



December 8, 2021

Colin Cross
Dept of Housing and Community Development
c/o Land Use and Planning Unit
2020 W. El Camino, Suite 500
Sacramento, CA 95833

Re: City of Yorba Linda Revised Draft 2021-2029 Housing Element

Dear Colin,

The City of Yorba Linda has received the comment letter dated October 26, 2021, from the State Department of Housing and Community Development (HCD) related to the City of Yorba Linda's first submittal of its Housing Element, which was submitted on August 27, 2021. After reviewing the written letter and meeting with HCD staff on October 22, November 3, and November 11 to receive additional guidance and clarification, we have now addressed all the comments and questions provided by HCD.

We have enclosed the revised draft Housing Element for the City of Yorba Linda, along with an annotated version of HCD's October 26 comment letter. The redlined revisions in the Element reflect changes made in response to HCD's written and verbal comments. Of specific note, we have added substantial additional information in support of site redevelopment potential, including details on the sites inventory methodology, recent development projects and trends, and suitability of nonvacant sites. The site exhibits in Appendix C have also been augmented with additional information in support of development. The City has also significantly reduced its reliance on ADUs by nearly 65% and has provided additional justification to support 50 ADUs per year based on 2021 data trends and direction from HCD staff.

Let me know if you would like to schedule a time to discuss anytime during your review. Given the focused nature of these revisions, we are respectfully requesting a shortened 30-day review as the City works towards adoption of a compliant Element by the February 12, 2022 deadline.

As you are aware, due to the City's local voter initiative process, the City is targeting a rezoning initiative for all applicable sites to be placed on the ballot for the November 2022 General Election. However, if the City's Housing Element is

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not adopted and certified by February 12, 2022, it will be impossible for the City to have sufficient time to call for the election in November 2022, due to the time constraints imposed by state law related to the ballot initiative process combined with the resubmittal requirements from SB 215. Therefore, we again respectfully request HCD's assistance in meeting these deadlines.

Sincerely,

A handwritten signature in cursive script that reads "David Brantley".

David Brantley
Community Development Director

Attachments: City of Yorba Linda 2021-2029 Housing Element
Annotated HCD October 26, 2021 Comment Letter
Housing Element Sites Spreadsheet

City of
YORBA LINDA



2021-2029 Housing Element

DRAFT

December 2021

Revised in Response to 10/26/21 HCD Comment Letter

**City of Yorba Linda
Community Development Department
4845 Casa Loma Avenue
Yorba Linda, CA 92885**

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I. INTRODUCTION

A. ROLE AND ORGANIZATION OF THE HOUSING ELEMENT

State law recognizes the vital role local governments play in the availability, adequacy and affordability of housing. Every jurisdiction in California is required to adopt a long-range General Plan to guide its physical development; the Housing Element is one of the seven mandated elements of the General Plan. Housing Element law mandates that local governments adequately plan to meet the existing and projected housing needs of all economic segments of the community. The law recognizes that in order for the private market to adequately address housing needs and demand, local governments must adopt land use plans and regulatory systems that provide opportunities for, and do not unduly constrain housing production. Housing element statutes also require the State Department of Housing and Community Development (HCD) to review local housing elements for compliance with State law and to report their findings to the local government.

California's Housing Element law requires that each city and county develop local housing programs to meet its "fair share" of existing and future housing needs for all income groups. The Southern California Association of Governments (SCAG) is responsible for developing and assigning these regional needs, or "RHNA", to southern California jurisdictions. Pursuant to the RHNA planning period, the Yorba Linda Housing Element is an eight-year plan extending from 2021-2029.

Yorba Linda's Housing Element identifies strategies and programs that focus on:

- 1) Preserving and improving housing and neighborhoods;
- 2) Providing adequate housing sites;
- 3) Assisting in the provision of affordable housing;
- 4) Removing governmental and other constraints to housing investment; and
- 5) Promoting fair and equal housing opportunities.

