shannon Santos
P.O. Box 11267
Costa Mesa, CA 92627

Thomas House Shelter
Cyndee Albertson
P.O. Box 2737
Garden Grove , CA 92842

Vietnamese League of Orange County
Director
13139 Harbor Blvd.
Garden Grove , CA 92843

Project Hope Alliance
Jennifer Friend
1954 Placentia Ave. Suite 202
Costa Mesa, CA 92627

YWCA Project Hope
Director
343 E. Grove Ave.
Orange , CA 92865

YWCA North OC
Director
215 E. Commonwealth Ave.
Fullerton , CA 92832

YWCA Central Orange County
Director
146 N Grand St.
Orange , CA 92865

Regional Center of Orange County
Jackie Kerze
P.O. Box 22010
Santa Ana, CA 92702-2010

Affirmed Housing
Jeff Edgren
13520 Evening Creek Drive North, Suite 160
San Diego, CA 92128

Affirmed Housing
Yvonne DeCarlo
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San Diego, CA 92128

Affordable Housing Clearinghouse
Brenda J. Rodriguez
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Irvine, CA 92614

Cox, Castle & Nicholson
Sean Matsler
3121 Michelson Drive, Suite 200
Irvine, CA 92612

Dahlin Group Architecture & Planning
Ryan White
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Irvine, CA 92612

Fair Housing Council of OC
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Santa Ana, CA 92705

OC Community Housing Corporation
Nora Mendez
501 N. Golden Circle Dr. Suite 200
Santa Ana, CA 92705

Jamboree Housing Corporation
Victoria Rodriguez
17701 Cowan Ave, Suite 200
Irvine, CA 92614

Trumark Homes
Eric Nelson
450 Newport Center Dr., Ste 300
Newport Beach, CA 92660

Western Community Housing
Dianne Russell
151 Kalmus Dr
Costa Mesa, CA 92626

Housing Element Sites Inventory and Policy Discussion

City of Westminster



August 25, 2021

Project Team and Timeline

City of Westminster

Community Development Department

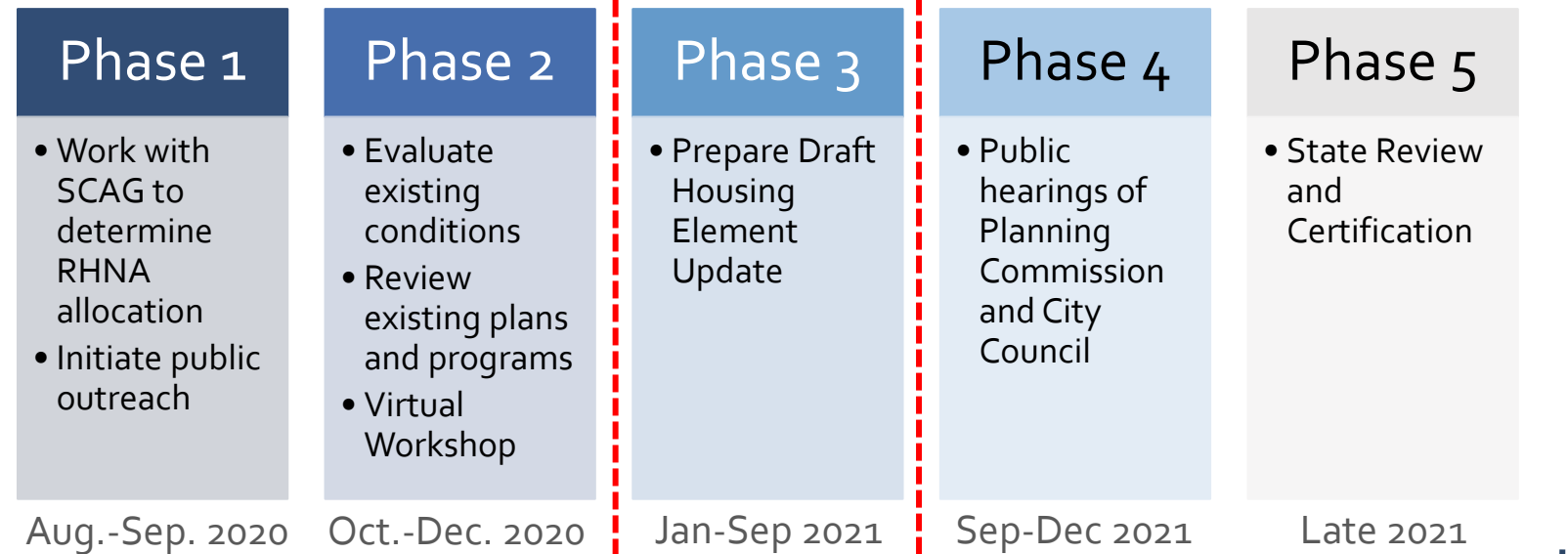
- Alexa Smittle, Community Development Director
- Steve Ratkay, Planning Manager
- Michael Son, Housing Specialist
- Sandie Kim, Project Manager

Consultant Team

De Novo Planning Group

- Amanda Tropiano, Principal
- Megan Thorne, Senior Planner

Timeline



PUBLIC ENGAGEMENT (ONGOING)

The state of California is facing a housing crisis which has impacted both the affordability and availability of housing.



Review of Past Accomplishments (5th Cycle)

- The updated Housing Element includes a discussion of past accomplishments and evaluates the success of prior programs
- The overarching goals and policies of the current Housing Element continue to be appropriate
- Some existing programs will be revised, and others will be added, in order to comply with State law regarding:
 - Affirmatively furthering fair housing
 - Site identification
 - Development code requirements
 - Other new legislative requirements

Review of Past Accomplishments (5th Cycle)

- Launched a new geographic information system (GIS) and the City's website continues to offer an interactive zoning map that allows anyone to search specific property information.
- City rezoned an underperforming commercial property and approved a mixed-use residential and commercial development located at 7122-7140 Westminster Blvd; project includes 44 affordable residential rental units and 20 permanent supportive housing units, with non-residential uses such as offices and a community room to be used.
- Three new affordable units subsidized by HOME and SERAF (Supplemental Educational Revenue Augmentation Fund) funds were developed. Additionally, a 50-unit affordable development subsidized by SERAF completed construction in 2020 and a 65-unit development, also subsidized with SERAF funds, is expected to be completed in late 2021.

Review of Past Accomplishments (5th Cycle)

- Adopted a new General Plan which includes six mixed-use areas designated for high-density residential development opportunities. One of the mixed-use areas is the 100-acre Westminster Mall site.
- The Housing Authority oversaw the development of 115 affordable units in two separate developments, serving a mix of extremely low, very low, and low-income households.
- The City entered into a countywide housing trust, which seeks to maximize funding that will be available for homelessness solutions. City staff continues to work with the County and neighboring jurisdictions to pursue adequate emergency shelter options, while also focusing on longer term solutions such as bridge and supportive housing opportunities.
- Implemented a new permitting and case tracking system with improved functions to better track housing product type and affordability.

Review of Past Accomplishments (5th Cycle)

- During the 2014-2021 RHNA period, the City will have delivered 503 housing units, 250 times its 5th Cycle RHNA

Status	Extremely Low	Very Low	Low	Moderate	Above Moderate	Total
5 th RHNA Allocation	0	1	1	0	0	2
Built	0	87	31	2	383	503
Under Construction/ Permitted	0	0	0	0	0	0
Remaining Allocation	0	0 (surplus of 86)	0 (surplus of 30)	0 (surplus of 2)	0 (surplus of 383)	0 (surplus of 501)

Planning for the Future (6th Cycle)

- What is included in a Housing Element Update?
 - Housing needs assessment
 - Existing housing inventory
 - Assessment of fair housing
 - Constraints to providing housing (governmental and nongovernmental)
 - Resources available for the development and preservation of housing
 - Goals, policies, and programs

Planning for the Future (6th Cycle)

- Westminster's state-mandated RHNA for the 2021-2029 Planning Period is 9,737 units
- The RHNA is broken down into annual income affordability levels which tell the City how many units need to be designated for each income level

Household Income Level	Percent of Average Median Income*	2021-2029 Westminster RHNA
Very Low Income	0-50%	1,876
Low-Income	51-80%	1,470
Moderate-Income	81-120%	1,781
Above Moderate-Income	More than 120%	4,610
Total		9,737

* The 2020 "average median income" (AMI) for Orange County is \$103,000

Planning for the Future (6th Cycle)

Category	Bill
Bills Removing Barriers to Boost Housing Production	<u>SB 330</u> – Housing Crisis Act of 2019 and Changes to Permit Streamlining Act & Housing Accountability Act <u>AB 1763</u> – Density Bonuses for Affordable Housing <u>AB 1743</u> – Eligibility of Property Welfare Exemptions <u>AB 116</u> – Enhanced Infrastructure Financing Districts
Established “Uses by Right”	<u>AB 101</u> – Housing and Homelessness Budget and Regulations <u>SB 234</u> – Keeping Kids Closer to Home Act
Surplus Land Databases and Reporting Requirements	<u>AB 1486</u> / <u>SB 6</u> / <u>AB 1255</u> – Expansion of Surplus Land Act and Reporting <u>AB 1483</u> – Housing Data Collection and Reporting

Planning for the Future (6th Cycle)

Category	Bill
Requirements for ADUs	<u>AB 68</u> / <u>AB 881</u> / <u>SB 13</u> – Modifications to Increase Accessory Dwelling Unit Development <u>AB 587</u> – Sale of Accessory Dwelling Units <u>AB 670</u> – Construction of Accessory Dwelling Units in Common Interest Developments <u>AB 671</u> – Affordable Accessory Dwelling Unit Program Creation
Related Housing Element Laws from the 2017 Housing Package	<u>SB 166</u> – "No Net Loss" Law
Affirmatively Furthering Fair Housing	<u>AB 686</u> – Meaningful Actions to Affirmatively Further Fair Housing

AB 686 – Affirmatively Furthering Fair Housing

- Introduced a duty to affirmatively further fair housing (AFFH) into California state law
- Defines “affirmatively furthering fair housing” to mean: taking **meaningful actions** that “overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity” for communities of color, persons with disabilities, and others protected by California law

AB 686 – Affirmatively Furthering Fair Housing

- Adds an AFFH analysis to the Housing Element (an existing planning process that California cities and counties must complete) for plans that are due beginning in 2021
- Includes in the Housing Element's AFFH analysis a required examination of issues such as segregation and resident displacement, as well as the required identification of fair housing goals
- To comply with AB 686, the City will modify existing programs and add new programs to clearly articulate its commitment to affirmatively furthering fair housing

Potential AFFH Programs

- Public education program in multiple languages to explain fair housing, provide resources, address public concerns, and explain credit and lending standards
- Expand partnerships with regional and state fair housing service providers to reduce impediments to fair housing choices
- Promote the development of affordable housing throughout the community to promote economically integrated neighborhoods
- Study potential economic displacement as the City's mixed-use areas redevelop
- Actively recruit diverse residents to serve or participate on boards, committees, and other City bodies

Draft Site Inventory Strategy



Adequate Site Identification

- Approved housing and mixed-use projects
 - Projects that will receive Certificate of Occupancy after June 30, 2021
- Projects in the application pipeline
- Potential sites to accommodate the City's RHNA:
 - ADUs and JADUs (new actions related to promoting affordable ADUs and JADUs)
 - Westminster Mall Specific Plan area
 - Other mixed-use areas identified in the City's General Plan
 - Underdeveloped residential areas not in mixed-use areas

Site Suitability Criteria

Existing Site Condition (occupied sites require special analysis)

Realistic Capacity Potential (not all sites will develop at maximum density)

Acceptable Site

Site Size and Ownership (sites should be between 0.50 and 10 acres)

Demonstrated History of Successful Development

Draft Site
Inventory
Strategy –
Subject to
State Review

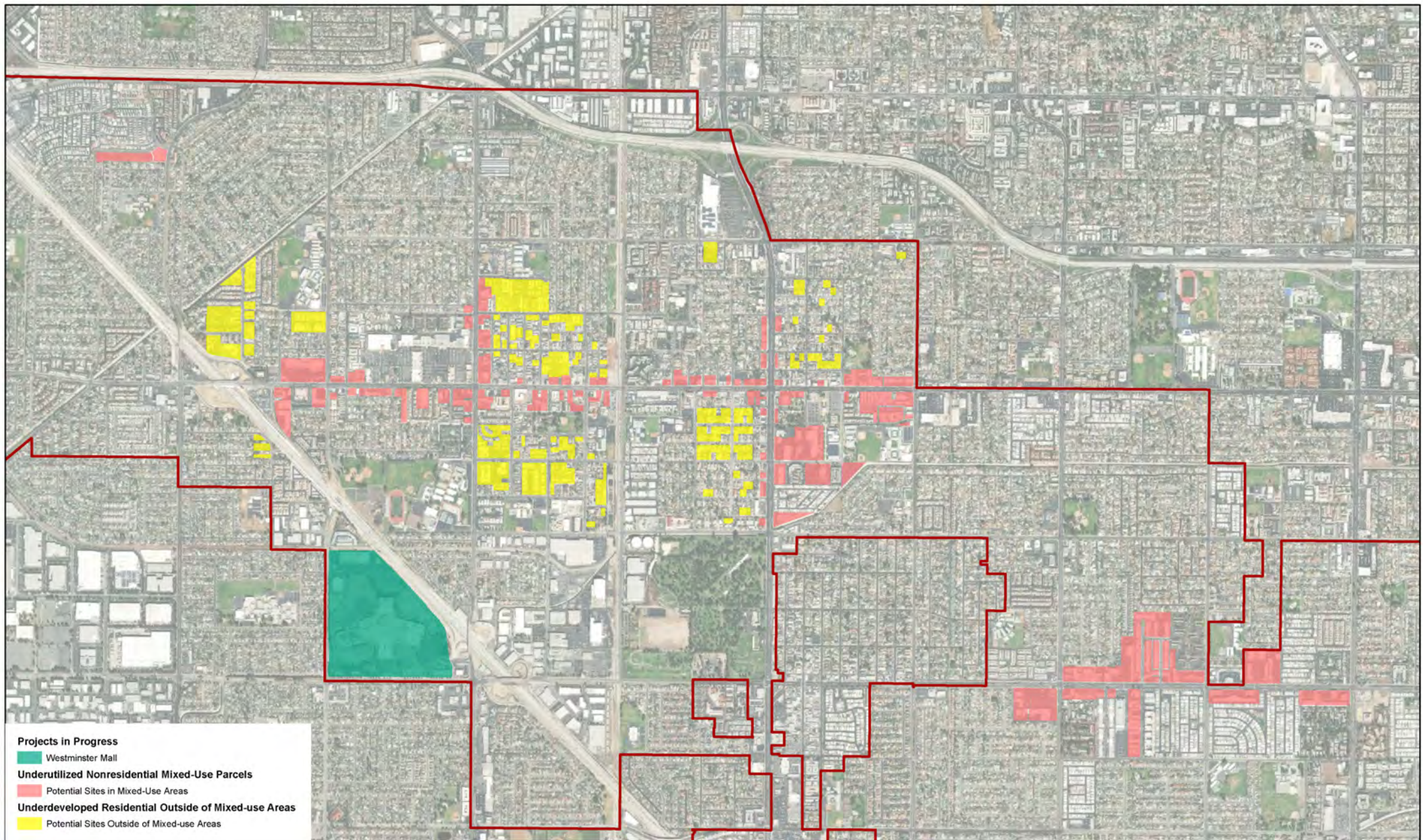
Credits Towards the City's 6th Cycle RHNA

Strategy	Extremely Low	Very Low	Low	Moderate	Above Moderate	Total
6th RHNA Allocation	938	938	1,470	1,781	4,610	9,737
Currently Under Construction	0	20	44	0	405	469
Currently Approved/ Entitled (Not Built)	0	0	0	0	127	127
Remaining 6th RHNA Allocation	938	918	1,426	1,781	4,078	9,141

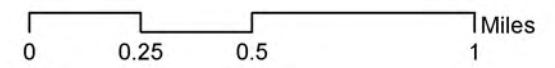
Draft Site Inventory Strategy – Subject to State Review

Potential Strategy to Accommodate Remaining RHNA

Strategy	Extremely Low	Very Low	Low	Moderate	Above Moderate	Total
Remaining 6th RHNA Allocation	938	918	1,426	1,781	4,078	9,141
Projects In Process	46	46	74	89	2,384	2,639
Accessory Dwelling Units	90	60	258	180	12	600
Underutilized Nonresidential Mixed-use Parcels	993	993	1,324	1,325	1,987	6,622
Underdeveloped Residential Outside of Mixed-use Areas	0	0	0	1,216	10	1,226
Total Capacity	Surplus of 191 Units	Surplus of 181 Units	Surplus of 230 Units	Surplus of 1,029 Units	Surplus of 315 Units	Surplus of 1,946 Units



Draft Housing Element Site Inventory | City of Westminster



Site Development Assumptions

- All mobile home communities are excluded from the potential site inventory (no anticipated redevelopment of mobile homes)
- Ability to demonstrate development capacity at sites between 0.25 and 0.50 acres
 - If sites were restricted to only 0.50 acres, the City would have a small deficit in inventory that would need to be addressed through other programs
- Underdeveloped residential sites outside of mixed-use areas accommodate moderate and above moderate income needs
- Underdeveloped residential sites can yield approximately 50% more units over current conditions
 - i.e. 1-acre site with maximum density of 14 du/ac could yield 7 units

Site Development Assumptions

- Underutilized sites in mixed-use areas are currently developed with a variety of commercial and public uses
- Underutilized sites in mixed-use areas allow for a density of at least 30 du/ac and allow for 100% residential development
- Underutilized sites in mixed-use areas will provide the following mix of affordability levels:
 - 15% extremely low
 - 15% very low
 - 20% low
 - 20% moderate
 - 30% above moderate
- Sites will be reviewed by HCD during the City's official Housing Element review period – exact sites and affordability levels are subject to modification based on State review

Potential Site Inventory Programs

- Lot consolidation program to help facilitate redevelopment of parcels less than 0.50 acres in size
- Identification of minimum densities in mixed-use areas
 - No minimum densities are currently included in the GP for MU areas
 - Can help promote more dense, affordable development
 - Provides confidence in expected development patterns
 - Can assist the City in maintaining adequate land to accommodate its RHNA during the planning period
- Study the viability of an affordable housing overlay zone or other planning mechanisms to help development of affordable housing be more successful
- Explore ways to further streamline development of accessory dwelling units, such as preapproved architectural plans

What's Next?



Project Team and Timeline

City of Westminster

Community Development Department

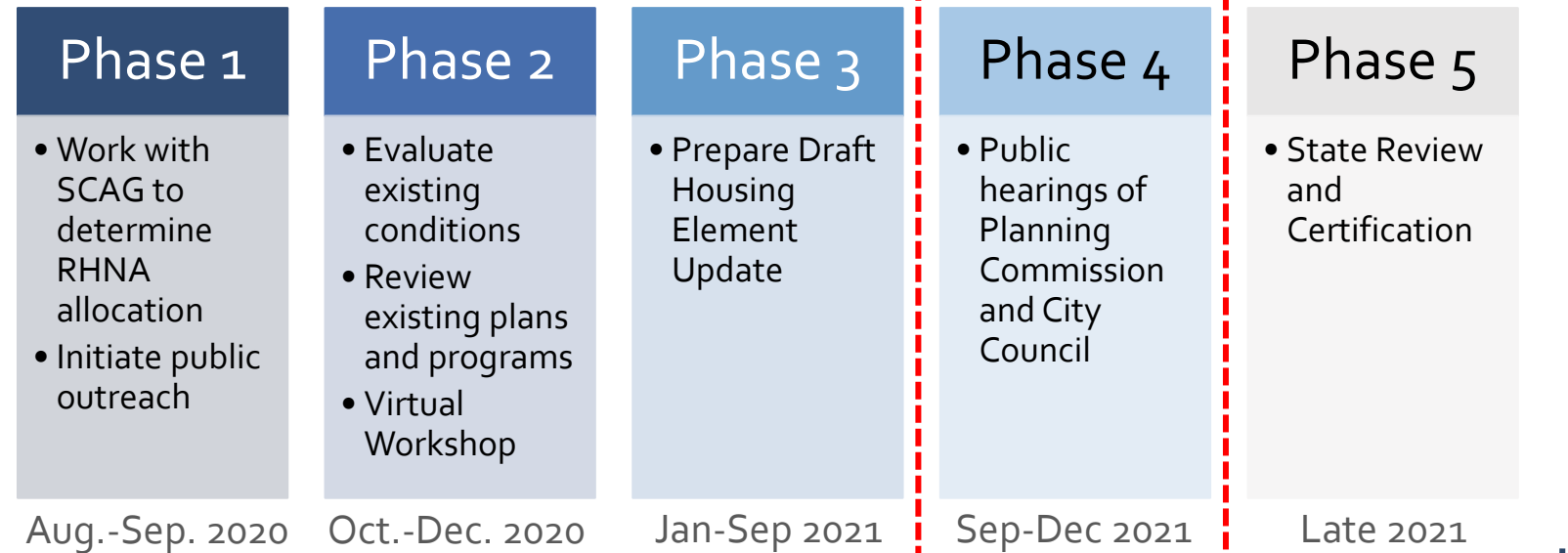
- Alexa Smittle, Community Development Director
- Steve Ratkay, Planning Manager
- Michael Son, Housing Specialist
- Sandie Kim, Project Manager

Consultant Team

De Novo Planning Group

- Amanda Tropiano, Principal
- Megan Thorne, Senior Planner

Timeline



PUBLIC ENGAGEMENT (ONGOING)

Program Summary

Fair Housing

- Formalized fair housing public education program
- Expand partnerships with regional and state fair housing service providers to reduce impediments to fair housing choices
- Promote the development of affordable housing throughout the community to promote economically integrated neighborhoods
- Study potential economic displacement as the City's mixed-use areas redevelop
- Actively recruit diverse residents to serve or participate on boards, committees, and other City bodies

Site Inventory

- Lot consolidation program to help facilitate redevelopment of parcels less than 0.50 acres in size
- Identification of minimum densities in mixed-use areas
- Study the viability of an affordable housing overlay zone or other planning mechanisms to help development of affordable housing be more successful
- Explore ways to further streamline development of accessory dwelling units, such as preapproved architectural plans

Housing Element Sites Inventory and Policy Discussion

City of Westminster



August 25, 2021

Mixed-Use Development Potential by Mixed-Use Area

Potential Inventory by Mixed-Use Area

Mixed-Use Area	Extremely Low	Very Low	Low	Moderate	Above Moderate	Total
Northwest District	29	29	39	39	58	194
Westminster Blvd/Downtown	250	250	334	334	501	1,670
Civic Center	241	241	321	321	482	1,606
Corridor	71	71	95	95	143	476
Little Saigon	401	401	535	535	803	2,676
Westminster Mall	46	46	74	89	2,295	2,550

Regional Housing Needs Allocation (RHNA) and Housing Element Update

City of Westminster

February 10, 2021



Project Team and Timeline

City of Westminster

Community Development Department

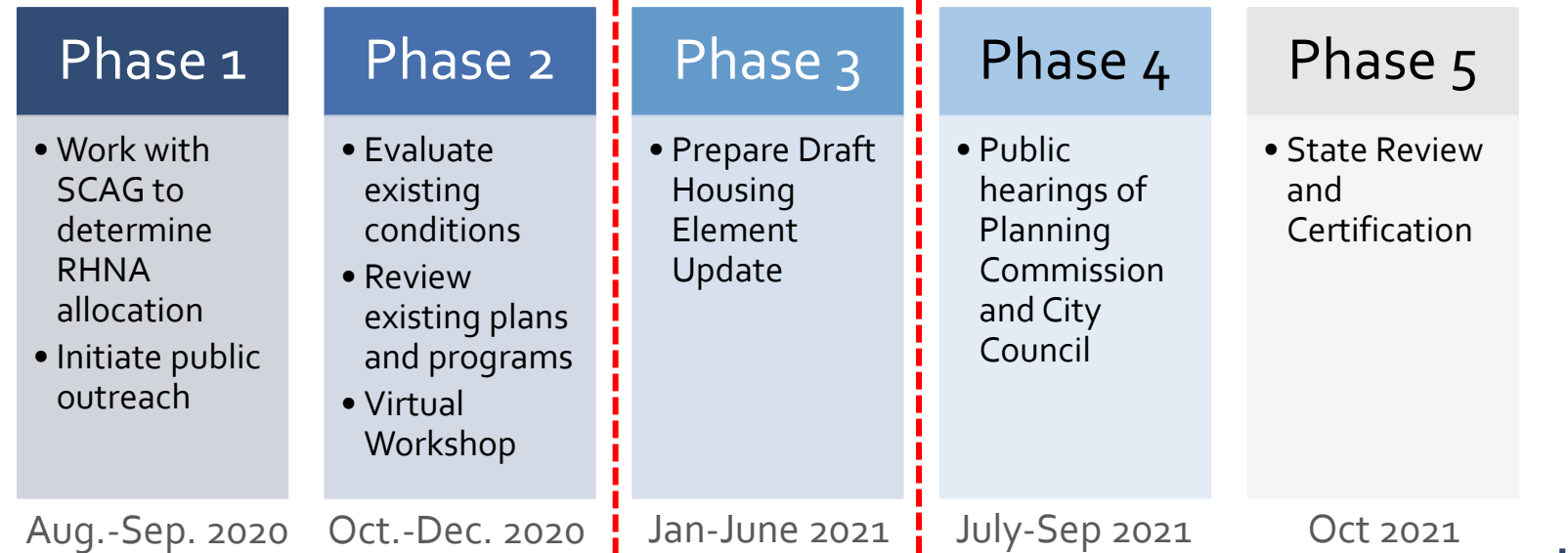
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Timeline

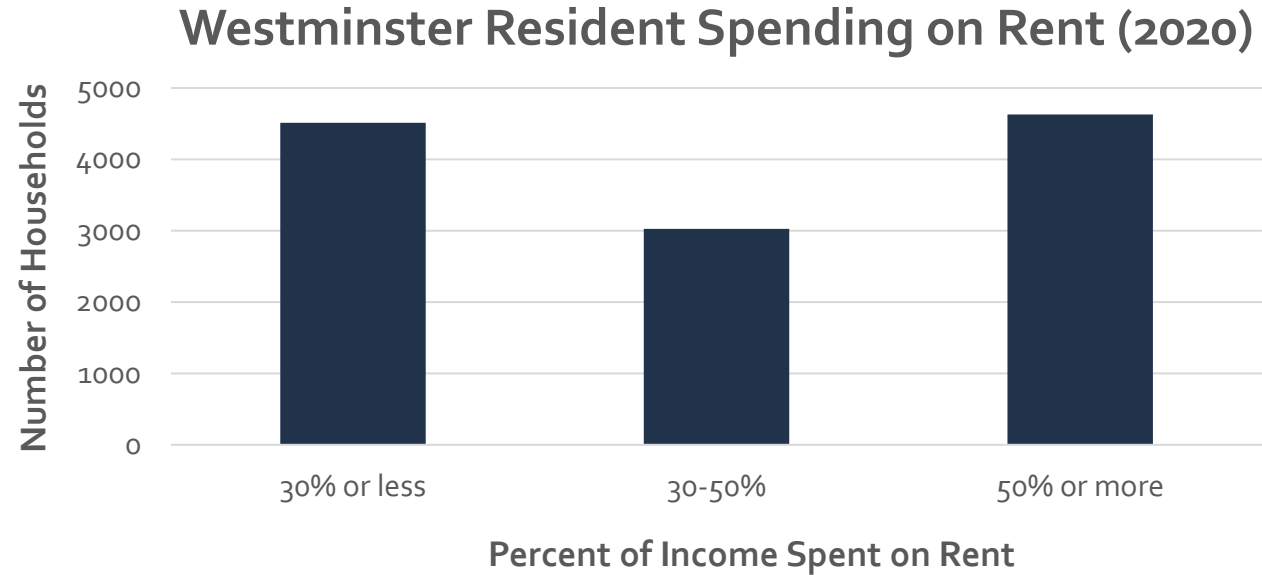


PUBLIC ENGAGEMENT (ONGOING)

The state of California is facing a housing crisis which has impacted both the affordability and availability of housing.



Affordability of Housing in Westminster



- Over 60% of Westminster residents rent their homes
- Most Westminster renters “overpay” (i.e., spend more than 30% of their income) for housing, with many spending over 50%
- In 2020, the median home price in Westminster was approximately \$758K; a household would need to make approximately \$145K per year (\$70/hour combined) to afford the median home price

Availability of Housing in Westminster

- Westminster receives a Regional Housing Needs Allocation (RHNA) from the State/SCAG and must show that there is enough land zoned for housing to accommodate its RHNA
- The City is not responsible for building housing
- **Westminster's regional connectivity (ex: highways, Beach Boulevard, buses) means a larger allocation this planning cycle**

Housing Types – Scale & Density



- Homes come in a variety of different scales and densities
- Different people and lifestyles are attracted to different types of housing choices
- Communities can offer a variety of housing types to meet the various needs of their residents
- In order for Westminster to attract employers, the City needs housing options that attract a variety of people and income levels

Our Role in Regional Housing

- Westminster's state-mandated RHNA for the 2021-2029 Planning Period is 9,737 units
- The RHNA is broken down into annual income affordability levels which tell the City how many units need to be designated for each income level

Household Income Level	Percent of Average Median Income*	2021-2029 Westminster RHNA
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Moderate-Income	81-120%	1,781
Above Moderate-Income	More than 120%	4,610
Total		9,737

*The 2020 "average median income" (AMI) for Orange County is \$103,000

Feedback from the Community



Opportunities for Community Involvement

The City is creatively implementing a meaningful outreach program while adhering to public health and safety measures

- Housing Element website
- Housing Survey
- Virtual Workshop (in English, Spanish, and Vietnamese) on December 3, 2020
- Every-Door-Direct-Mailer
- Bus Shelter Ads
- Radio Ads
- Social Media Posts
- Community Newsletter Post

Whatever language you speak, we're glad you call Westminster home.

We want your input on housing in Westminster.
Online Housing Element Workshop:
Thursday, December 3rd | 5:30 pm

Queremos su opinión sobre las viviendas en Westminster.
Taller del Elemento de Vivienda en línea:
Jueves, 3 de diciembre | 5:30 pm

Chúng tôi muốn quý vị đóng góp ý kiến về nhà ở tại Westminster.
Hội thảo Trực tuyến Vấn đề Nhà ở:
Thứ năm, ngày 3 tháng 12 | 5:30 chiều



Ciudad de Westminster 2021-2029 Actualización del Elemento de Vivienda

La ciudad de Westminster está en proceso de actualizar el Elemento de Vivienda 2021-2029. Esta hoja informativa está destinada a responder las preguntas más frecuentes, brindar información sobre el proceso de actualización y hacerles saber cómo participar.

¿Qué es un Elemento de Vivienda?

El Elemento de Vivienda es una sección del Plan General de la Ciudad que analiza las necesidades y condiciones de vivienda dentro de Westminster. Es un documento de política que identifica metas, políticas y programas que la ciudad usa para dirigir y guiar acciones relacionadas con las viviendas.

¿Por qué la ciudad está actualizando su Elemento de Vivienda?

Serequiere que cada ciudad y condado de California tenga un Elemento de Vivienda y lo actualice al menos cada 8 años. La actualización del Elemento de Vivienda le brinda a la ciudad una imagen clara de los problemas relacionados con la vivienda, tales como: oferta y demanda de vivienda, los tipos de vivienda disponibles dentro de la ciudad, asequibilidad de la vivienda y sinhogarismo. Una vez que se actualice el Elemento de Vivienda, debe ser aprobado por el Departamento de Vivienda y Desarrollo Comunitario de California. La actualización de nuestro Elemento de Vivienda asegurará que cumplamos con los requisitos estatales y que Westminster sea elegible para subvenciones estatales y otras fuentes de financiación. También brindará a nuestros funcionarios electos y designados una guía clara sobre los problemas de vivienda que enfrenta Westminster.

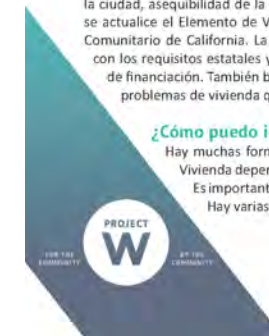
¿Cómo puedo involucrarme?

Hay muchas formas en las que puede participar y dar su opinión. El éxito del Elemento de Vivienda depende de que los residentes, como usted, aporten sus opiniones y percepciones. Es importante que el Elemento de Vivienda refleje las prioridades y valores de Westminster. Hay varias formas de participar, que incluyen:

- » Unirse a la lista de correo electrónico para mantenerse informado
- » Participar en nuestros eventos de divulgación
- » Completar una encuesta comunitaria
- » Llamar al 714-442-0921

Algunas características clave del Actualización del Elemento de Vivienda incluyen:

- » Características de la población y la vivienda
- » Evaluación de las limitaciones de vivienda y los recursos existentes
- » Evaluación de programas y políticas existentes
- » Análisis de posibles emplazamientos adecuados para vivienda
- » Desarrollo de políticas y programas para apoyar el desarrollo de viviendas



Community Feedback

Some of the things we've heard so far...



40% of respondents would rate their housing as showing signs of minor deferred maintenance; 25% as excellent; and 35% as needing moderate to major upgrades



60% of respondents are happy with the current type of housing available in Westminster; 40% are unhappy



66% of respondents are very satisfied or somewhat satisfied with their current housing situation



50% of respondents chose to live in Westminster for its proximity to family or friends



63% of respondents who want to buy a home in Westminster cannot afford to

Community Involvement

Issues that respondents rated as most important to them include:



Ensuring that children who grow up in Westminster can afford to live in Westminster.



Establish special needs housing for seniors, large families, veterans, and/or persons with disabilities.



Establish programs to help at-risk homeowners keep their homes, including mortgage loan programs.



Encourage the rehabilitation of existing housing stock in older neighborhoods.



Support programs to maintain and secure neighborhoods that have suffered foreclosures.

How Westminster is Planning to Meet its Obligations



Adequate Site Identification

- Approved housing and mixed-use projects
 - Projects that will receive Certificate of Occupancy after June 30, 2021
- Projects in the application pipeline
- Potential sites to accommodate the City's RHNA:
 - ADUs and JADUs (new actions related to promoting affordable ADUs and JADUs)
 - Westminster Mall Specific Plan area
 - Other mixed-use areas identified in the City's General Plan
- Potential need to revisit General Plan densities to accommodate very low- and low-income RHNA requirements – State requires a minimum density of 30 du/ac for this income level
- Potential need to revisit citywide plans and programs (overlays, density bonus provisions, etc.) to fill any remaining gap

Site Suitability Criteria

Existing Site Condition (occupied sites require special analysis)

Realistic Capacity Potential (not all sites will develop at maximum density)

Acceptable Site

Site Size and Ownership (sites should be between 0.50 and 10 acres)

Demonstrated History of Successful Development

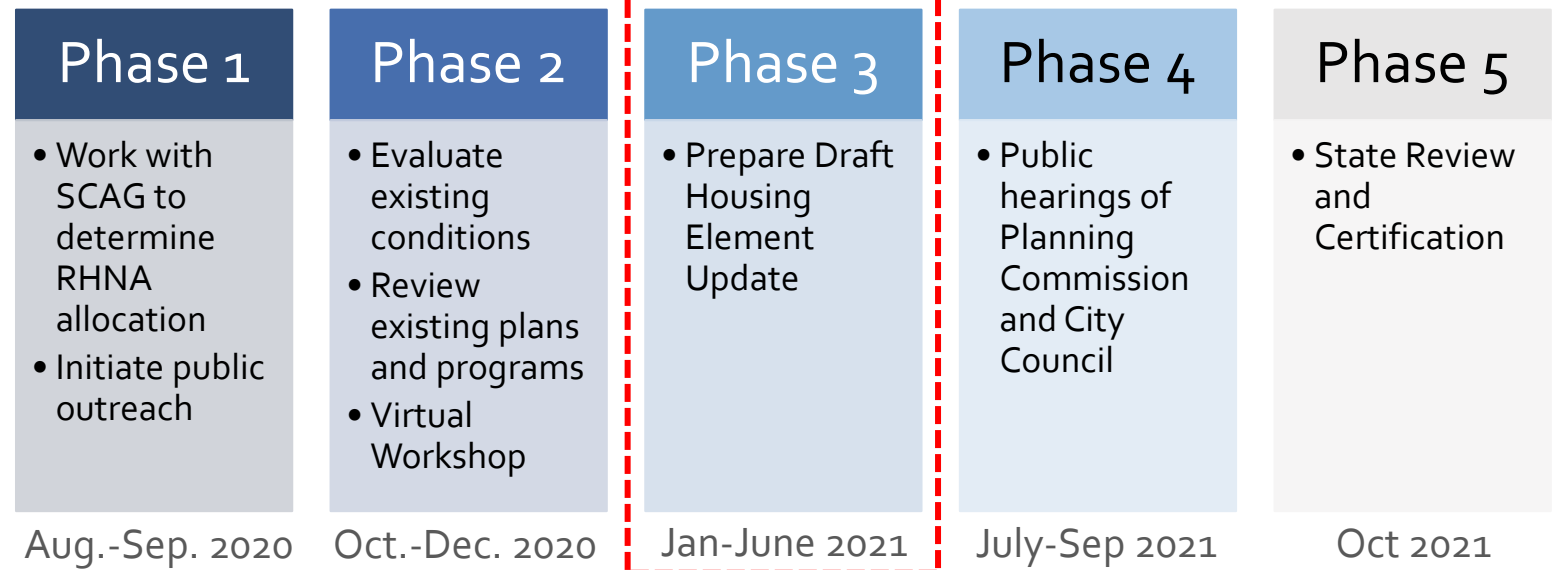
What's Next?



What's Next?

- Final RHNA allocation February/March 2021
- Prepare Housing Element for public review and HCD certification
- Housing Element Update is due October 15, 2021; the City has 120 days (until February 15, 2022) to adopt its Housing Element

Timeline



Questions?

Do you have any questions
about the Housing Element?

Community Survey Report

City of Westminster Housing Element Update



MARCH 2021

In partnership with

DE NOVO PLANNING GROUP



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Introduction

The City of Westminster is updating its Housing Element as part of the 2021-2029 Housing Element Cycle (Cycle 6). The Housing Element is a section of the City's General Plan that looks at housing needs and conditions within Westminster. It identifies goals, policies, and programs that the City uses to direct and guide actions related to housing.

Each city and county in California is required to have a Housing Element and update it at least every 8 years. Once the Housing Element is updated, it must be approved by the California Department of Housing and Community Development.

Updating the Housing Element gives the City a clear picture of housing-related issues such as housing supply and demand, the types of housing available within the City, housing affordability, and homelessness. The Housing Element update will ensure that Westminster meets State requirements and makes the City eligible for State grants and other funding sources. It will also give elected and appointed officials clear guidance on housing issues facing Westminster.