The City's 2021-2029 Housing Element consists of the following major components:

- An analysis of the City's demographic, household and housing characteristics and related housing needs (Section II);
- A review of potential market, governmental, and infrastructure constraints to meeting Yorba Linda's identified housing needs (Section III);
- An evaluation of residential sites, financial and administrative resources for housing, and resources for energy conservation (Section IV);
- The Housing Plan for addressing the City's identified housing needs, constraints and resources; including housing goals, policies and program (Section V);
- Appendices documenting the residential sites inventory and public participation process.

B. CHANGES IN STATE HOUSING LAW

In response to California’s worsening affordable housing crisis, in each of the last several years the State legislature has enacted a series of bills aimed at increasing production, promoting affordability and creating greater accountability for localities in addressing their housing needs. The following items in Table I-1 represent substantive changes to State housing law since Yorba Linda’s last Housing Element was adopted and certified in 2014.

**Table I-1
New State Housing Laws Relevant to Housing Element Update**

Housing Bills	Bill Overview
Housing Element Sites Analysis and Reporting: AB 879 (2017); AB 1397 (2017); SB 6 (2019)	Requires cities to zone more appropriately for their share regional housing needs and in certain circumstances require by-right development on identified sites. Site analysis must also include additional justification for being chosen, particularly for sites identified to address lower income needs. Starting in 2021, an electronic spreadsheet of the sites must be submitted in HCD.
No Net Loss Zoning: SB 166 (2017)	Requires cities to identify additional low-income housing sites in their housing element when market-rate housing is developed on a site currently identified for low-income housing.
Affirmatively Furthering Fair Housing: AB 686 (2017)	All Housing Elements due on or after January 1, 2021 must contain an Assessment of Fair Housing (AFH), consistent with the federal Affirmatively Furthering Fair Housing (AFFH) Final Rule of July 16, 2015. This AFFH sections must include a summary of fair housing issues in the jurisdiction; a summary of available fair housing data including contributing factors to fair housing issues; analysis of Housing Element sites in relation to AFFH and an AFFH program that includes meaningful action
Accessory Dwelling Units and Junior Accessory Dwelling Units: AB 494 (2017), SB 229 (2017), AB 68 (2019), AB 881 (2019), AB 587 (2019), SB 13 (2019), AB 670 (2019), AB 671 (2019), AB 3182 (2020)	The State enacted legislation in both 2017 and 2019 to further assist and support the development of ADUs, including “by right” approval for one-bedroom units less than 850 square feet and two-bedroom units less than 1,000 square feet. And Junior ADUs less than 500 square feet.
Density Bonus: AB 1763 (2019), AB 2345 (2020)	Permits 100% affordable projects to be built denser and taller thru three modifications to current Density Bonus Law. AB 2345 creates additional incentives and also requires the annual progress report to include if density bonuses have been granted.
Housing Crisis Act of 2019: SB 330	Seeks to boost homebuilding by expediting approvals for housing development, including application processing times. SB 339 also prevents jurisdictions from decreasing a site’s housing capacity through tools such as downzoning if that would preclude a jurisdiction from meeting its RHNA targets. Also, any

**Table I-1
New State Housing Laws Relevant to Housing Element Update**

Housing Bills	Bill Overview
	project that includes demolition of housing units must replace or exceed that number of units. Any demolished units occupied by low-income households must be replaced with new units that are affordable to that same income level.
Surplus Land for Affordable Housing: SB 1486 (2019), AB 1255 (2019)	Expands definition of surplus land and puts additional restrictions on the disposal of surplus land. Jurisdictions must include information about surplus lands in the Housing Element and Annual Progress Reports. A central inventory of surplus lands also must be submitted to HCD.
Emergency and Transitional Housing Act: AB 139 (2019)	Amends assessment method to show site capacity, including using the most up-to-date point-in-time count. Additionally, the bill modifies parking requirement for emergency shelters. The Housing Element must include all of this information as well as analysis of the jurisdiction's special needs populations.
Supportive Housing Streamlined Approval: AB 2162 (2018)	Requires supportive housing to be a use by right and eliminates parking if close to transit.
Safety Element Changes: SB 1035 (2018), SB 99 (2019), SB 747 (2019)	Updates requirements for the General Plan Safety Element including expanded information on environmental hazards facing jurisdictions and analysis of emergency evacuation routes. These updates must occur at the same time as the Housing Element updates.

C. PUBLIC PARTICIPATION

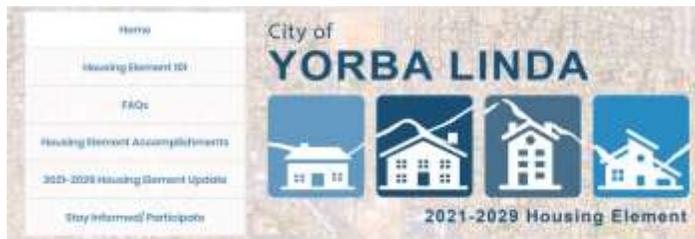
The City of Yorba Linda solicited input from the public throughout the Housing Element update process. As required by State law, all economic segments of the community were provided an opportunity to review and comment on the Housing Element. As part of the development of the Housing Element, which also requires revisions to the Safety Element, the City implemented the following public outreach program and received the following feedback, with more detailed summaries provided in Appendix D of the Element. References have been added to indicate how public comments

Public Outreach & COVID-19

Outreach for the sixth Cycle Housing Element was challenging because much of the update process occurred during the COVID-19 pandemic. Restrictions on public gatherings prevented the city from holding traditional public workshops. Instead, the city utilized online engagement tools, including a community survey, virtual community workshops and stakeholder meetings, and online documents to provide opportunities for the community to share their feedback.

have been addressed within the Housing Element.

Housing Element Website: A City website specifically for the Housing Element update was



established to provide: 1) an overview of the Housing Element process; 2) FAQs; 3) review of the City's housing accomplishments; 4) allow for citizen input on potential housing sites and to provide other comments to the City; and 5) to announce future events (i.e., workshops, survey).

In addition, presentations from public outreach meetings were available for viewing, and documents related to the Housing Element were linked to the website, including the results of the Housing Element and Senior Needs surveys. This is the webpage link:

[Yorba Linda | https://www.ylhousingelementupdate.com](https://www.ylhousingelementupdate.com) | United States

Public Workshops before City Council and Planning Commission: The City held a series of public workshops before the City Council and Planning Commission throughout development of the Housing Element.

- On October 20, 2020, the City Council and Planning Commission held a joint workshop to kick off the Housing Element update. Staff from the State Department of Housing and Community Development (HCD) provided an overview of new requirements and responded to questions.
- On February 24, March 24, April 28, June 9, July 14 and July 28, 2021, the Planning Commission conducted workshops focusing on development of the Housing Element sites inventory. Candidate housing sites were ranked high, medium and low based upon site eligibility, known constraints, property owner interest, and other factors. The public was notified and provided the opportunity to comment at all the workshops.
- Finally, on August 3, 2021, staff presented the draft Housing Element sites inventory to City Council, providing an opportunity for comment prior to integrating in the draft Housing Element and submitting to HCD for review.

Many public comments provided at the public workshops pertained to understanding the City's requirement to upzone properties, how the change in zoning would impact the existing use of the property, and what this would mean for property owners. Staff explained the

proposal to establish Mixed Use and Affordable Housing Overlays instead of blanket upzoning, allowing property owners the ability to develop under the base zone district or take advantage of incentives to develop under the Overlay zone. Residents also expressed support for the facilitation of ADUs, reflected in the Housing Element program to promote ADUs through fee waivers, pre-approved construction plans, and promotion through handouts and an ADU website page. Questions were also asked about how the Measure B vote work for the rezone sites; a timeline with key milestone for the Measure B election is included under the Housing Opportunity Site and Rezone Program.