The City hosted a virtual community workshop and posted an online survey in late 2020 to gather resident input on housing-related issues. The survey focused on community priorities related to housing, issues of home maintenance, affordability, home types, and living conditions in Westminster as well as demographic questions. This report is a summary of the responses received and the general themes that emerged.

The survey was posted to the City's website on November 30, 2020 and was open for a month. The survey closed on January 31, 2021. It was 16 questions long, and was available in three languages—English, Spanish, and Vietnamese. It had a 78% completion rate and 68 total responses.

Executive Summary



38% of respondents would rate their housing as showing signs of minor deferred maintenance; 25% as excellent; and 25% as needing moderate to major upgrades



68% of respondents are very satisfied or somewhat satisfied with their current housing situation



56% of respondents are happy with the current type of housing available in Westminster; 44% are unhappy



50% of respondents chose to live in Westminster for its proximity to family or friends



63% of respondents who want to buy a home in Westminster cannot afford to

Issues that respondents rated as most important to them include:



Ensuring that children who grow up in Westminster can afford to live in Westminster.



Establish special needs housing for seniors, large families, veterans, and/or persons with disabilities.



Encourage the rehabilitation of existing housing stock in older neighborhoods.



Establish programs to help at-risk homeowners keep their homes, including mortgage loan programs.



Fair/equitable housing opportunities and programs to help maintain and secure neighborhoods that have suffered foreclosures.

Respondent Demographics

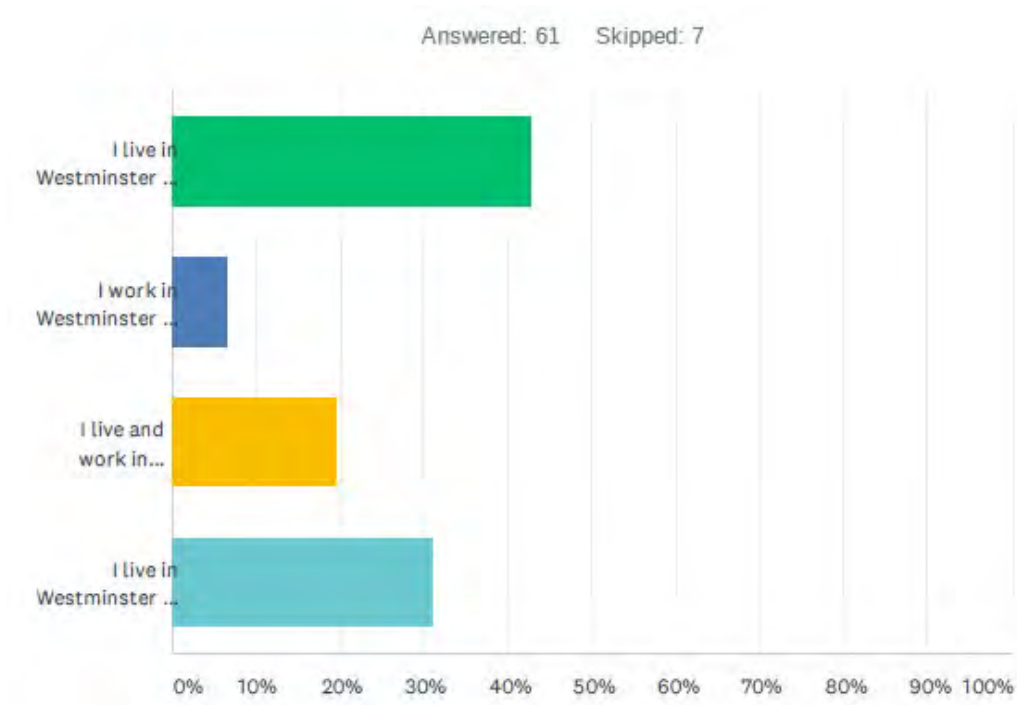
Respondents who live and/or work in Westminster:¹

ANSWER CHOICES	RESPONSES	
I live in Westminster but work somewhere else	42.62%	26
I work in Westminster but live somewhere else	6.56%	4
I live and work in Westminster	19.67%	12
I live in Westminster and do not currently work	31.15%	19
TOTAL		61

Places that respondents who reported living somewhere other than Westminster included:

- Fountain Valley
- Garden Grove
- Irvine
- Los Alamitos
- Midway City
- Minnesota
- Santa Ana

Figure 1: Respondents who live and/or work in Westminster

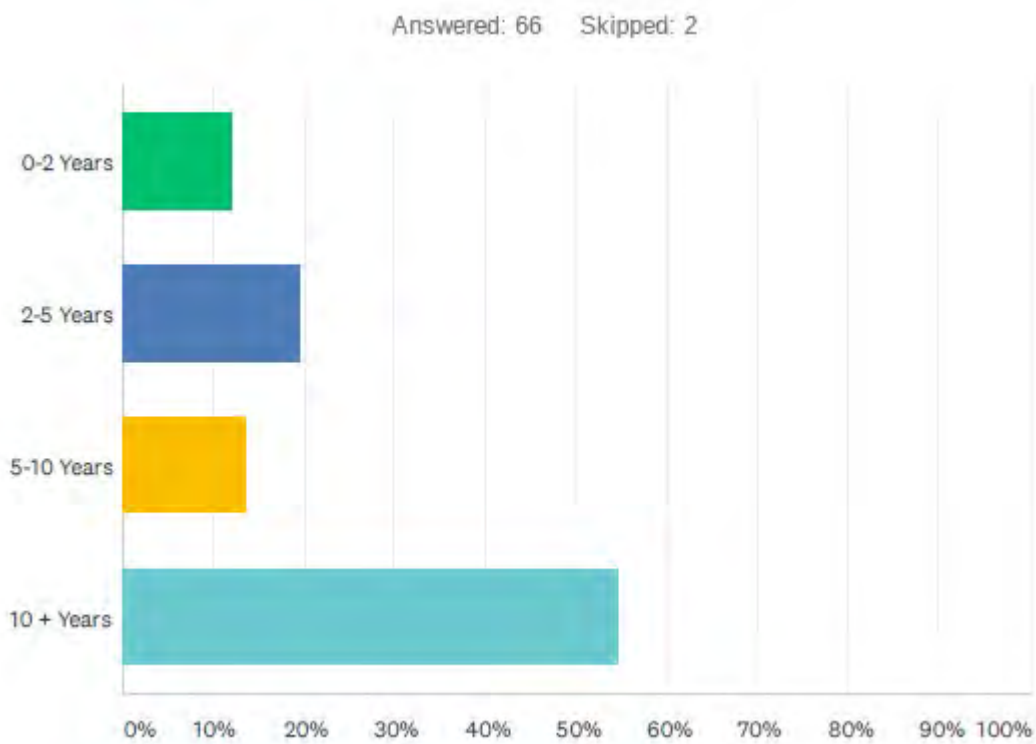


¹ Survey Question #1: “Do you live and/or work in Westminster?”

How long respondents report living in the City of Westminster:²

ANSWER CHOICES	RESPONSES	
0-2 Years	12.12%	8
2-5 Years	19.70%	13
5-10 Years	13.64%	9
10 + Years	54.55%	36
TOTAL		66

Figure 2: How long respondents report living in Westminster

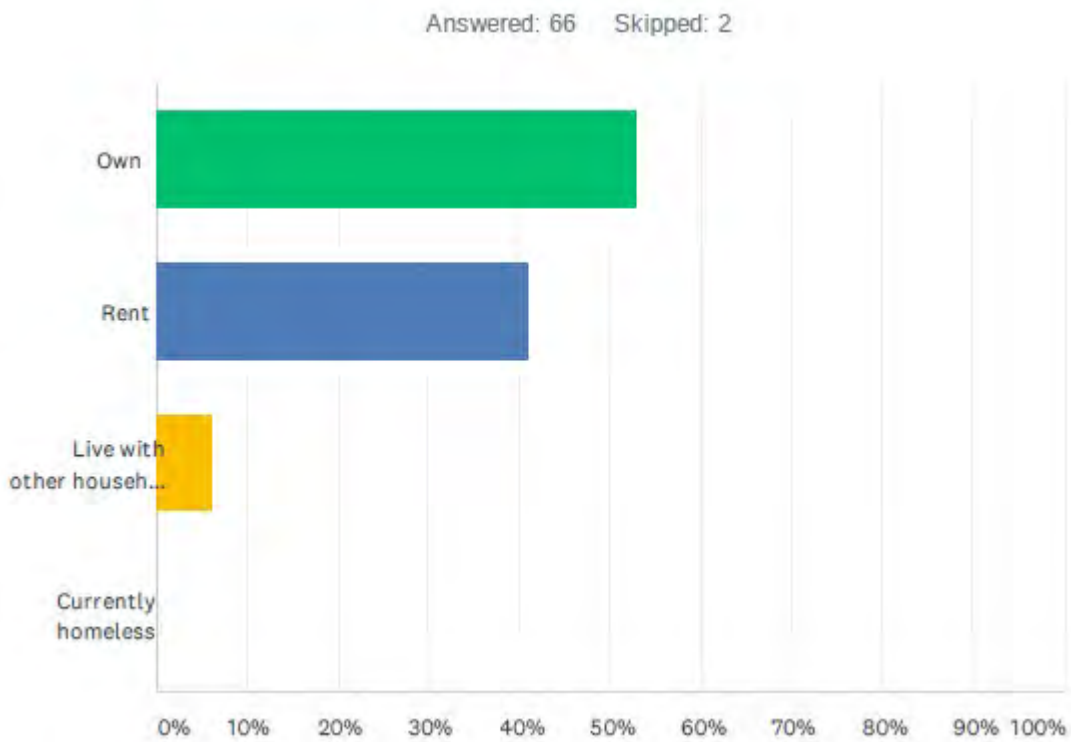


² Survey Question #2: "How long have you lived in the City of Westminster?"

Number of respondents who own or rent their home:³

ANSWER CHOICES	RESPONSES	
Own	53.03%	35
Rent	40.91%	27
Live with other household (Neither own nor rent)	6.06%	4
Currently homeless	0.00%	0
TOTAL		66

Figure 3: Number of respondents who own or rent their home

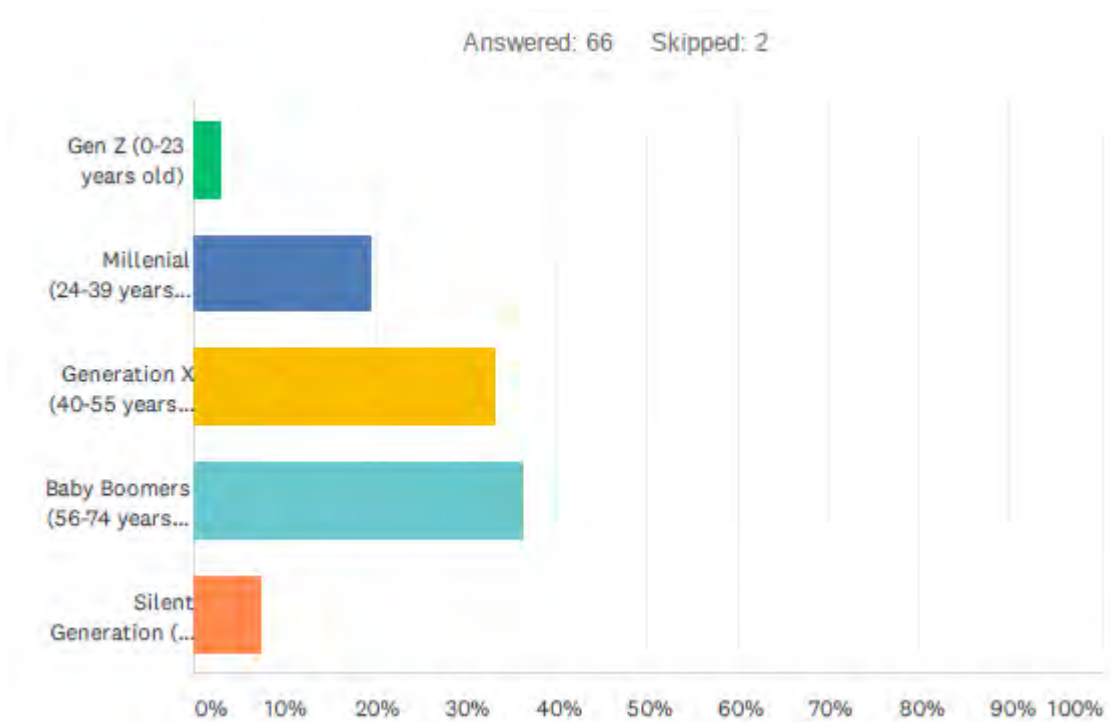


³ Survey Question #4: "Do you currently own or rent your home?"

Age range of respondents:⁴

ANSWER CHOICES	RESPONSES	
Gen Z (0-23 years old)	3.03%	2
Millennial (24-39 years old)	19.70%	13
Generation X (40-55 years old)	33.33%	22
Baby Boomers (56-74 years old)	36.36%	24
Silent Generation (75 + years old)	7.58%	5
TOTAL		66

Figure 4: Age range of respondents



⁴ Survey Question #5: "What age range most accurately describes you?"

Most common types of households:⁵

ANSWER CHOICES	RESPONSES	
Single person household	15.15%	10
Couple	18.18%	12
Couple with children under 18	21.21%	14
Single parent with children under 18	1.52%	1
Adult Head of Household (non-parent) with children under 18	0.00%	0
Young adult living with parents	1.52%	1
Multi-generational family household (Grandparents, Children, and/or Grandchildren all under the same roof)	12.12%	8
Single person living with roommates	6.06%	4
Couple living with roommates	1.52%	1
Couple with adult children	7.58%	5
Single parent with adult children	9.09%	6
Other (please specify)	6.06%	4
TOTAL		66

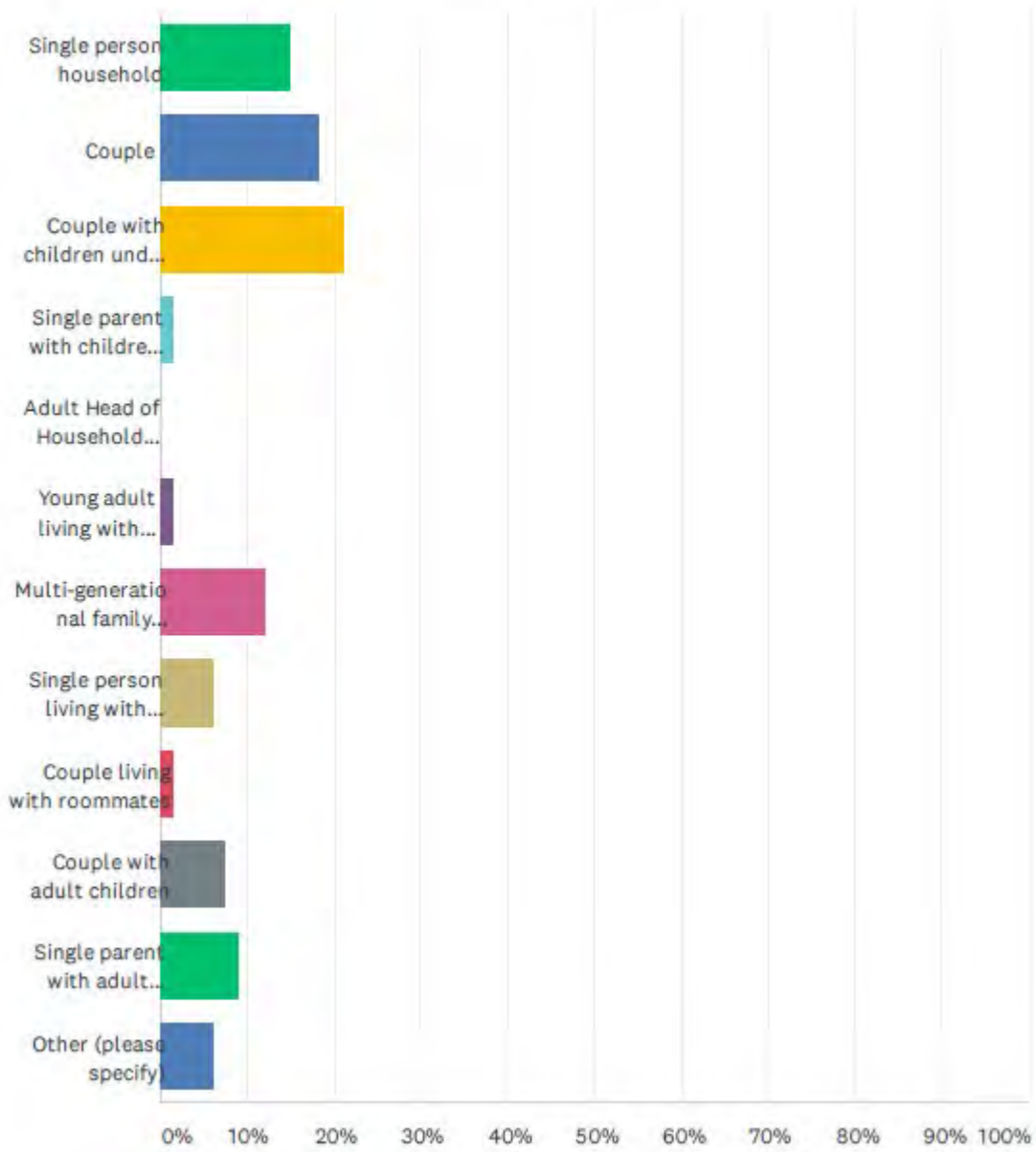
Other responses included:

#	OTHER (PLEASE SPECIFY)
1	HỘ GIA ĐÌNH GỒM BA MẸ VÀ CON ĐOC THAN
2	Workforce homeownership developer
3	couple with both adult child and child under 18
4	Vo chong gia (chong 68tuoi, vo 53 tuoi)

⁵ Survey Question #6: “Which of the following best describes your household type?”

Figure 5: Most common types of households

Answered: 66 Skipped: 2



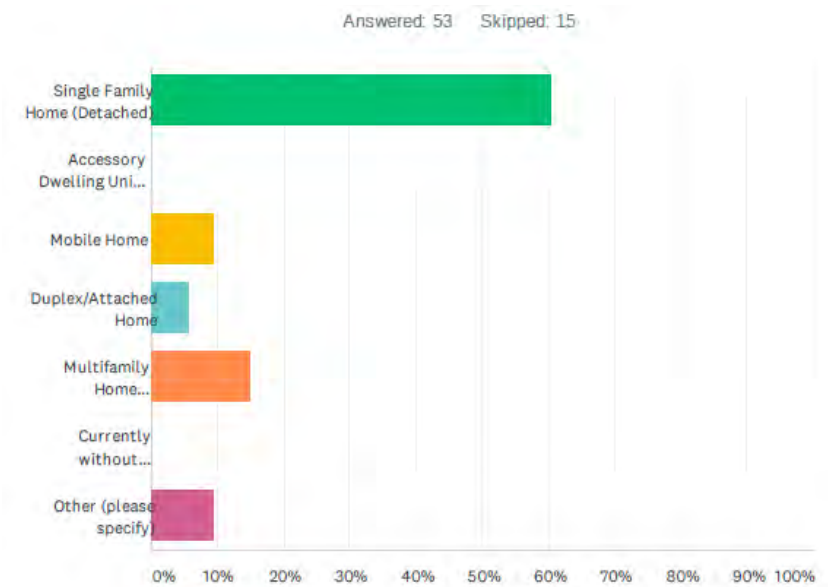
Most common types of housing:⁶

ANSWER CHOICES	RESPONSES	
Single Family Home (Detached)	60.38%	32
Accessory Dwelling Unit, Granny Flat, Guest House	0.00%	0
Mobile Home	9.43%	5
Duplex/Attached Home	5.66%	3
Multifamily Home (Apartment/Condominium)	15.09%	8
Currently without permanent shelter	0.00%	0
Other (please specify)	9.43%	5
TOTAL		53

Other responses included:

#	OTHER (PLEASE SPECIFY)
1	Condo
2	565 Sq ft apartment
3	Phong Master Bathroom
4	Townhome
5	Rento

Figure 6: Most common types of housing



⁶ Survey Question #7: "Select the type of housing that best describes your current home."

Survey Responses

The survey responses reveal information about housing in Westminster. The results are grouped into four categories: values and priorities; housing affordability; housing maintenance; and housing fit.

VALUES AND PRIORITIES

Most common reason respondents have chosen to live in Westminster:⁷

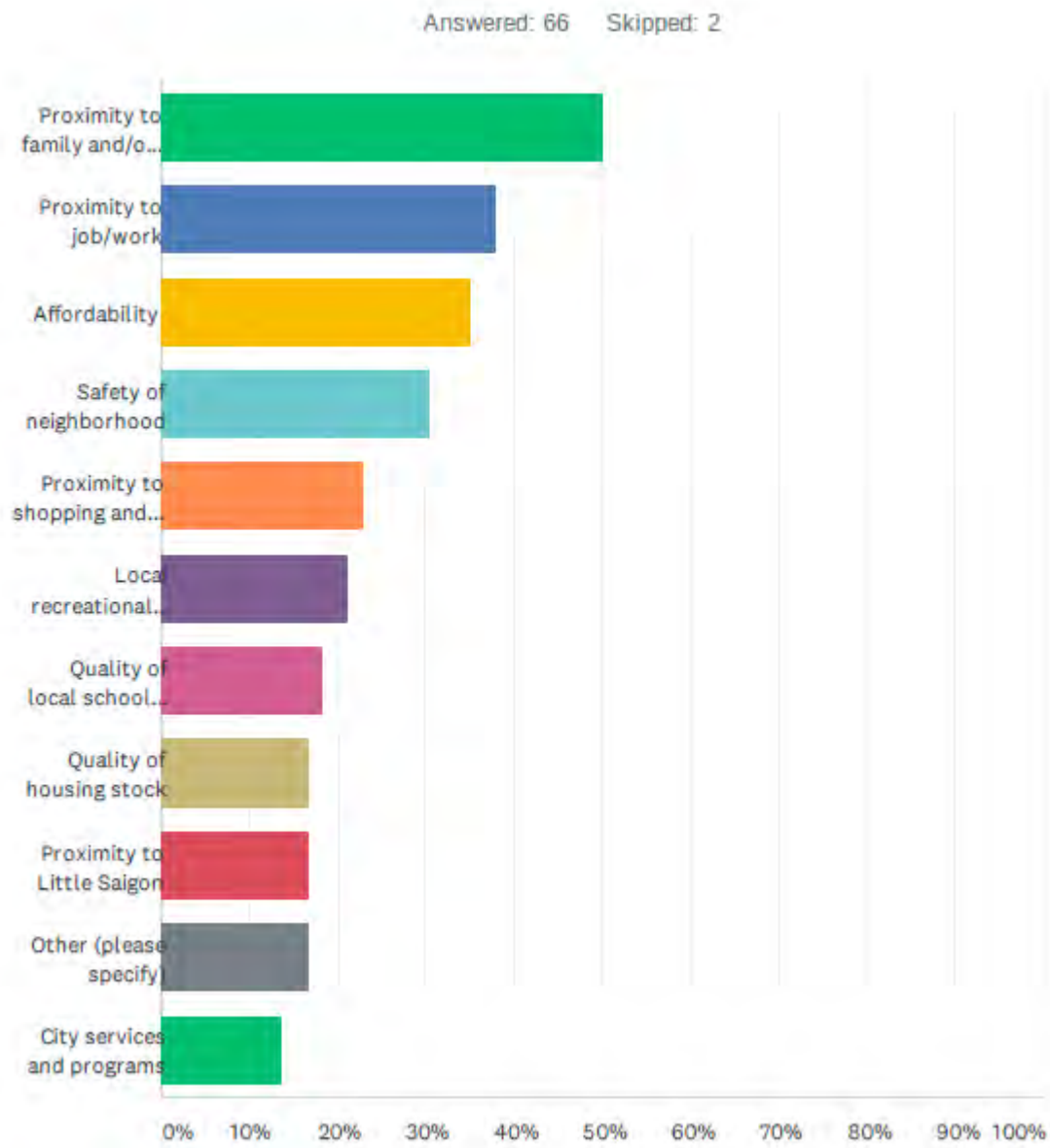
ANSWER CHOICES	RESPONSES	
Proximity to family and/or friends	50.00%	33
Proximity to job/work	37.88%	25
Affordability	34.85%	23
Safety of neighborhood	30.30%	20
Proximity to shopping and services	22.73%	15
Local recreational amenities and scenery	21.21%	14
Quality of local school system	18.18%	12
Quality of housing stock	16.67%	11
Proximity to Little Saigon	16.67%	11
Other (please specify)	16.67%	11
City services and programs	13.64%	9
Total Respondents: 66		

Other responses included:

#	OTHER (PLEASE SPECIFY)
1	Habitat OC is a community stakeholder
2	Midway City has no services
3	Near the church
4	No the owner of the property
5	At first Affordability, Mngmnt changed and now too expensive
6	Long time resident & close to family & friends.
7	Vì vo tôi làm công việc thiện nguyện ở Westminster
8	Khu mobile home có giá thuê đất phù hợp.
9	tui thích westminster
10	The only house I could afford at the time.
11	Needed a place quickly after moving out of previous apartment and just renewed lease a second time because was between jobs when lease expired.

⁷ Survey Question #3: “Why have you chosen to live in Westminster?”

Figure 7: Most common reason respondents have chosen to live in Westminster



The most important concerns to respondents and their families were:⁸

	VERY IMPORTANT	SOMEWHAT IMPORTANT	NOT IMPORTANT	DON'T KNOW	TOTAL	WEIGHTED AVERAGE
Ensuring that children who grow up in Westminster can afford to live in Westminster.	61.22% 30	20.41% 10	14.29% 7	4.08% 2	49	1.61
Establish special needs housing for seniors, large families, veterans, and/or persons with disabilities.	52.00% 26	34.00% 17	14.00% 7	0.00% 0	50	1.62
Encourage the rehabilitation of existing housing stock in older neighborhoods.	58.00% 29	28.00% 14	8.00% 4	6.00% 3	50	1.62
Establish programs to help at-risk homeowners keep their homes, including mortgage loan programs.	56.00% 28	30.00% 15	10.00% 5	4.00% 2	50	1.62
Fair/Equitable Housing opportunities and programs to help maintain and secure neighborhoods that have suffered foreclosures.	54.00% 27	28.00% 14	14.00% 7	4.00% 2	50	1.68
Ensure that the housing market in Westminster provides a diverse range of housing types, including single-family homes, townhomes, apartments, duplex/triplex and condominiums to meet the varied needs of local residents.	52.00% 26	26.00% 13	20.00% 10	2.00% 1	50	1.72
Integrate affordable housing throughout the community to create mixed-income neighborhoods.	49.02% 25	23.53% 12	27.45% 14	0.00% 0	51	1.78
Create mixed-use (commercial/office and residential) projects in the community that encourage walkable neighborhoods and reduce dependency on automobiles.	31.37% 16	35.29% 18	29.41% 15	3.92% 2	51	2.06
Provide shelters and transitional housing for the homeless, along with services to help move people into permanent housing.	41.18% 21	15.69% 8	35.29% 18	7.84% 4	51	2.10

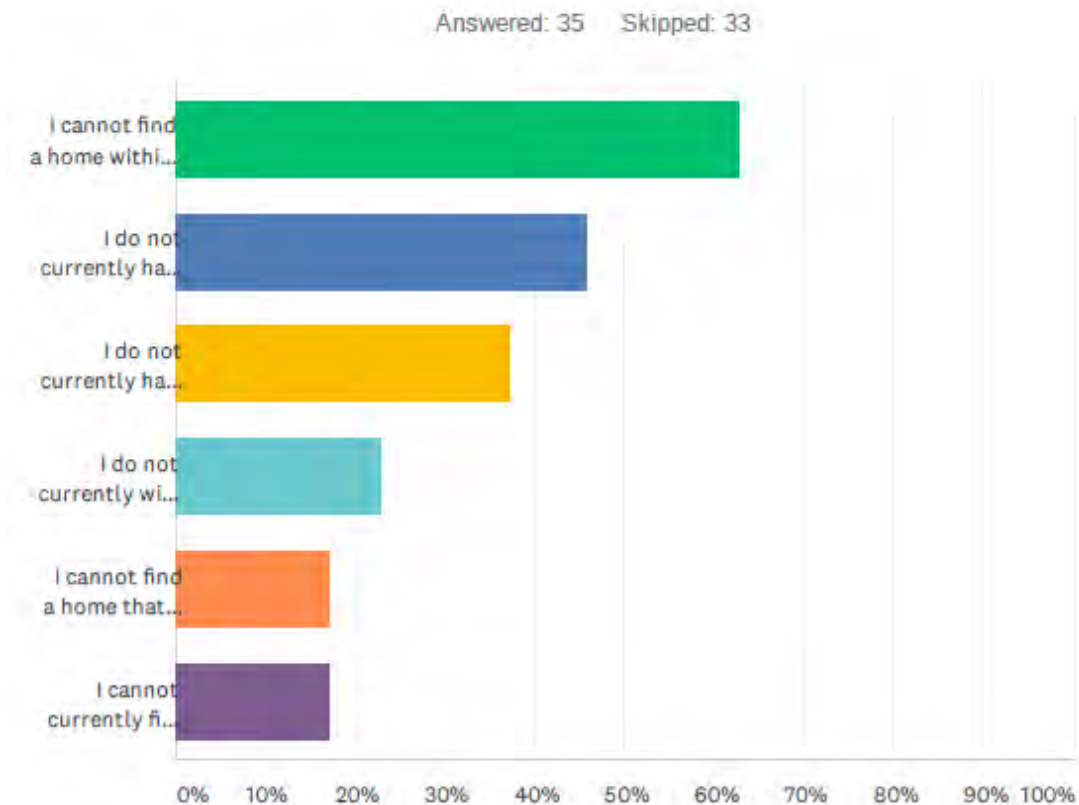
⁸ Survey Question #12: "How important are the following concerns to you and your family?"

HOUSING AFFORDABILITY

When respondents were asked, “If you wish to own a home in Westminster but do not currently own one, what issues are preventing you from owning a home at this time?”⁹ Those who do not already own a home responded:

ANSWER CHOICES	RESPONSES
I cannot find a home within my target price range in Westminster	62.86% 22
I do not currently have the financial resources for an appropriate down payment	45.71% 16
I do not currently have the financial resources for an adequate monthly mortgage payment	37.14% 13
I do not currently wish to own or rent a home in Westminster	22.86% 8
I cannot find a home that suits my living needs in Westminster (housing size, disability accommodations)	17.14% 6
I cannot currently find a home that suits my quality standards in Westminster	17.14% 6
Total Respondents: 35	

Figure 8: Issues preventing homeownership in Westminster



⁹ Survey Question #11: “If you wish to own a home in Westminster but do not currently own one, what issues are preventing you from owning a home at this time?”

HOUSING MAINTENANCE

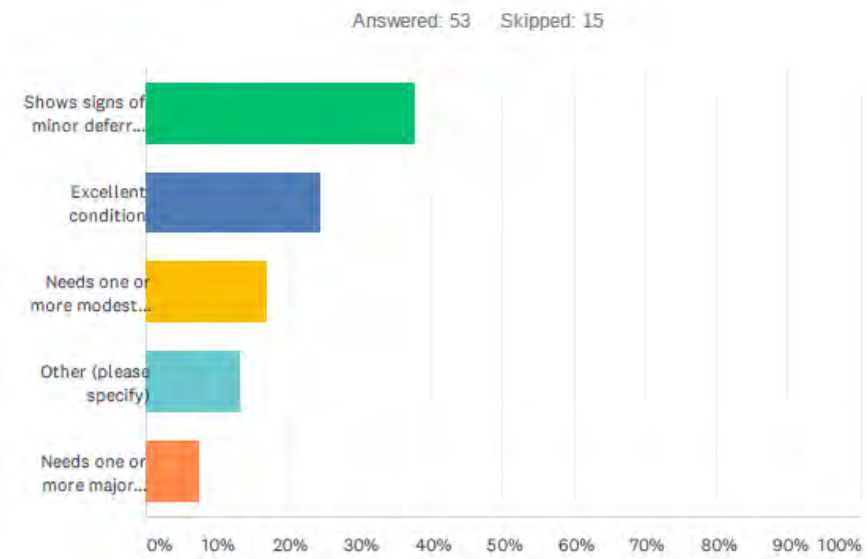
How respondents rated the physical condition of their residences:¹⁰

ANSWER CHOICES	RESPONSES	
Shows signs of minor deferred maintenance (i.e., peeling paint, chipped stucco, etc.)	37.74%	20
Excellent condition	24.53%	13
Needs one or more modest rehabilitation improvements (i.e., new roof, new wood siding, etc.)	16.98%	9
Other (please specify)	13.21%	7
Needs one or more major upgrades (i.e., new foundation, new plumbing, new electrical, etc.)	7.55%	4
TOTAL		53

Other responses included:

#	OTHER (PLEASE SPECIFY)
1	CAN HE THONG SỬỬ ẤM
2	Hệ thống sưởi ấm
3	Slow progress w/ new Mngmnt, we are all fearing complex may be sold, again
4	luong huu (\$ 1,204/ thang)
5	n/a
6	tui ok
7	Peeling and chipped paint, community trash always overflowing, roach infestations, portion of complex fence gate does not work

Figure 9: How respondents rated the physical condition of their residences



¹⁰ Survey Question #8: “How would you rate the physical condition of the residence you live in?”

Housing upgrades or expansions respondents have considered making to their homes:¹¹

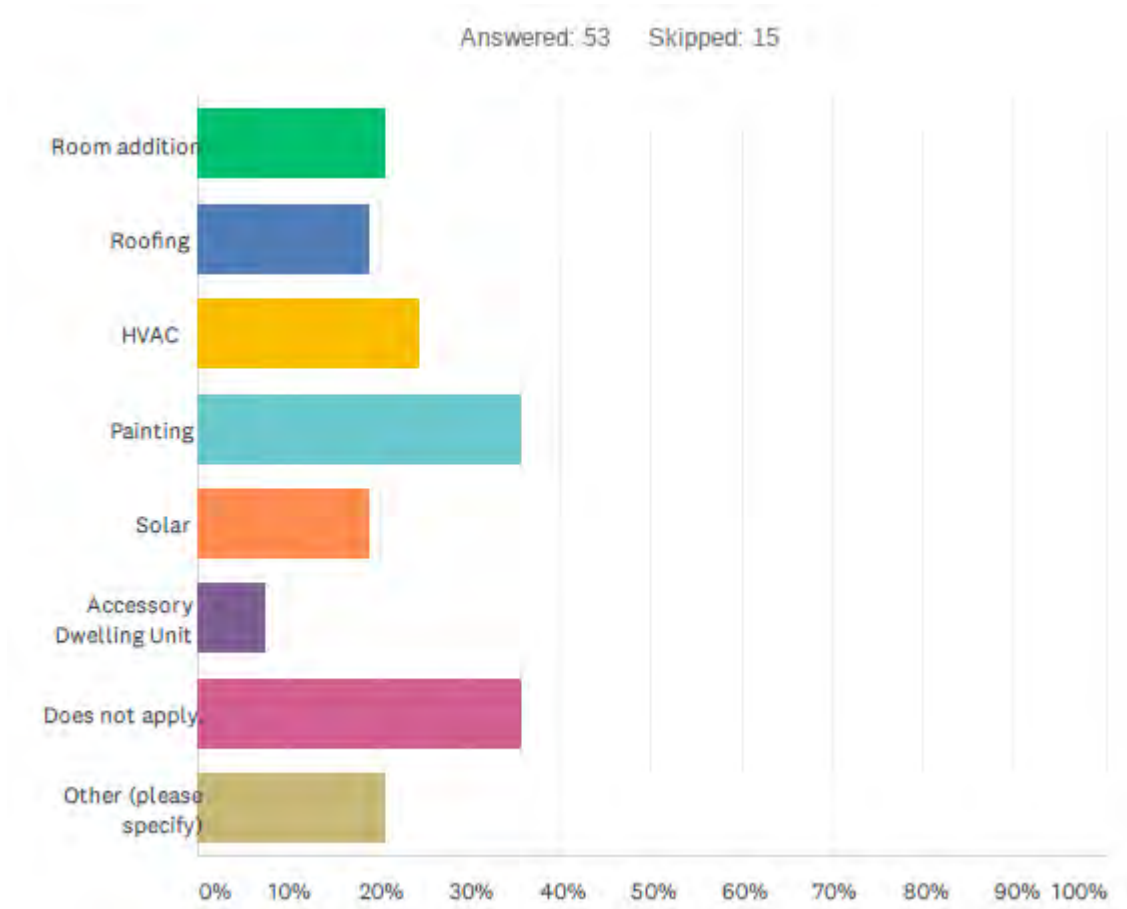
ANSWER CHOICES	RESPONSES	
Room addition	20.75%	11
Roofing	18.87%	10
HVAC	24.53%	13
Painting	35.85%	19
Solar	18.87%	10
Accessory Dwelling Unit	7.55%	4
Does not apply.	35.85%	19
Other (please specify)	20.75%	11
Total Respondents: 53		

Other responses included:

#	OTHER (PLEASE SPECIFY)
1	I have urged the owner (room mate) to have this done for years.
2	More laundry facilities, WIFI
3	New driveway
4	restuccoing
5	new flooring (carpet or hardwood)
6	facing boards to be replaced
7	I live in a Senior Complex
8	Nop don xin Housing
9	n/a
10	chính phủ xây nhà cho thuê
11	Kitchen upgrade

¹¹ Survey Question #9: “Which of the following housing upgrades or expansions have you considered making on your home?”

Figure 10: Housing upgrades or expansions respondents have considered making to their homes



HOUSING FIT

How satisfied respondents are with their current housing situation:¹²

ANSWER CHOICES	RESPONSES	
I am very satisfied.	39.62%	21
I am somewhat satisfied.	28.30%	15
I am somewhat dissatisfied.	24.53%	13
I am dissatisfied.	7.55%	4
TOTAL		53

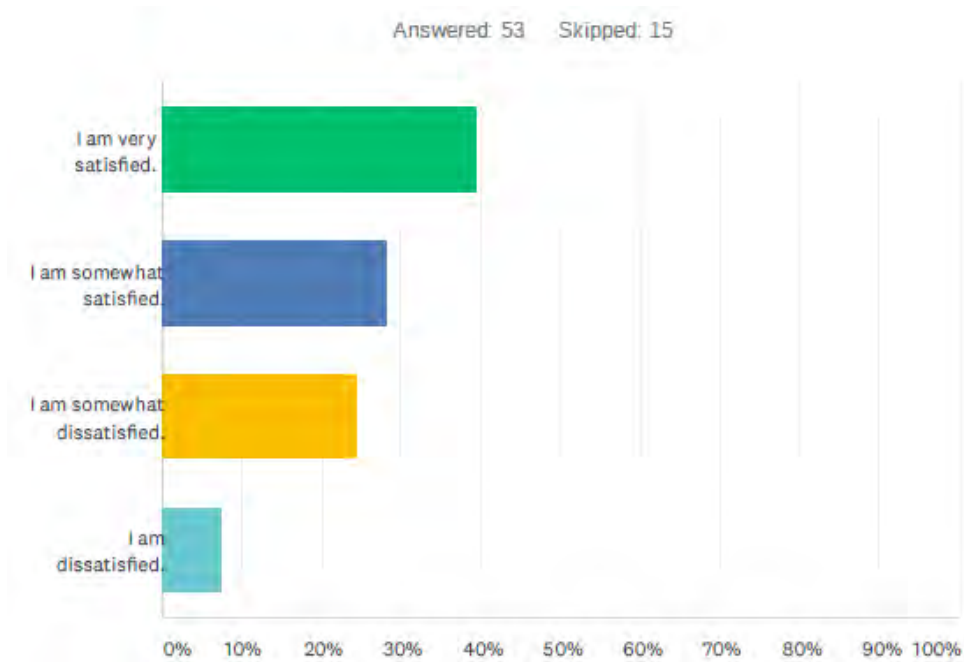
Nearly 68% of respondents indicated that they were very satisfied or somewhat satisfied with their current housing.