Workshop with Religious Congregations: On January 26, 2021, the City hosted a meeting with its local religious congregations to discuss the City’s Housing Element update. Staff partnered with an organization called Making Housing Happen, which focuses its efforts on working with local churches to consider housing opportunities on underutilized portions of their property. One of the ideas discussed was the creation of a congregational housing overlay zone, which could potentially allow for housing to be built on religious sites. Staff invited the 37 religious’ congregations from Yorba Linda and had nearly 20 participants in attendance representing 12 different congregations. The concept was well-received and several congregations that were unable to attend the meeting requested additional information. The meeting was recorded and has been made available upon request to the other congregations.

Property Owner Workshop: On June 2, 2021, staff conducted a hybrid in-person/virtual stakeholder meeting with property owners of all previously identified candidate housing sites at the Yorba Linda Community Center. The focus of the meeting was to explain the purpose of the Housing Element, RHNA, and the housing sites inventory. Over 250 invitations were sent out and nearly 100 individuals participated in the meeting. Staff invited all the property owners to reach out individually to staff to share their level of interest in participating as a candidate housing site, resulting in dozens of follow up meetings with property owners to discuss their specific sites.

Housing Element Surveys: In October 2020, the City released an online survey for Yorba Linda residents to provide input on what they see as the community’s most important housing needs and to provide feedback on their preference for various policy options. The survey consisted of nine questions, with a link to a GIS web map to allow respondents to identify specific locations the City should consider as potential housing sites. The survey was posted on the City website for approximately four months, with a link advertised in the City’s eNews, on the City’s website, and on the City’s social media accounts (i.e., Facebook, Instagram, Twitter). The City received 105 responses to the survey, which closed on January 28, 2021.

The following summarizes some of the primary input received from the housing needs survey, with the complete survey results included in Appendix D.

- The following were identified as the top three housing priorities (out of 6):
 - Encouraging the maintenance and rehabilitation of housing in older neighborhoods (*Addressed in the following HE Programs: Residential Rehabilitation, Community Preservation and Abatement, Multi-family Acquisition and Improvement*)
 - Establishing special needs housing for seniors, persons with disabilities and veterans (*Addressed in the following HE Programs: Affordable Housing Overlay, Zoning Text Amendments for Special Needs, Housing Opportunities for Persons Living with Disabilities*)

- Focusing new housing within existing developed areas and/or cluster/compact housing in order to preserve surrounding open space (*The HE sites inventory focuses exclusively in infill areas*)
- The following were identified as the top two housing development strategies (out of 4):
 - Encourage new multi-family housing on existing infill sites with access to existing infrastructure (*The HE sites inventory focuses exclusively in infill areas*)
 - Provide incentives to increase the production of accessory dwelling units (*Addressed in the following HE Program: Promote Accessory Dwelling Units*)
- The following were common write-in comments on strategies to create more housing opportunities:
 - Provide for residential/commercial mixed use (*The HE creates new Mixed-Use Overlay*)
 - Provide additional residential infill in Savi Ranch (*Several housing sites have been identified in Savi Ranch*)
 - Provide ADUs for family members or adult children of Yorba Linda residents (*Addressed in the following HE Program: Promote Accessory Dwelling Units*)
 - Don't build near hillsides due to fire dangers and need for adequate emergency evacuation routes (*The HE sites inventory focuses exclusively in infill areas*)
 - Overall concerns about housing growth and future traffic congestion (*The HE site inventory for RHNA is intended to disperse housing growth throughout the City to limit impacts in any given area*)

In order to solicit input from one of Yorba Linda's most vulnerable populations – senior citizens – the City conducted a Senior Housing Needs survey. This survey was distributed in the following ways:

- Posted on the City website under "City News";
- Posted on the Housing Element Update webpage;
- Published in the quarterly printed newsletter for Summer 2021;
- E-mailed to the Parks & Recreation distribution list of approximately 2,200 people 55 years and older (residents and non-residents); and
- Hard copies distributed at the Senior Center between March 29 and April 9 during the Senior Lunch Program, the drive-thru grocery program, recreational classes and the coffee socials.