¹² Survey Question #10: "How satisfied are you with your current housing situation?"

Some of the explanations as to why respondents were dissatisfied include:

#	IF YOU ANSWERED DISSATISFIED OR SOMEWHAT DISSATISFIED PLEASE PROVIDE A REASON BELOW.
1	I wish I could afford my own condo or small home.
2	RẤT LẠNH VÀO MÙA ĐÔNG NHƯNG MÁY HEAT NHỎ LẠI KHÔNG THỂ SỬ DỤNG ĐỦ ẤM HOẶC BỊ NHẢY ĐIỆN KHI DÙNG MÁY HEAT. HỆ THỐNG THOÁT NƯỚC BỊ NGẬP
3	Too much drug and homeless traffic.
4	Expansion of 405 and Edinger hi-density housing have increased noise, pollution and traffic. No park or open space to walk.
5	No kitchen, no insulation freezing in winter, roof condensation, poor electrical can only have one thing on at a time when cooking
6	Too much crime in the neighborhood
7	Too small for a family of 6
8	405 freeway closures and construction are a huge inconvenience
9	Impact of high density housing in other cities impacting traffic and nearby shopping. Freeway construction activity is loud and has damaged my property.
10	Không có hệ thống sưởi ấm
11	Compared to last Mngmnt company new Mngmnt slow on fixing or cleaning
12	too much cockroach/ too noisy(beside apartment 24/7 has a group of stranger people, they paint/ write all on the wall/door
13	Unable to get qualified for Block Grant?
14	Thieu tien chi tieu
15	Too much senior housing. Not enough housing for young families
16	giá thuê cao
17	The neighborhood is becoming undesirable
18	Car was damaged while in assigned carport, unit is surrounded by noisy neighbor children and frequent shouting from upstairs neighbor, apartment is too expensive, insect problems. I am actively looking at moving out of the area due to these issues.
19	No A/C during summer it's difficult- plumbing garage has a whole for ever when taking a shower water dripping to garage - under the sink in kitchen and bathroom water dripping- paint overall is coming off - owner doesn't give contact info- manager recently died - son who took over fixes cars from patio- always noise from machine- paint- rent went up \$2,000 now many more things

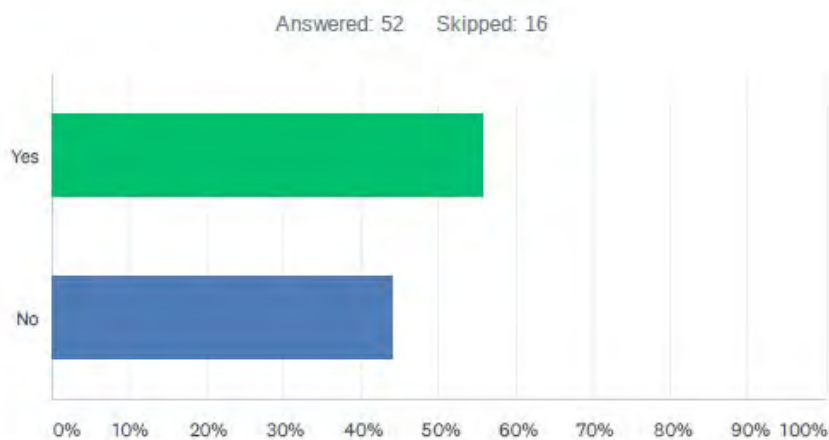
Figure 11: How satisfied respondents are with their current housing situation



When asked if they felt that the different housing types in Westminster currently met their housing needs, respondents answered:¹³

ANSWER CHOICES	RESPONSES	
Yes	55.77%	29
No	44.23%	23
TOTAL		52

Figure 12: Are your current housing needs being met?



¹³ Survey Question #13: “Do you feel that the different housing types in Westminster currently meet your housing needs?”

When asked what types of housing are most needed in the City of Westminster, respondents answered:¹⁴

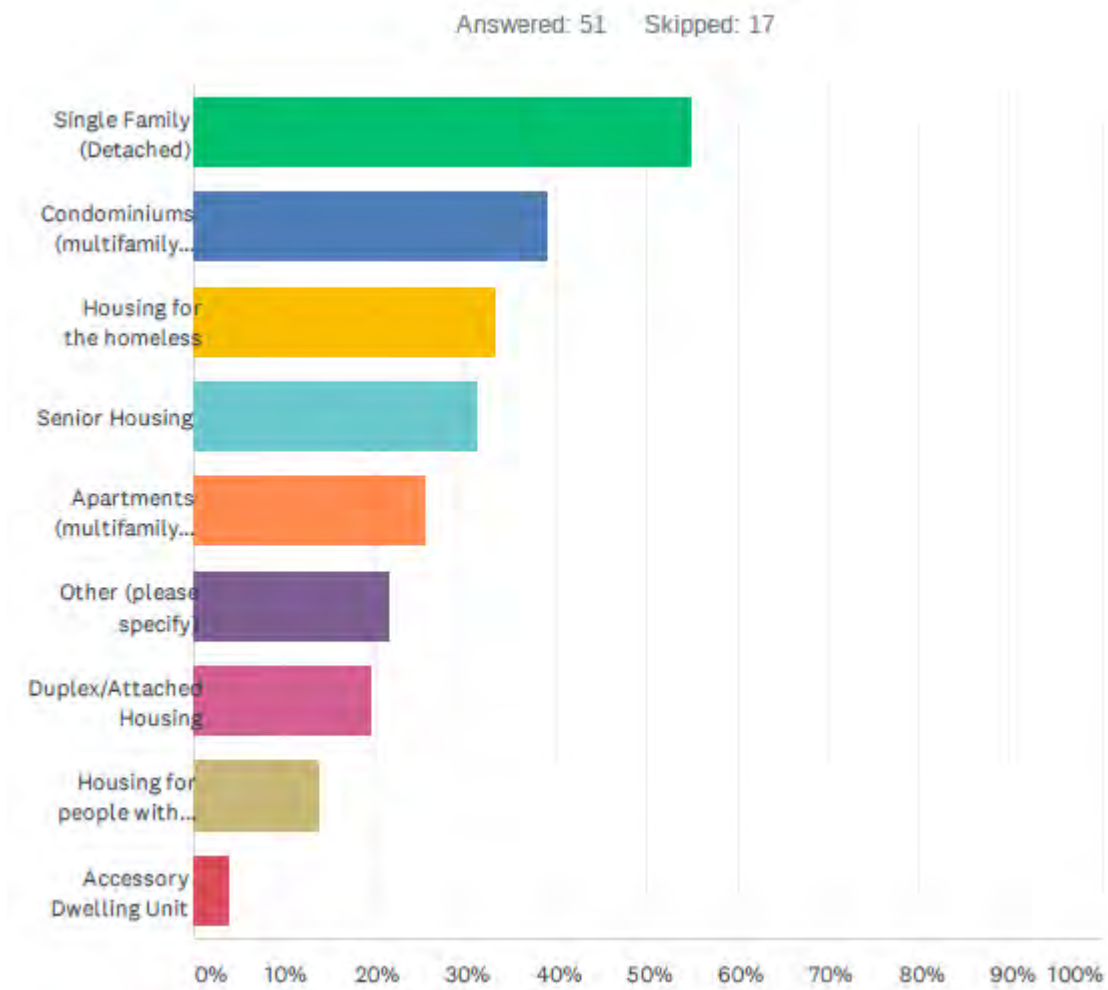
ANSWER CHOICES	RESPONSES	
Single Family (Detached)	54.90%	28
Condominiums (multifamily ownership homes)	39.22%	20
Housing for the homeless	33.33%	17
Senior Housing	31.37%	16
Apartments (multifamily rental homes)	25.49%	13
Other (please specify)	21.57%	11
Duplex/Attached Housing	19.61%	10
Housing for people with disabilities (Please specify in comment field below)	13.73%	7
Accessory Dwelling Unit	3.92%	2
Total Respondents: 51		

Other responses included:

#	OTHER (PLEASE SPECIFY)
1	1-bedroom apartments for low and very low income individuals/couples with RENT BASED ON A PERCENTAGE OF THEIR INCOME.
2	Veteran housing
3	Higher density home are needed. Higher density makes homes more affordable.
4	Mobile homes for rent
5	I personally feel like there are plenty of options for housing. If the area gets too over developed then we will continue to have congested traffic and an increase of students in classrooms.
6	Nhà cho người thu nhập thấp thuê
7	Mobile Home gia re (phai chang cho nguoi co thu nhap thap)
8	Affordable housing for Low/Very Low Income Households with rent based on a % of income.
9	N/A
10	nhà ở tùy theo lợi tức
11	The rent is too high! We need rentals with rents less than \$1000 and more availability of rental complexes in the city. Additional resources for disabled renters and childfree renters are needed.

¹⁴ Survey Question #12: “What types of housing are most needed in the City of Westminster?”

Figure 13: What types of housing are most needed in the City of Westminster?



Appendix A: Survey

Appendix B: Summary of Survey Responses



City of Westminster Housing Element Survey

Welcome! Thank you for participating in this survey! The City is in the process of updating the Housing Element of the General Plan for the 2021-2029 period as required by State law. The Housing Element establishes policies and programs to address Westminster's existing and projected housing needs, including the City's "fair share" of the regional housing need (or "RHNA"). If you live or work in the City of Westminster, please complete the following short survey to provide us with your input.

The intent of this survey is to help City staff and our consultant team to better understand the community's housing needs and priorities. This is an early step in the process. There will be additional opportunities for the community to comment on the Housing Element Update, including reviewing draft documents. For additional information about the Housing Element Update, process, and timeline, please visit the Housing Element website: www.westminster-ca.gov/housing

All survey results are anonymous. Survey limited to one per household.

Do you live and/or work in the City of Westminster?

- I live in Westminster but work somewhere else
- I work in Westminster but live somewhere else
- I live and work in Westminster
- I live in Westminster and do not currently work

If you live somewhere other than the City of Westminster, where do you live?



City of Westminster Housing Element Survey

How long have you lived in the City of Westminster?

- 0-2 Years
- 2-5 Years
- 5-10 Years
- 10 + Years

Why have you chosen to live in Westminster? (Select all that apply)

- Proximity to job/work
- Quality of housing stock
- Local recreational amenities and scenery
- Proximity to family and/or friends
- Affordability
- Quality of local school system
- Safety of neighborhood
- City services and programs
- Proximity to shopping and services
- Proximity to Little Saigon
- Other (please specify)

Do you currently own or rent your home?

- Own
- Rent
- Live with other household (Neither own nor rent)
- Currently homeless

What age range most accurately describes you?

- Gen Z (0-23 years old)
- Millennial (24-39 years old)
- Generation X (40-55 years old)
- Baby Boomers (56-74 years old)
- Silent Generation (75 + years old)

Which of the following best describes your household type?

- Single person household
- Couple
- Couple with children under 18
- Single parent with children under 18
- Adult Head of Household (non-parent) with children under 18
- Young adult living with parents
- Other (please specify)
- Multi-generational family household (Grandparents, Children, and/or Grandchildren all under the same roof)
- Single person living with roommates
- Couple living with roommates
- Couple with adult children
- Single parent with adult children



City of Westminster Housing Element Survey

Select the type of housing that best describes your current home:

- Single Family Home (Detached)
- Accessory Dwelling Unit, Granny Flat, Guest House
- Mobile Home
- Duplex/Attached Home
- Multifamily Home (Apartment/Condominium)
- Currently without permanent shelter
- Other (please specify)

How would you rate the physical condition of the residence you live in?

- Excellent condition
- Shows signs of minor deferred maintenance (i.e., peeling paint, chipped stucco, etc.)
- Needs one or more modest rehabilitation improvements (i.e., new roof, new wood siding, etc.)
- Needs one or more major upgrades (i.e., new foundation, new plumbing, new electrical, etc.)
- Other (please specify)

Which of the following housing upgrades or expansions have you considered making on your home?

- | | |
|---|--|
| <input type="checkbox"/> Room addition | <input type="checkbox"/> Solar |
| <input type="checkbox"/> Roofing | <input type="checkbox"/> Accessory Dwelling Unit |
| <input type="checkbox"/> HVAC | <input type="checkbox"/> Does not apply. |
| <input type="checkbox"/> Painting | |
| <input type="checkbox"/> Other (please specify) | |

How satisfied are you with your current housing situation?

- I am very satisfied.
- I am somewhat satisfied.
- I am somewhat dissatisfied.
- I am dissatisfied.

If you answered Dissatisfied or Somewhat Dissatisfied please provide a reason below.

If you wish to own a home in Westminster but do not currently own one, what issues are preventing you from owning a home at this time? (Choose all that apply)

- I cannot find a home within my target price range in Westminster
- I cannot find a home that suits my living needs in Westminster (housing size, disability accommodations)
- I do not currently have the financial resources for an appropriate down payment
- I do not currently have the financial resources for an adequate monthly mortgage payment
- I cannot currently find a home that suits my quality standards in Westminster
- I do not currently wish to own or rent a home in Westminster

How important are the following concerns to you and your family?

	Very Important	Somewhat Important	Not Important	Don't Know
Ensuring that children who grow up in Westminster can afford to live in Westminster.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Create mixed-use (commercial/office and residential) projects in the community that encourage walkable neighborhoods and reduce dependency on automobiles.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

Very Important Somewhat Important Not Important Don't Know

Ensure that the housing market in Westminster provides a diverse range of housing types, including single-family homes, townhomes, apartments, duplex/triplex and condominiums to meet the varied needs of local residents.

Establish special needs housing for seniors, large families, veterans, and/or persons with disabilities.

Integrate affordable housing throughout the community to create mixed-income neighborhoods.

Provide shelters and transitional housing for the homeless, along with services to help move people into permanent housing.

Encourage the rehabilitation of existing housing stock in older neighborhoods.

	Very Important	Somewhat Important	Not Important	Don't Know
Establish programs to help at-risk homeowners keep their homes, including mortgage loan programs.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Fair/Equitable Housing opportunities and programs to help maintain and secure neighborhoods that have suffered foreclosures.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

Do you feel that the different housing types in Westminster currently meet your housing needs?

- Yes
- No

What types of housing are most needed in the City of Westminster?

- Single Family (Detached)
- Duplex/Attached Housing
- Condominiums (multifamily ownership homes)
- Apartments (multifamily rental homes)
- Senior Housing
- Accessory Dwelling Unit
- Housing for people with disabilities (Please specify in comment field below)
- Housing for the homeless
- Other (please specify)

Please remember to visit the website for more details on the Housing Element Update at the link below:
www.westminster-ca.gov/housing

Are there any comments or concerns you would like to share with the City of Westminster relevant to the upcoming Housing Element Update?

If desired, please leave your name and email address to receive email updates, meeting announcements, and information on the 2021-2029 Housing Element Update.

Note: Emails will solely be used for the purpose of dispersing information related to the Housing Element Update and will not be shared or used for any other purpose.

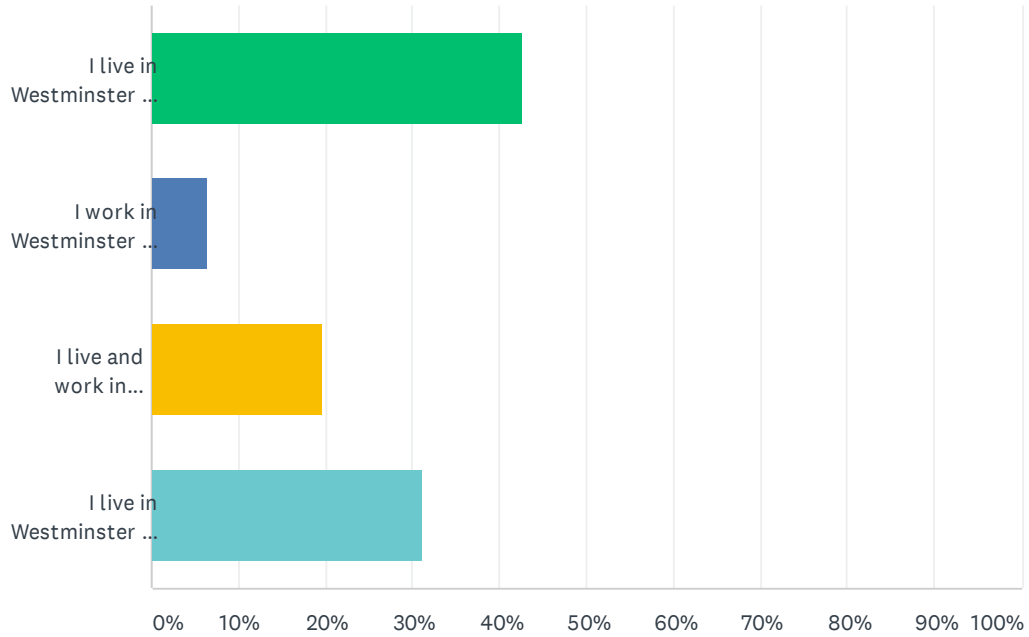
First Name:

Last Name:

Email:

Q1 Do you live and/or work in the City of Westminster?

Answered: 61 Skipped: 7



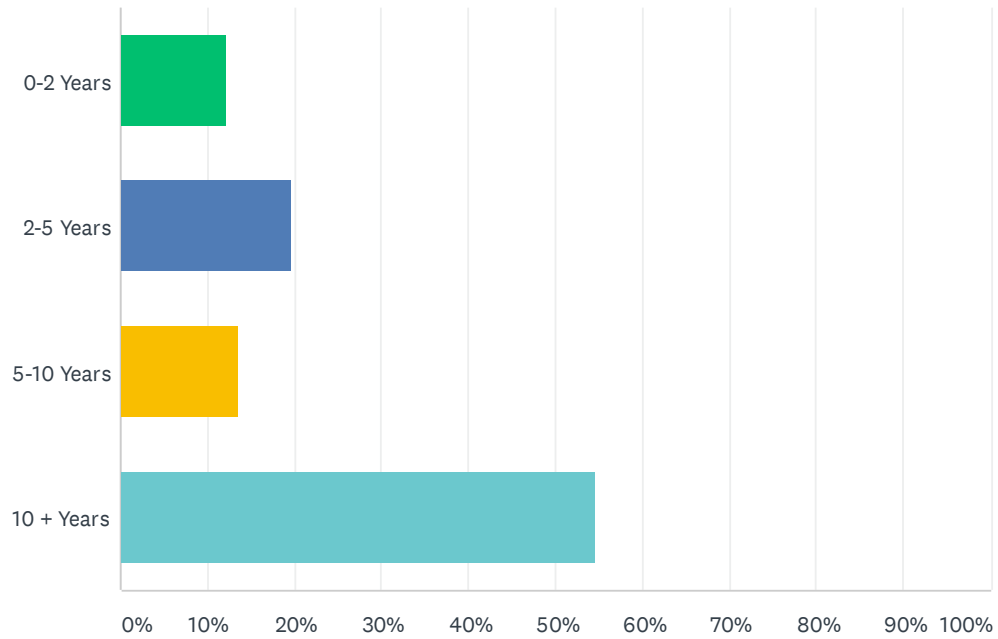
ANSWER CHOICES	RESPONSES	
I live in Westminster but work somewhere else	42.62%	26
I work in Westminster but live somewhere else	6.56%	4
I live and work in Westminster	19.67%	12
I live in Westminster and do not currently work	31.15%	19
TOTAL		61

City of Westminster Housing Element Survey

#	IF YOU LIVE SOMEWHERE OTHER THAN THE CITY OF WESTMINSTER, WHERE DO YOU LIVE?	DATE
1	Los Alamitos	1/15/2021 3:04 PM
2	Midway City, CA	1/11/2021 1:24 PM
3	Midway City Pacific & McFadden tract	1/5/2021 1:55 PM
4	midway city	12/17/2020 7:43 PM
5	Garden Grove	12/12/2020 7:28 PM
6	Minnesota	12/8/2020 12:19 PM
7	Irvine	12/8/2020 8:24 AM
8	Fountain valley	12/7/2020 2:35 PM
9	Irvine but currently working at home in Westminster	12/7/2020 8:32 AM
10	garden grove	12/5/2020 9:09 PM
11	Garden Grove	12/4/2020 11:47 AM
12	Midway city	12/3/2020 8:03 PM
13	Habitat for Humanity of OC's home office is in Santa Ana	12/2/2020 4:08 PM
14	I am living in Midway City	11/30/2020 9:00 PM

Q2 How long have you lived in the City of Westminster?

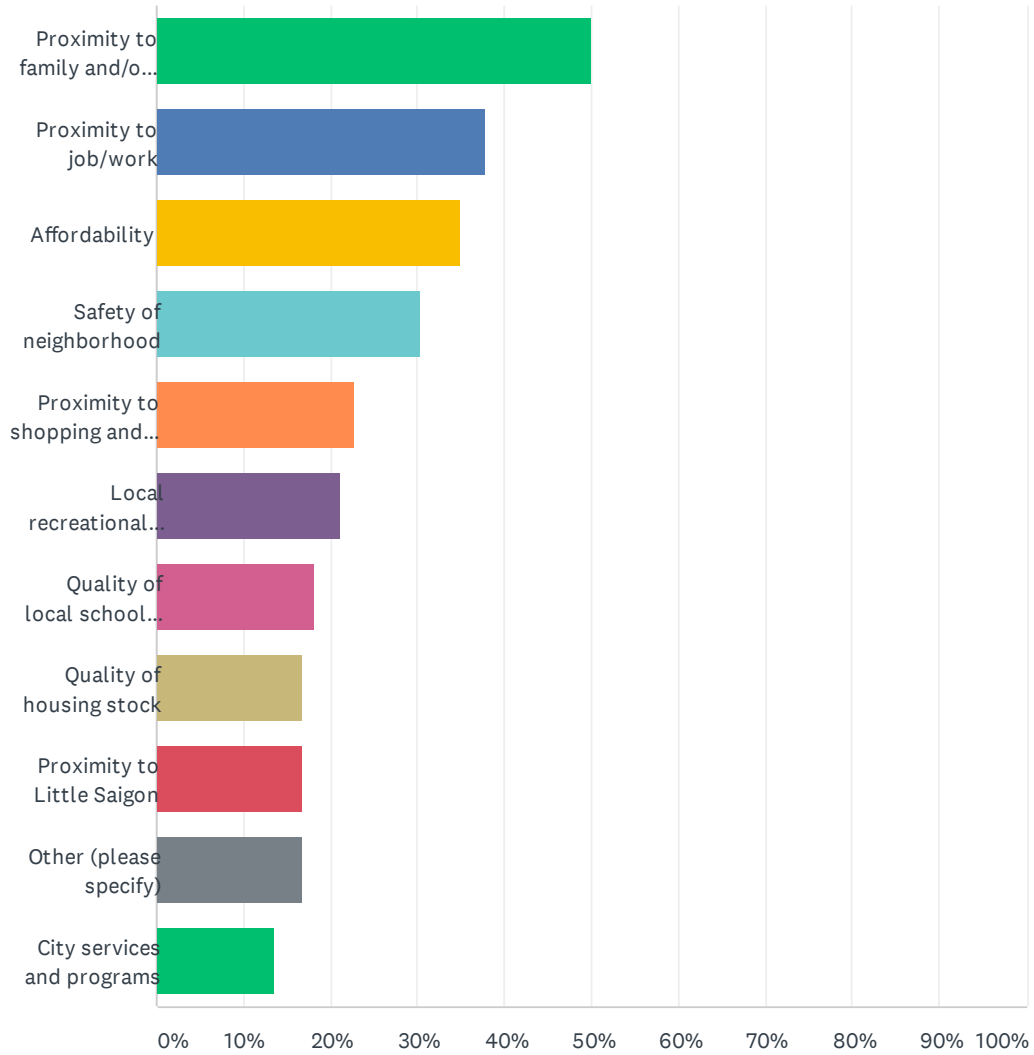
Answered: 66 Skipped: 2



ANSWER CHOICES	RESPONSES	
0-2 Years	12.12%	8
2-5 Years	19.70%	13
5-10 Years	13.64%	9
10 + Years	54.55%	36
TOTAL		66

Q3 Why have you chosen to live in Westminster? (Select all that apply)

Answered: 66 Skipped: 2



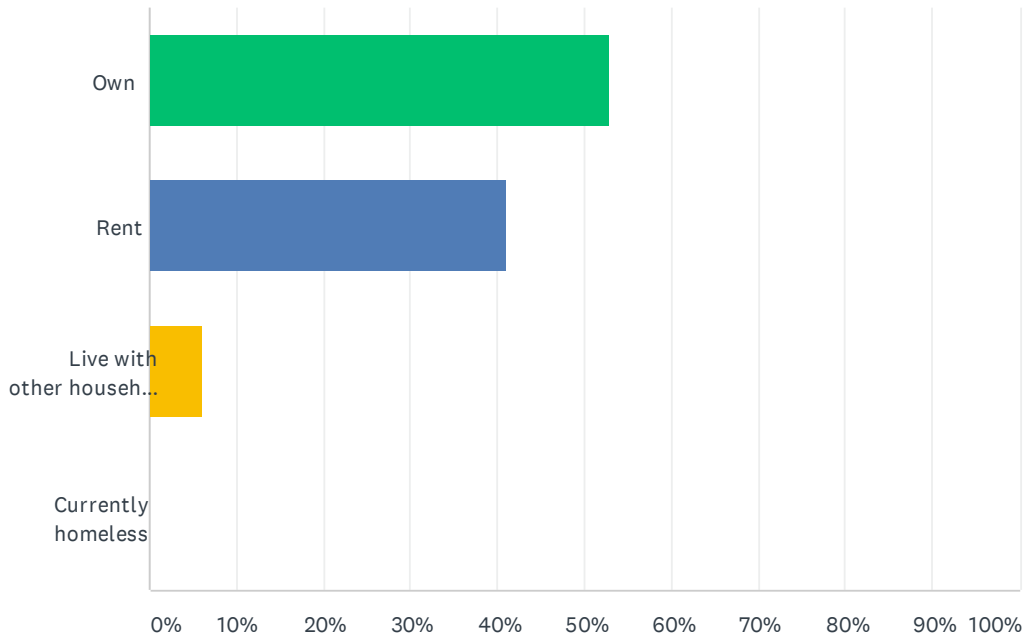
City of Westminster Housing Element Survey

ANSWER CHOICES	RESPONSES	
Proximity to family and/or friends	50.00%	33
Proximity to job/work	37.88%	25
Affordability	34.85%	23
Safety of neighborhood	30.30%	20
Proximity to shopping and services	22.73%	15
Local recreational amenities and scenery	21.21%	14
Quality of local school system	18.18%	12
Quality of housing stock	16.67%	11
Proximity to Little Saigon	16.67%	11
Other (please specify)	16.67%	11
City services and programs	13.64%	9
Total Respondents: 66		

#	OTHER (PLEASE SPECIFY)	DATE
1	Habitat OC is a community stakeholder	1/18/2021 12:42 PM
2	Midway City has no services	1/11/2021 1:26 PM
3	Near the church	12/9/2020 6:53 AM
4	No the owner of the property	12/8/2020 8:29 AM
5	At first Affordability, Mngmnt changed and now too expensive	12/6/2020 2:52 PM
6	Long time resident & close to family & friends.	12/5/2020 4:29 PM
7	Vi vo toi lam cong viec thien nguyen o Westminster	12/4/2020 11:57 AM
8	Khu mobile home có giá thuê đất phù hợp.	12/3/2020 5:58 PM
9	tui thích westminster	12/2/2020 9:51 PM
10	The only house I could afford at the time.	12/2/2020 4:17 PM
11	Needed a place quickly after moving out of previous apartment and just renewed lease a second time because was between jobs when lease expired.	12/1/2020 10:29 PM

Q4 Do you currently own or rent your home?

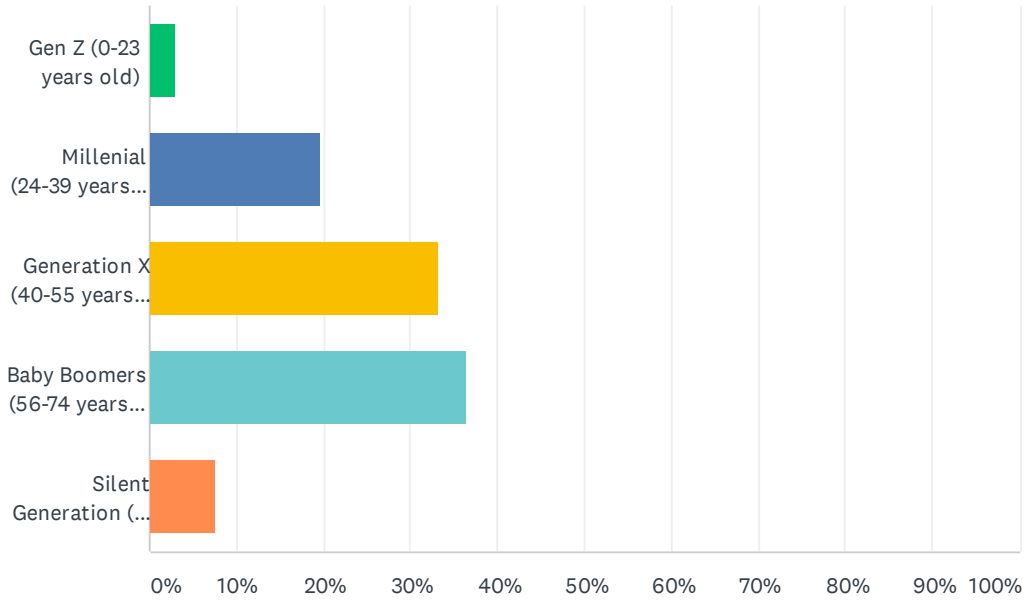
Answered: 66 Skipped: 2



ANSWER CHOICES	RESPONSES	
Own	53.03%	35
Rent	40.91%	27
Live with other household (Neither own nor rent)	6.06%	4
Currently homeless	0.00%	0
TOTAL		66

Q5 What age range most accurately describes you?

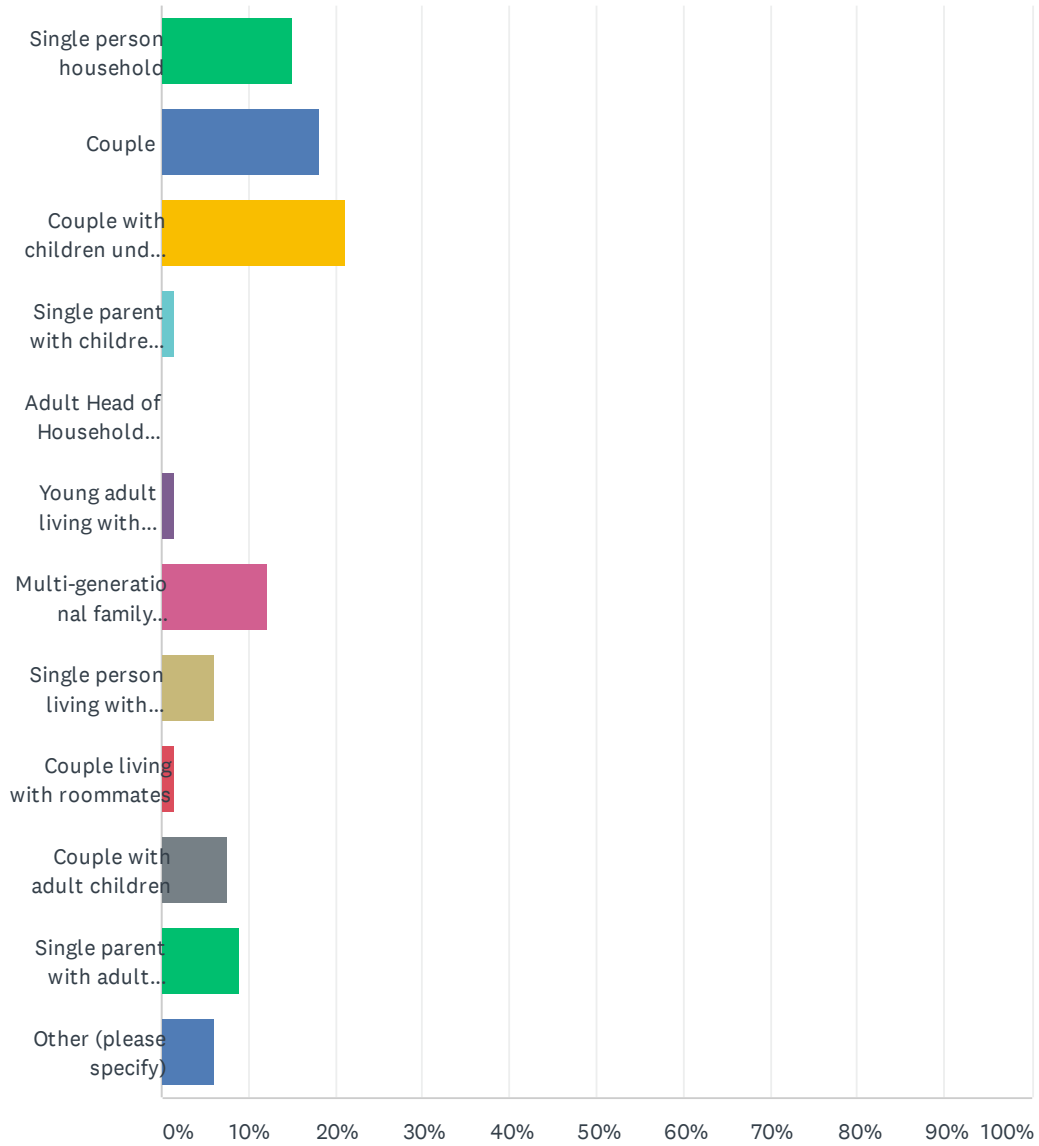
Answered: 66 Skipped: 2



ANSWER CHOICES	RESPONSES	
Gen Z (0-23 years old)	3.03%	2
Millennial (24-39 years old)	19.70%	13
Generation X (40-55 years old)	33.33%	22
Baby Boomers (56-74 years old)	36.36%	24
Silent Generation (75 + years old)	7.58%	5
TOTAL		66

Q6 Which of the following best describes your household type?

Answered: 66 Skipped: 2



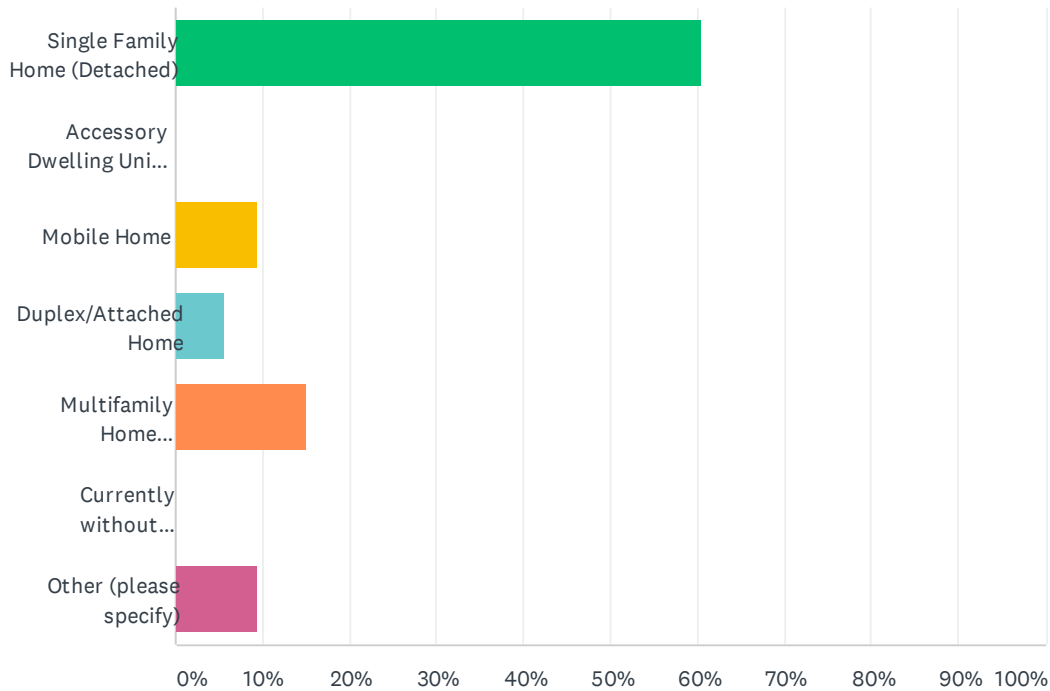
City of Westminster Housing Element Survey

ANSWER CHOICES	RESPONSES	
Single person household	15.15%	10
Couple	18.18%	12
Couple with children under 18	21.21%	14
Single parent with children under 18	1.52%	1
Adult Head of Household (non-parent) with children under 18	0.00%	0
Young adult living with parents	1.52%	1
Multi-generational family household (Grandparents, Children, and/or Grandchildren all under the same roof)	12.12%	8
Single person living with roommates	6.06%	4
Couple living with roommates	1.52%	1
Couple with adult children	7.58%	5
Single parent with adult children	9.09%	6
Other (please specify)	6.06%	4
TOTAL		66

#	OTHER (PLEASE SPECIFY)	DATE
1	HỘ GIA ĐÌNH GỒM BA MẸ VÀ CON ĐOC THAN	1/18/2021 3:11 PM
2	Workforce homeownership developer	1/18/2021 12:42 PM
3	couple with both adult child and child under 18	12/22/2020 5:52 PM
4	Vo chong gia (chong 68tuoi, vo 53 tuoi)	12/4/2020 11:57 AM

Q7 Select the type of housing that best describes your current home:

Answered: 53 Skipped: 15

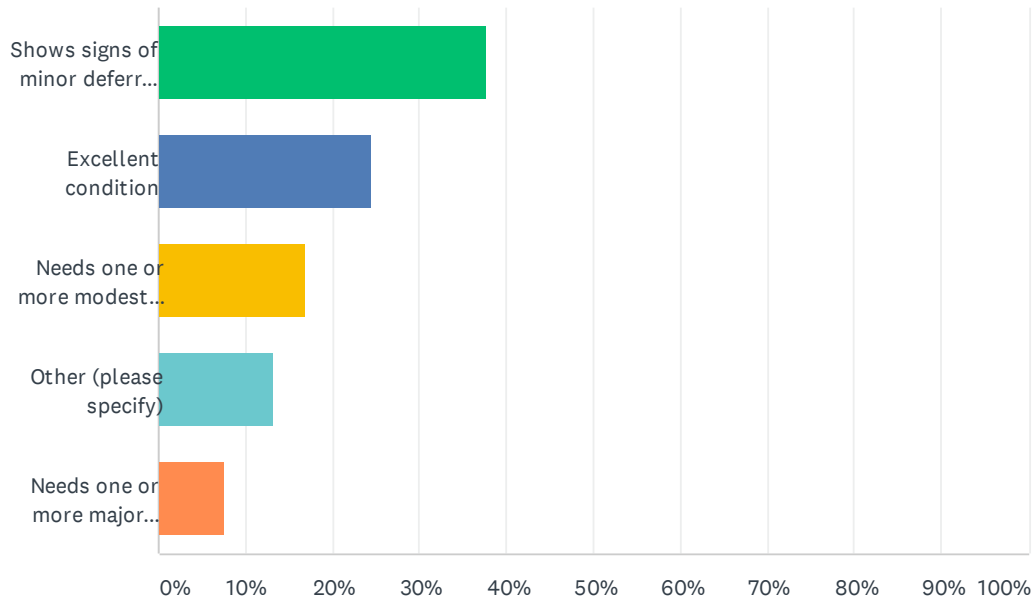


ANSWER CHOICES	RESPONSES
Single Family Home (Detached)	60.38% 32
Accessory Dwelling Unit, Granny Flat, Guest House	0.00% 0
Mobile Home	9.43% 5
Duplex/Attached Home	5.66% 3
Multifamily Home (Apartment/Condominium)	15.09% 8
Currently without permanent shelter	0.00% 0
Other (please specify)	9.43% 5
TOTAL	53

#	OTHER (PLEASE SPECIFY)	DATE
1	Condo	12/7/2020 2:44 PM
2	565 Sq ft apartment	12/6/2020 3:07 PM
3	Phong Master Bathroom	12/4/2020 12:10 PM
4	Townhome	11/30/2020 9:02 PM
5	Rento	11/30/2020 6:24 PM

Q8 How would you rate the physical condition of the residence you live in?