A total of 72 seniors completed the Housing Needs Survey, with 60 responding electronically and 12 submitting written responses. A majority of respondents provided email contact information so the City could provide them with housing information in the future, including information on how to add an accessory dwelling unit to their properties. Highlights of the survey responses include:

- 45% of respondents visit the Senior Center and/or receive the *Senior Bulletin*
- 91% did not think adequate information was provided about housing programs for seniors such as senior housing, rental assistance, and help with housing maintenance
- On scale of 1-5 (5 being highest), additional affordable senior housing in Yorba Linda, and having senior housing near medical facilities and shopping centers received the highest average score of 3.8.

- 25% of respondents would like information on how to provide an ADU on their property (staff has followed up with these individuals)

Noticing of Workshop and Study Sessions: Noticing for the public workshops and stakeholder meetings were advertised through a display ad in the local newspaper, posted on the City website, and advertised on the City's social media channels. The City also maintained a stakeholder interest list who received email notification of all meetings, and were directly notified of the availability of the draft Housing Element for review over one week prior to its submittal to the State Department of Housing and Community Development (HCD). This stakeholder list included local housing service providers and housing advocacy organizations, property owners of candidate housing sites, as well as any residents or other stakeholders interested in the Housing Element.

Public Review of Housing Element

The Draft Housing Element was made available for public review on the City's website starting on August 27, 2021. The City has received four comment letters on the Draft Element to date, and has considered and as deemed appropriate, addressed these comments in the Element.

The following summarizes some of the key comments received and how they are addressed:

- The Element needs to provide additional evidence as to why non-vacant sites can be expected to redevelop within the planning period. (Additional supporting evidence has been added to the sites analysis to justify these conclusions, including trend data showing redevelopment of non-vacant land to residential; the strong market for residential as evidenced by development on all its prior Housing Element sites; and indications of property owner interest in development. The creation of various zoning overlays with regulatory incentives and by-right development opportunities are anticipated to render the 6th cycle Housing Element sites very attractive for development.
- The Element's projections of future accessory dwelling units exceed past performance and should be revised downward. (The City has revised its ADU projections downward from 137 to 50 ADUs per year. The City approved 27 ADU permits in 2021, an increase of 65% over the previous average three-year history from 2018-2020. Based on the growth trends over the past three years (2019-2021), the City anticipates approving 50 ADU permits in 2022. Program actions set forth in the Housing Element to provide fee waivers, pre-approved plans, ADU promotion and outreach, and a potential ADU development assistance program for rent-restricted units will further bolster ADU production, making the City's projections for 50 ADUs/year realistic and achievable. Additionally, the Element includes a specific commitment to conduct a mid-cycle review of ADU production and affordability).
- The City's shortfall in addressing its lower and moderate income RHNA during the 5th cycle Housing Element indicates that the City's affordable housing policies have not been effective in incentivizing and producing affordable housing for lower income households. (As shown in Table V-2 of the Housing Element, during the 5th cycle Housing Element the City met 80% of its RHNA for very low income households, 57% of its RHNA for low income households, and 17% of its RHNA for moderate income households. While falling short of meeting all its affordable housing needs, the City's progress received a B grade in the Southern California News Groups' third annual permit report card published in November 2021, exceeding the County's overall grade of C. The 6th cycle Housing Element establishes meaningful incentives and opportunities to help the City meet its affordable housing goals).