Answered: 53 Skipped: 15

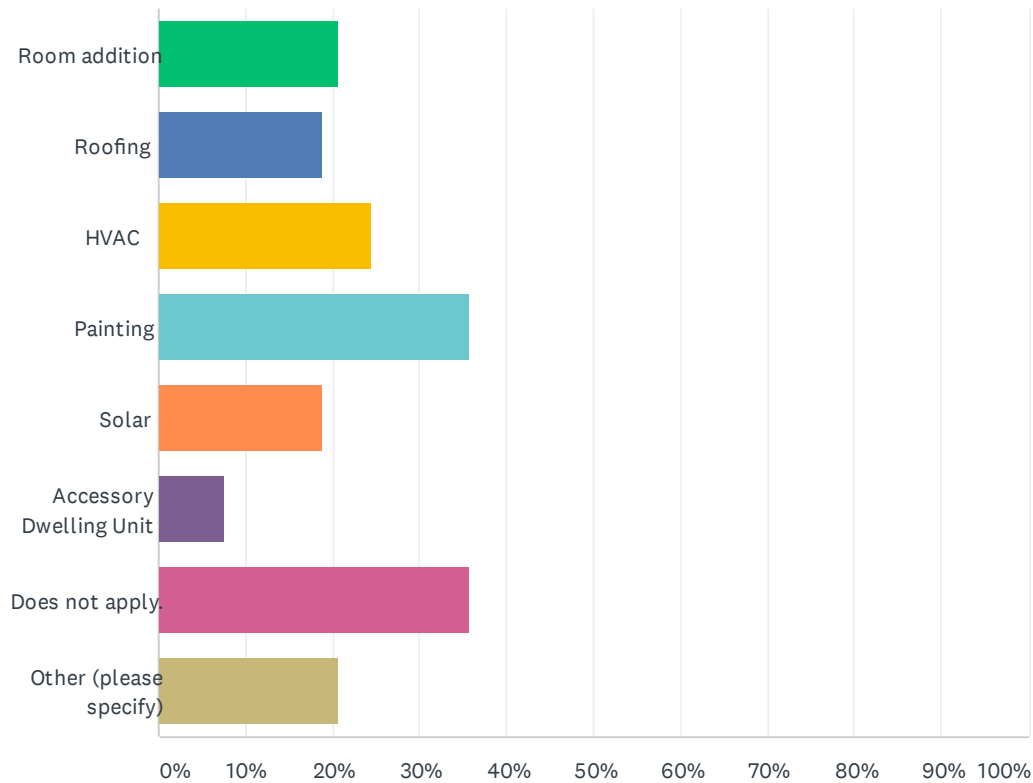


ANSWER CHOICES	RESPONSES	
Shows signs of minor deferred maintenance (i.e., peeling paint, chipped stucco, etc.)	37.74%	20
Excellent condition	24.53%	13
Needs one or more modest rehabilitation improvements (i.e., new roof, new wood siding, etc.)	16.98%	9
Other (please specify)	13.21%	7
Needs one or more major upgrades (i.e., new foundation, new plumbing, new electrical, etc.)	7.55%	4
TOTAL		53

#	OTHER (PLEASE SPECIFY)	DATE
1	CAN HE THONG SỬ Ử ẤM	1/18/2021 3:15 PM
2	Hệ thống sưởi ấm	12/8/2020 1:23 PM
3	Slow progress w/ new Mngmnt, we are all fearing complex may be sold, again	12/6/2020 3:07 PM
4	luong huu (\$ 1,204/ thang)	12/4/2020 12:10 PM
5	n/a	12/3/2020 12:50 PM
6	tui ok	12/2/2020 10:09 PM
7	Peeling and chipped paint, community trash always overflowing, roach infestations, portion of complex fence gate does not work	12/1/2020 10:43 PM

Q9 Which of the following housing upgrades or expansions have you considered making on your home?

Answered: 53 Skipped: 15



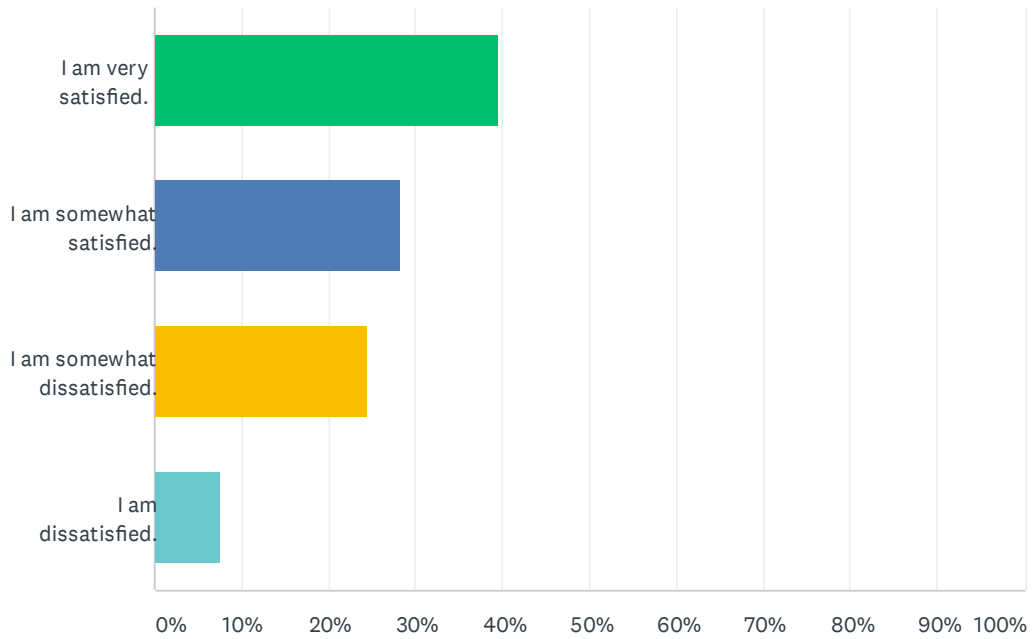
ANSWER CHOICES	RESPONSES	
Room addition	20.75%	11
Roofing	18.87%	10
HVAC	24.53%	13
Painting	35.85%	19
Solar	18.87%	10
Accessory Dwelling Unit	7.55%	4
Does not apply.	35.85%	19
Other (please specify)	20.75%	11
Total Respondents: 53		

City of Westminster Housing Element Survey

#	OTHER (PLEASE SPECIFY)	DATE
1	I have urged the owner (room mate) to have this done for years.	1/18/2021 10:59 PM
2	More laundry facilities, WIFI	1/11/2021 1:32 PM
3	New driveway	1/5/2021 2:25 PM
4	restuccoing	12/12/2020 8:29 PM
5	new flooring (carpet or hardwood)	12/8/2020 5:53 PM
6	facing boards to be replaced	12/7/2020 8:55 AM
7	I live in a Senior Complex	12/6/2020 3:07 PM
8	Nop don xin Housing	12/4/2020 12:10 PM
9	n/a	12/3/2020 12:50 PM
10	chính phủ xây nhà cho thuê	12/2/2020 10:09 PM
11	Kitchen upgrade	12/2/2020 4:25 PM

Q10 How satisfied are you with your current housing situation?

Answered: 53 Skipped: 15



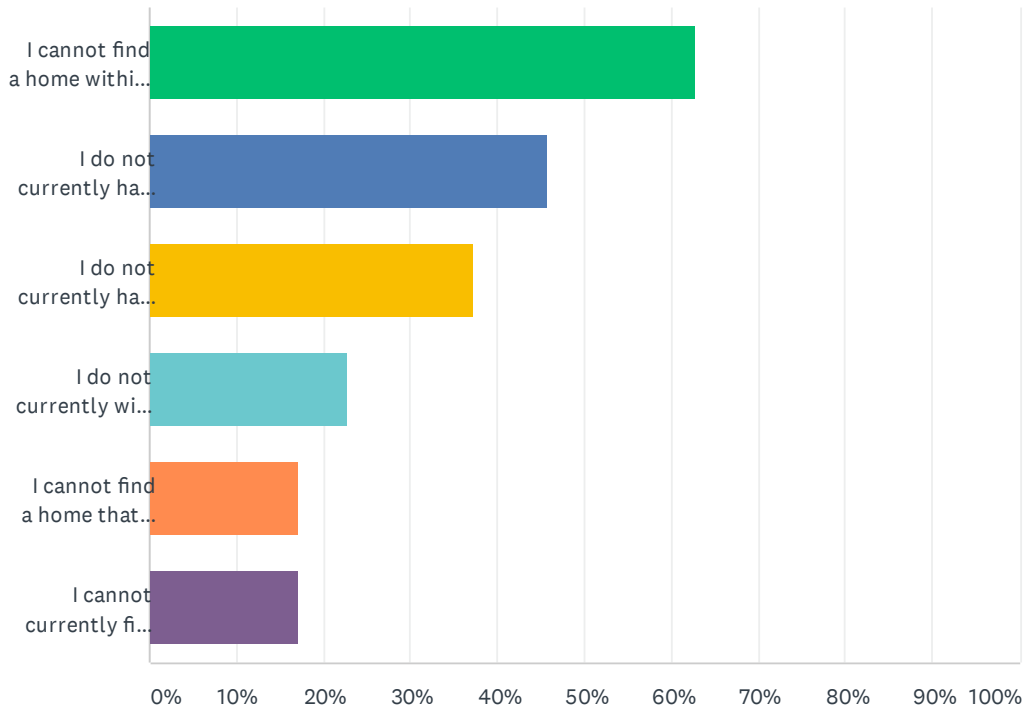
ANSWER CHOICES	RESPONSES	
I am very satisfied.	39.62%	21
I am somewhat satisfied.	28.30%	15
I am somewhat dissatisfied.	24.53%	13
I am dissatisfied.	7.55%	4
TOTAL		53

City of Westminster Housing Element Survey

#	IF YOU ANSWERED DISSATISFIED OR SOMEWHAT DISSATISFIED PLEASE PROVIDE A REASON BELOW.	DATE
1	I wish I could afford my own condo or small home.	1/18/2021 10:59 PM
2	RẤT LẠNH VÀO MÙA ĐÔNG NHƯNG MÁY HEAT NHỎ LẠI KHÔNG THỂ SỬ ỒI ĐỦ ẤM HOẶC BỊ NHẢY ĐIỆN KHI DÙNG MÁY HEAT. HỆ THỐNG THOÁT NƯỚC BỊ NGẬP	1/18/2021 3:15 PM
3	Too much drug and homeless traffic.	1/11/2021 1:32 PM
4	Expansion of 405 and Edinger hi-density housing have increased noise, pollution and traffic. No park or open space to walk.	1/5/2021 2:25 PM
5	No kitchen, no insulation freezing in winter, roof condensation, poor electrical can only have one thing on at a time when cooking	1/5/2021 12:17 PM
6	Too much crime in the neighborhood	12/22/2020 5:58 PM
7	Too small for a family of 6	12/17/2020 7:47 PM
8	405 freeway closures and construction are a huge inconvenience	12/8/2020 5:53 PM
9	Impact of high density housing in other cities impacting traffic and nearby shopping. Freeway construction activity is loud and has damaged my property.	12/8/2020 1:47 PM
10	Không có hệ thống sưởi ấm	12/8/2020 1:23 PM
11	Compared to last Mngmnt company new Mngmnt slow on fixing or cleaning	12/6/2020 3:07 PM
12	too much cockroach/ too noisy(beside apartment 24/7 has a group of stranger people, they paint/ write all on the wall/door	12/5/2020 9:29 PM
13	Unable to get qualified for Block Grant?	12/5/2020 4:39 PM
14	Thieu tien chi tieu	12/4/2020 12:10 PM
15	Too much senior housing. Not enough housing for young families	12/3/2020 8:12 PM
16	giá thuê cao	12/2/2020 10:09 PM
17	The neighborhood is becoming undesirable	12/2/2020 4:25 PM
18	Car was damaged while in assigned carport, unit is surrounded by noisy neighbor children and frequent shouting from upstairs neighbor, apartment is too expensive, insect problems. I am actively looking at moving out of the area due to these issues.	12/1/2020 10:43 PM
19	No A/C during summer it's difficult- plumbing garage has a whole for ever when taking a shower water dripping to garage - under the sink in kitchen and bathroom water dripping- paint overall is coming off - owner doesn't give contact info- manager recently died - son who took over fixes cars from patio- always noise from machine- paint- rent went up \$2,000 now many more things	11/30/2020 9:02 PM

Q11 If you wish to own a home in Westminster but do not currently own one, what issues are preventing you from owning a home at this time? (Choose all that apply)

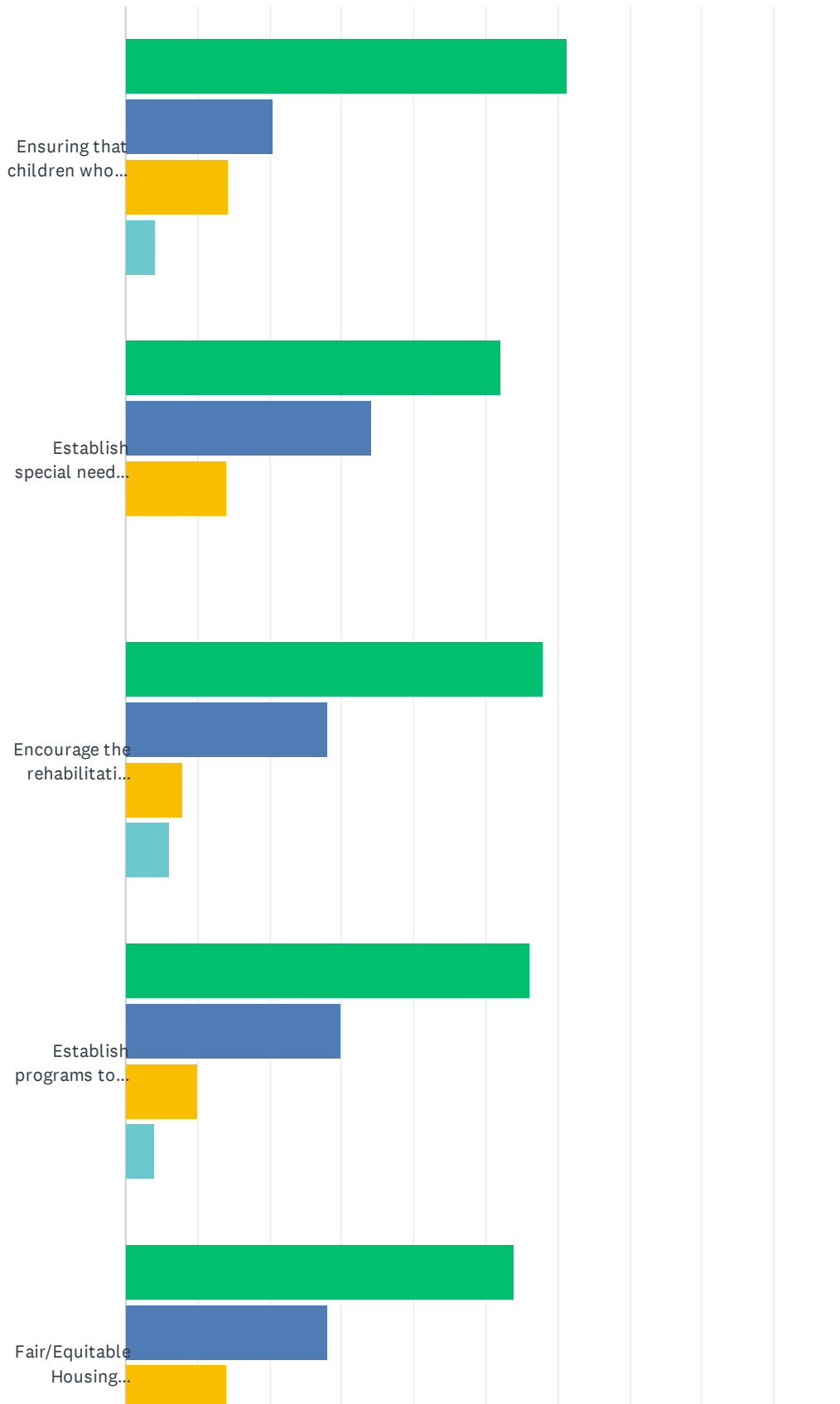
Answered: 35 Skipped: 33



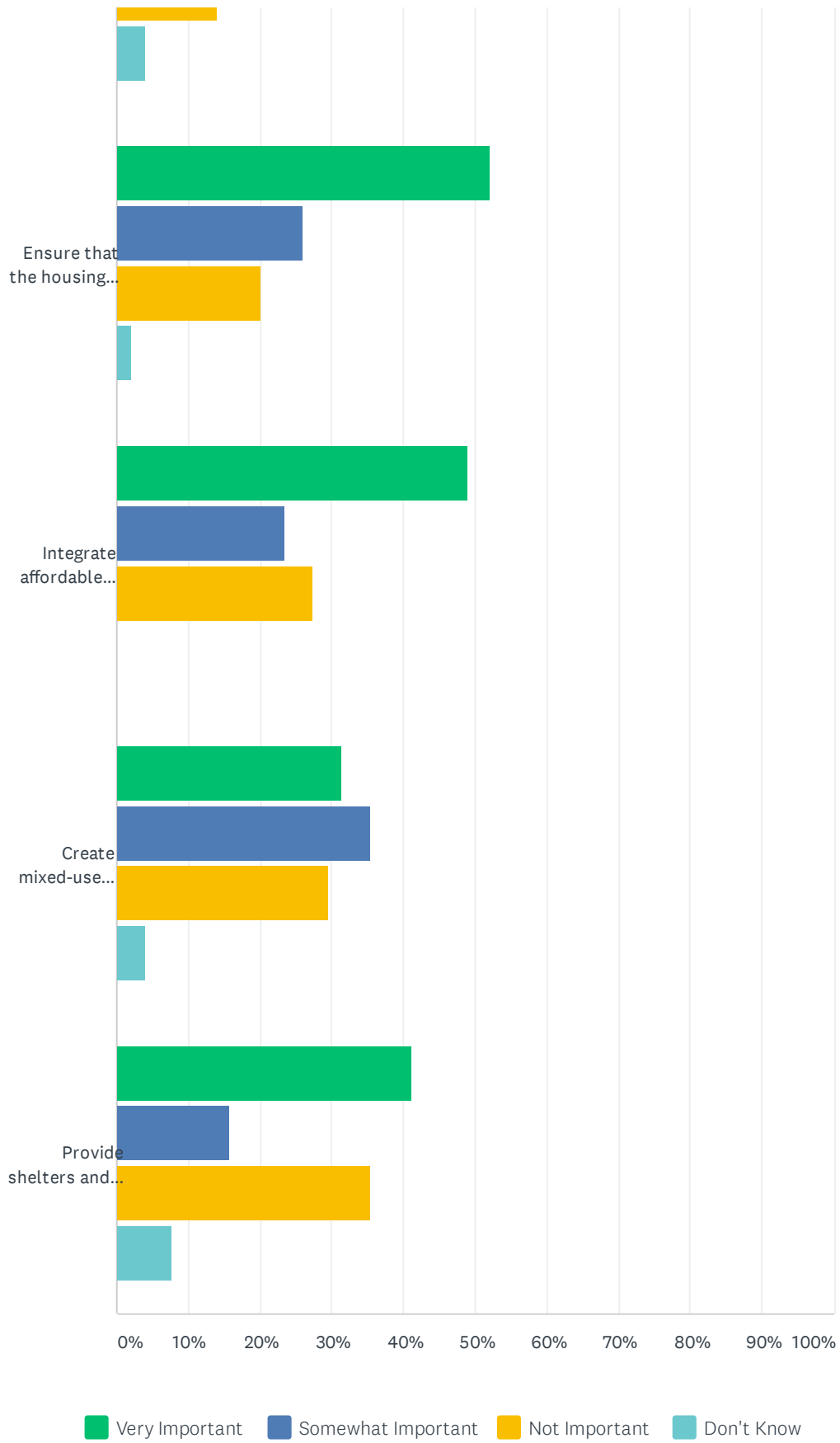
ANSWER CHOICES	RESPONSES	
I cannot find a home within my target price range in Westminster	62.86%	22
I do not currently have the financial resources for an appropriate down payment	45.71%	16
I do not currently have the financial resources for an adequate monthly mortgage payment	37.14%	13
I do not currently wish to own or rent a home in Westminster	22.86%	8
I cannot find a home that suits my living needs in Westminster (housing size, disability accommodations)	17.14%	6
I cannot currently find a home that suits my quality standards in Westminster	17.14%	6
Total Respondents: 35		

Q12 How important are the following concerns to you and your family?

Answered: 51 Skipped: 17



City of Westminster Housing Element Survey

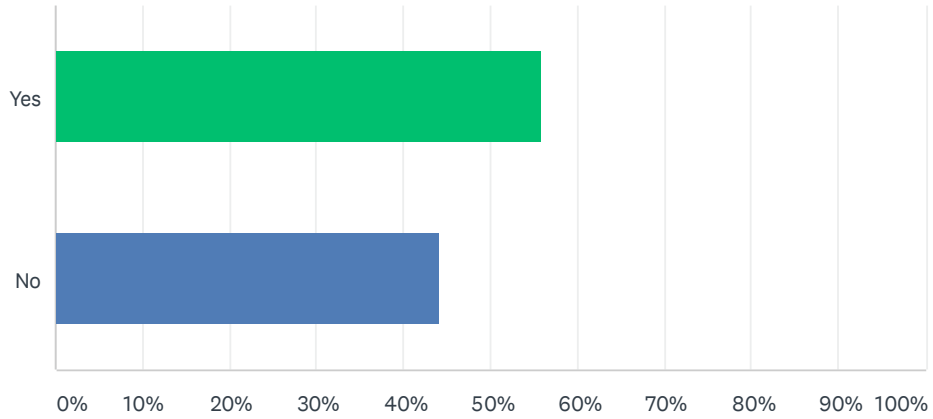


City of Westminster Housing Element Survey

	VERY IMPORTANT	SOMEWHAT IMPORTANT	NOT IMPORTANT	DON'T KNOW	TOTAL	WEIGHTED AVERAGE
Ensuring that children who grow up in Westminster can afford to live in Westminster.	61.22% 30	20.41% 10	14.29% 7	4.08% 2	49	1.61
Establish special needs housing for seniors, large families, veterans, and/or persons with disabilities.	52.00% 26	34.00% 17	14.00% 7	0.00% 0	50	1.62
Encourage the rehabilitation of existing housing stock in older neighborhoods.	58.00% 29	28.00% 14	8.00% 4	6.00% 3	50	1.62
Establish programs to help at-risk homeowners keep their homes, including mortgage loan programs.	56.00% 28	30.00% 15	10.00% 5	4.00% 2	50	1.62
Fair/Equitable Housing opportunities and programs to help maintain and secure neighborhoods that have suffered foreclosures.	54.00% 27	28.00% 14	14.00% 7	4.00% 2	50	1.68
Ensure that the housing market in Westminster provides a diverse range of housing types, including single-family homes, townhomes, apartments, duplex/triplex and condominiums to meet the varied needs of local residents.	52.00% 26	26.00% 13	20.00% 10	2.00% 1	50	1.72
Integrate affordable housing throughout the community to create mixed-income neighborhoods.	49.02% 25	23.53% 12	27.45% 14	0.00% 0	51	1.78
Create mixed-use (commercial/office and residential) projects in the community that encourage walkable neighborhoods and reduce dependency on automobiles.	31.37% 16	35.29% 18	29.41% 15	3.92% 2	51	2.06
Provide shelters and transitional housing for the homeless, along with services to help move people into permanent housing.	41.18% 21	15.69% 8	35.29% 18	7.84% 4	51	2.10

Q13 Do you feel that the different housing types in Westminster currently meet your housing needs?

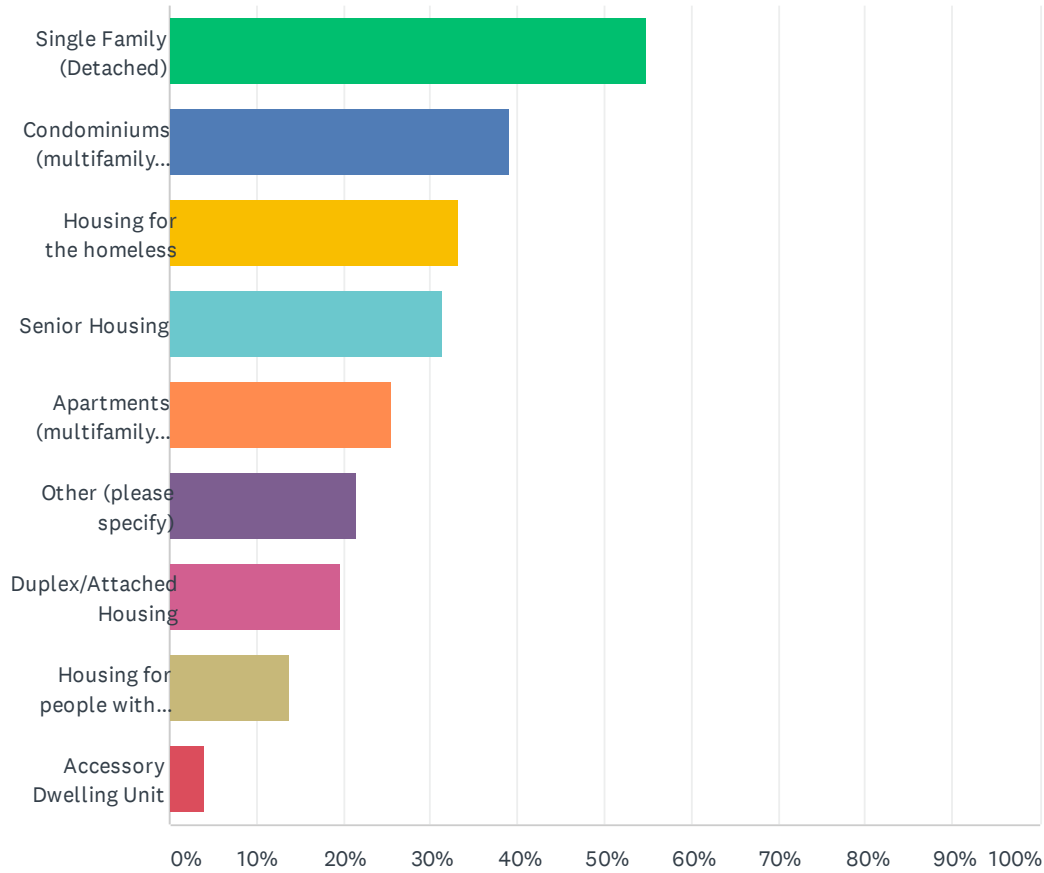
Answered: 52 Skipped: 16



ANSWER CHOICES	RESPONSES	
Yes	55.77%	29
No	44.23%	23
TOTAL		52

Q14 What types of housing are most needed in the City of Westminster?

Answered: 51 Skipped: 17



ANSWER CHOICES	RESPONSES	
Single Family (Detached)	54.90%	28
Condominiums (multifamily ownership homes)	39.22%	20
Housing for the homeless	33.33%	17
Senior Housing	31.37%	16
Apartments (multifamily rental homes)	25.49%	13
Other (please specify)	21.57%	11
Duplex/Attached Housing	19.61%	10
Housing for people with disabilities (Please specify in comment field below)	13.73%	7
Accessory Dwelling Unit	3.92%	2
Total Respondents: 51		

City of Westminster Housing Element Survey

#	OTHER (PLEASE SPECIFY)	DATE
1	1-bedroom apartments for low and very low income individuals/couples with RENT BASED ON A PERCENTAGE OF THEIR INCOME.	1/18/2021 10:59 PM
2	Veteran housing	1/18/2021 12:44 PM
3	Higher density home are needed. Higher density makes homes more affordable.	1/15/2021 3:24 PM
4	Mobile homes for rent	1/5/2021 12:17 PM
5	I personally feel like there are plenty of options for housing. If the area gets too over developed then we will continue to have congested traffic and an increase of students in classrooms.	12/8/2020 9:06 PM
6	Nhà cho người thu nhập thấp thuê	12/8/2020 1:23 PM
7	Mobile Home gia re (phai chang cho nguoi co thu nhap thap)	12/4/2020 12:10 PM
8	Affordable housing for Low/Very Low Income Households with rent based on a % of income.	12/3/2020 6:10 PM
9	N/A	12/3/2020 1:32 PM
10	nhà ở tùy theo lợi tức	12/2/2020 10:09 PM
11	The rent is too high! We need rentals with rents less than \$1000 and more availability of rental complexes in the city. Additional resources for disabled renters and childfree renters are needed.	12/1/2020 10:43 PM

Q15 Please remember to visit the website for more details on the Housing Element Update at the link below:www.westminster-ca.gov/housing Are there any comments or concerns you would like to share with the City of Westminster relevant to the upcoming Housing Element Update?

Answered: 36 Skipped: 32

City of Westminster Housing Element Survey

#	RESPONSES	DATE
1	I am strongly opposed to the sale and redevelopment of the Civic Center property. The Civic Center property belongs to the taxpayer citizens of Westminster. We do not want our largest asset sold-off to a developer, especially when it is not necessary financially. We want green space and walking paths, a place for people to come together and enjoy being outdoors. The students and seniors need the existing parking spaces. We do not need a lying shyster developer and a short sited Mayor to take that away from us.	1/18/2021 10:59 PM
2	GIÁ THUÊ CÁC APARTMENT QUÁ CAO HOẶC TĂNG GIÁ LIÊN TỤC HÀNG NĂM, NGƯỜI THU NHẬP THẤP KHÔNG THỂ TRẢ NỔ GIÁ THUÊ NHÀ	1/18/2021 3:15 PM
3	Regarding the property located at: 14203 Willow Lane, Westminster: adjoining parcels APN: 195-264-01, 195-264-02, 195-264-03, 195-264-04 & 195-256-12. Please add this property to your Land Inventory, identified as underutilized properties suitable for higher density residential development within the City of Westminster.	1/15/2021 3:24 PM
4	I think the City has worked hard to provide a good mix of housing types. There seems to be a good amount of newer senior living complexes and also redevelopment of appropriate properties to condos and apartments. They also seem to address homeless living with facility on Jackson St. I live in a older single family neighborhood built in the mid-50s, I fear loosing our neighborhood to rezoning or mixed use development. Luckily so far there has only been a few houses that have built out. But this changes the whole look & feel of our neighborhood. As housing density increases, equal emphasis should be given to ensure parks or open space for people to enjoy and exercise in. It would be wonderful if the bike/walkway on Hazard be extended along the railway all the way to the beach.	1/5/2021 2:25 PM
5	Allow other companies to offer tv and internet. We are stuck with slow ATT internet as we can't get anything else in the area since landlord has Spectrum. Couples should be able to find rentals for \$800-\$1000 a month.	1/5/2021 12:17 PM
6	Think about streets that can be closed to vehicle traffic which can be walkable with restaurants, shops etc	1/1/2021 11:36 PM
7	Less high Density housing and no homeless housing	12/23/2020 5:29 PM
8	A navigation center is badly needed	12/22/2020 5:58 PM
9	Homeless people are rampant. The government should be funding the nonprofits to help them	12/16/2020 8:33 PM
10	I don't want the process hijacked by bribes to the city council members (e.g. Sheldon). I want a TRANSPARENT process.	12/12/2020 8:29 PM
11	Quan tam rat nhieu !	12/12/2020 7:34 PM
12	co	12/8/2020 8:00 PM
13	no	12/8/2020 5:53 PM
14	Be careful with high-density projects. We are already considering leaving the State. Taxes are too high and we don't have the roads or infrastructure in place to support a massive influx of people.	12/8/2020 1:47 PM
15	Hệ thống sưởi ấm và chỗ parking rất quan trọng	12/8/2020 1:23 PM
16	We have way too many apartments.	12/8/2020 9:05 AM
17	none at the moment	12/8/2020 8:58 AM
18	Stop the ADU permits. Parking in residential neighborhoods is already bad, allowing these ADUs just adds to the frustration of finding a place to park. Every building, whether apt, condo, SFR, etc should come with MANDATORY two car OFF STREET parking. If there is not enough parking permits should not be approved.	12/8/2020 8:46 AM
19	Can street sweeping tickets be discontinued until the end of COVID? It's frustrating to have to displace residents who work from home or stay home to stay safe, yet can't park in the driveway.	12/8/2020 8:44 AM
20	There are still some poorly maintained strip malls that deter people from purchasing a home in this city.	12/8/2020 8:35 AM

City of Westminster Housing Element Survey

21	I don't see any major changes that need to be made. we have a good mix of single family, multi family and senior housing.	12/7/2020 8:55 AM
22	Yes, in ref to Homeless Shelters and Transitional housing, I worry because though these programs have thier own rules and regulations, usually thier success numbers are low and few and because of that it may become a hinder to our community and lower our home values and safety.	12/6/2020 3:07 PM
23	Rent control for those who have lived in an apartment for long than 5 years. I've lived in this apartment for more than 20 years. I feel I deserve to have no more rent increases due to my loyalty and years of good payment history. Also, my good payment history should be an important part of my good credit rating.	12/6/2020 1:52 PM
24	rent too high, police should be working more, i can not leave my kids go outside. anytime has a group of strange people beside my condo, they turned on too loud music from 8pm to 6am.	12/5/2020 9:29 PM
25	Programs for seniors and low income families	12/5/2020 4:39 PM
26	Is Mercedes, or Bentley, or even Honda or Toyota expected to make "affordable cars"? NO! Let the market drive housing prices. If housing is not affordable for some, this means they do not live in Westminster. MANY areas exist elsewhere in the country for affordable housing. Westminster should not be bending backwards to make housing here affordable = people can simply go to where housing is more affordable for them. If people want to leave in Southern California, in Westminster, then whatever the market price will bear, this is what the availability of housing should be. Quit with the "affordable housing" nonsense...	12/4/2020 12:48 PM
27	Rat mong su giup do tan tinh cua chinh phu, dac biet la Thi Truong Ta Duc Tri va cac nghi vien o Westminster. Xin Cam on	12/4/2020 12:10 PM
28	Tôi thuê nhà giá rẻ	12/3/2020 6:48 PM
29	Westminster needs to be more proactive and quickly create truly affordable housing. Westminster has NO affordable housing units for low/very low income households/individuals, with rent set as a % of income. Westminster also needs to press forward with discussions and plans for the Westminster Mall, which would provide more housing, jobs, and income from property and sales tax. Just take a look at what Garden Grove and Stanton (Stanton!) has achieved over the past 2-years. Our current City leadership simply does not know how to be creative and LEAD a city forward.	12/3/2020 6:10 PM
30	N/A	12/3/2020 1:32 PM
31	giá nhà cao ,dân cư đông , dễ sinh phức tạp , xã hội con người bất an, không tốt	12/2/2020 10:09 PM
32	The housing has deteriorated in my neighborhood. People are renting rooms with multiple families and parking becomes a nightmare. Nobody is using their garages except for bedrooms. They are ignoring code enforcement cementing in their front yards for cars. They have abandoned vehicles in their driveways with junk all over their lawns. After 22 years I am so disappointed and want to move.	12/2/2020 4:25 PM
33	There seems to be a monopolizing in the real estate market in Westminster. It makes it difficult for non-Vietnamese to ever look into buying because backend deals happen beforehand. There needs to be regulations on this monopolization to ensure fair real estate	12/2/2020 10:24 AM
34	As the city adds more rental housing, please make sure to provide designated assigned parking for residents and to ensure the residents also have ample availability for guest parking. People who rent have friends and family who want to visit and they need a place to park their vehicles, too.	12/1/2020 10:43 PM
35	I would like to receive updates information about the housing element updated	11/30/2020 9:02 PM
36	Solo quiero compartir que el tiempo que e vivido aqui e encontrado por parte de la ciudad muchisima ayuda no solo de vivienda sino con mis hijos y muchos otros recursos mas.	11/30/2020 6:24 PM

Q16 If desired, please leave your name and email address to receive email updates, meeting announcements, and information on the 2021-2029 Housing Element Update. Note: Emails will solely be used for the purpose of dispersing information related to the Housing Element Update and will not be shared or used for any other purpose.

Answered: 33 Skipped: 35

ANSWER CHOICES	RESPONSES	
First Name:	100.00%	33
Last Name:	96.97%	32
Email:	100.00%	33