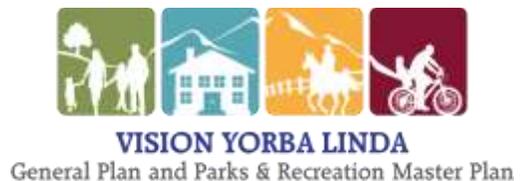
- The Affirmatively Furthering Fair Housing Analysis (AFFH) doesn't provide adequate recommendations on how the City will address contributing factors to fair housing issues, or provide sufficient reforms to promote integrated neighborhoods. (Further analysis has been conducted with regards to the following: Patterns of Segregation and Integration; Racially or Ethnically Concentrated Areas of Affluence; Access to Opportunity; and Displacement Risk. Additional concrete actions with specific metric and milestones have been added to address identified contributing factors, including implementation of SB 9 that will open up single-family zoned neighborhoods to up to four units on an existing parcel).

The City received the State Department of Housing and Community Development's (HCD) written comments on the draft Housing Element on October 26, 2021, and has made substantive revisions to the Element in response to the State's comments. The revised Element was made available to the public through direction notification of individuals previously providing written comments and other stakeholders and posting the Element on the City's website. The public will continue to have opportunities to provide comments on the Element at the Planning Commission and City Council public hearings to be conducted in January and February 2022.

D. RELATIONSHIP TO OTHER GENERAL PLAN ELEMENTS

Yorba Linda's 5th cycle 2014-2021 Housing Element was coordinated with a comprehensive update of the City's General Plan, which revisited the community's priorities and vision for the future, looking out over a 20-year horizon. The updated Yorba Linda General Plan is comprised of the following elements:

- Land Use
- Housing
- Circulation and Mobility
- Open Space and Parks and Recreation
- Conservation
- Safety
- Noise
- Economic Development
- Community Design
- Historic Resources



The current 6th cycle 2021-2029 Housing Element update maintains this internal General Plan consistency. Whenever any element of the General Plan is amended in the future, the Housing Element will be reviewed and modified, if necessary, to ensure continued consistency among General Plan elements.

II. HOUSING NEEDS ASSESSMENT

This section of the Housing Element discusses the characteristics of the City’s population and housing stock as a means of better understanding the nature and extent of unmet housing needs. The Housing Needs Assessment is comprised of the following components: A) Demographic Profile; B) Household Profile; C) Housing Stock Characteristics; and D) Regional Housing Needs.

A. DEMOGRAPHIC PROFILE

Demographic changes such as population growth or changes in age can affect the type and amount of housing that is needed in a community. This section addresses population, age, and race and ethnicity of Yorba Linda residents.

1. Population Growth and Trends

Table II-1 presents population growth trends in Yorba Linda from 1990-2020, and compares this growth to neighboring jurisdictions and the entire County of Orange. Orange County experienced a high level of growth during the 1990s (18%), but it reduced considerably in the 2000s and 2010s (6%). Yorba Linda experienced growth in the 1990s (12%) that was similar to other neighboring cities, with the exception of Anaheim. Since 2000, Yorba Linda’s growth has decreased, although it is still higher than most neighboring communities.

In terms of future trends, Orange County Projections (OCP) 2018 forecasts a modest 2.4% increase in Yorba Linda’s population between 2020 and 2030 period for an estimated population of just under 71,100 in 2030. Orange County as a whole is projected to grow by about five percent in the same time period.

Table II-1: Regional Population Growth Trends 1990 – 2020

Jurisdiction	1990	2000	2010	2020	Percent Change		
					1990-2000	2000-2010	2010-2020
Anaheim	266,406	328,014	336,265	357,325	23%	3%	6%
Brea	32,873	35,410	39,282	45,629	8%	11%	16%
Fullerton	114,144	126,003	135,161	141,863	10%	7%	5%
Placentia	41,259	46,488	50,533	51,494	13%	9%	2%
Yorba Linda	52,422	58,918	64,234	68,650	12%	9%	7%
Orange County	2,410,556	2,846,289	3,010,232	3,194,332	18%	6%	6%

Source: U.S. Census 1990, 2000 and 2010; Dept of Finance 2020 Population and Housing Estimates.

2. Age Characteristics

Table II-2 displays the age distribution of the City’s population in 2000 and 2020, and compares this with Orange County as a whole. As displayed in the table, 24 percent of Yorba Linda’s population is comprised of children under the age of 18, which is comparable to the Countywide population. A comparison of the 2000 and 2020 Census shows a decrease in the proportion of school age children (from 23% to 18%).

The biggest change in Yorba Linda’s age profile is a shift from a younger population to a more mature population. This aging trend is borne out by an increase in the median age from 37.4 years in 2000 to 42.1 years in 2020, well above the Countywide median age of 38.3 years.

The City evidenced a slight decline in its young adult (25-44 years) population over the two decades (from 28% to 24%), while the middle adult population stayed about the same (27% in 2000 and 26% in 2020). The only age group to experience an increase since 2000 was the senior population. This group grew by almost 10,000 persons and now comprises 21 percent of Yorba Linda’s residents. The stable percentage of the middle age population and increase in senior citizens illustrates an aging in place in the city and the limited number of new young adults and families moving into the community due in part to high housing costs. As discussed later in the section, Yorba Linda has also experienced a decline in the number of families with children over the past two decades.

Table II-2: Age Distribution 2000 – 2020

Age Group	2000		2020		Orange Co. %
	Persons	Percent	Persons	Percent	
Preschool (<5 yrs)	3,507	6%	4,394	6%	6%
School Age (5-17 yrs)	13,756	23%	11,945	18%	16%
College Age (18-24 yrs)	4,273	7%	3,570	5%	9%
Young Adults (25-44 yrs)	16,757	28%	16,476	24%	27%
Middle Age (45-64 yrs)	16,099	27%	17,849	26%	27%
Seniors (65+ years)	4,526	8%	14,417	21%	15%
TOTAL	58,918	100%	68,650	100%	100%
MEDIAN AGE	37.4 years		42.1 years		38.3 years

Source: U.S. Census 2000; American Community Survey 2014-2018; Dept of Finance 2020 Population and Housing Estimates.

3. Race and Ethnicity

Table II-3 displays the racial/ethnic composition of Yorba Linda’s population in 2000 and 2020, and compares this with the Countywide distribution. White residents continue to represent the vast majority of the City’s population, though similar to the region, have continued to decrease in relative proportion, declining from 75 percent in 2000 to 59 percent in 2020. Although the City’s Asian/Pacific Islander and Hispanic populations increased (from 11% to 18% and 10% to 16%, respectively) over the past two decades, they are still below the Countywide percentages of these populations. The African American population more than doubled since 2000 and now make up two percent of Yorba Linda’s residents while American Indians remained at less than one percent. Those residents identifying as Other Race more than doubled and now comprise five percent of the City’s population. Despite Yorba Linda’s increasing diversity, the City remains less ethnically diverse than Orange County as a whole.

Table II-3: Racial and Ethnic Composition 2000 – 2020

Racial/Ethnic Group	2000		2020		Orange Co. %
	Persons	Percent	Persons	Percent	
White	44,071	75%	40,298	59%	40%
Asian/Pacific Islander	6,593	11%	12,357	18%	34%
Hispanic	6,044	10%	11,121	16%	21%
African American	688	1%	1,442	2%	2%
American Indian	220	<1%	206	<1%	<1%
Other Race	1,302	2%	3,227	5%	3%
TOTAL	58,918	100%	68,650	100%	100%

Source: U.S. Census 2000; American Community Survey 2014-2018; Dept of Finance 2020 Population and Housing Estimates.

4. Employment

While Yorba Linda is primarily a residential community, the City has a growing business community with an estimated 17,384 jobs in 2016, and projected 18,762 jobs by 2030.¹ Through various economic development initiatives, the City is actively recruiting new businesses, particularly those that will generate additional sales tax revenue. The recent opening of the City's first automotive dealerships in more than a decade are an important sign of this, as well as the new Town Center that has added over 125,000 sq. ft. of retail space.

Table II-4 identifies the largest employers in Yorba Linda, and illustrates the strong presence of medical research and services; restaurants and retail. The City's Savi Ranch development, a major retail center, accounts for 65% of sales tax revenues generated in Yorba Linda and is home to several of the City's major employers.

Table II-4: Major Employers in Yorba Linda

❖ Nobel Biocare	❖ Coldwell Banker
❖ Costco Wholesale Corporation	❖ Robert Moreno Insurance Services
❖ Vyair Medical	❖ Vons
❖ Emeritus at Yorba Linda	❖ Kohl's
❖ Office Solutions	❖ City of Yorba Linda
❖ White House Catering	❖ Placentia-Yorba Linda School District

Source: City of Yorba Linda, 2019 City of Yorba Linda Profile

Table II-5 presents the distribution of jobs by industry type in Yorba Linda. Education and health is the most dominant employment sector (20.2%), followed by leisure and hospitality (14.4%), professional management (14.3%) and retail (11.7%).

Table II-5: Employment Sectors

Industry Sector	% Total Jobs
Education/Health	20.2%
Leisure/Hospitality	14.4%
Professional Management	14.3%
Retail	11.7%
Construction	9.4%
Finance/Insurance/Real Estate	7.6%
Manufacturing	6.1%
Wholesale	5.5%
Other Services (excluding Public Administration)	5.1%
Transportation	3.2%
Information	0.9%
Public Administration	0.9%
Agriculture	0.6%
TOTAL	100%

Source: City of Yorba Linda, 2019 City of Yorba Linda Profile

¹ Southern California Association of Governments, 2019 Profile of the City of Yorba Linda. Center for Demographic Research, CSUF, Orange County Projections, Prepared July 18, 2018.

Over 40 percent of Yorba Linda's primary employment is in lower paying retail, hospitality, construction and service-related industries, with wages generally below the level necessary to afford to live in the City. The Census² documents that 93 percent of persons employed within Yorba Linda commute in from outside the City limits, indicative of the shortage of local affordable housing opportunities for the community's workforce. However, Yorba Linda is not unique among Orange County communities in this regard, with the cities of Anaheim, Brea, Fullerton and Orange exhibiting similarly high proportions of their workforce commuting in from outside the City limits. On a countywide basis, 43 percent of persons employed within Orange County are commuting in from other counties, compared to 23 percent in Los Angeles County and just 19 percent in San Diego County.

Workforce Housing Scorecard

Since 2008, the Orange County Business Council has periodically published a Workforce Housing Scorecard. The 2019-20 edition looked at trends that will impact the County's housing, economy and business climate going forward. The initial Workforce Scorecard published in 2008 identified the significant shortage of housing for the County's growing workforce, and its impact on the ability of employers to attract and maintain key workforce talent. The most recent report found that the workforce housing issue continues and has disproportionately affected Orange County due to its expensive housing market. In addition, housing construction has slowed. In 2018, 7,545 building permits were issued in Orange County compared to 9,567 in 2017 and 11,982 in 2016. As a result of these factors, many County residents have chosen to relocate to areas with more affordable housing opportunities such as Riverside and San Bernardino Counties. Data from the Internal Revenue Service showed that in 2015-16, 28 percent of residents leaving Orange County were between the ages of 35 to 44, while another third were in the 26 to 34 and 45 to 54 age groups. This outmigration leads to a shortage of workers for the County's economic base. The Workforce Housing Scorecard estimates that the jobs-to-new housing ratio between 2016 and 2045 is projected to be 2.17 jobs created for every new housing unit built, exacerbating the challenge of housing the County's workforce.

The Workforce Housing Scorecard ranks Orange County jurisdictions in terms of generating new jobs and the supply of housing appropriate to house these new workers. Yorba Linda was ranked 24 out of 34 cities plus the unincorporated area for the 2016-2030 time period. The City is projected to move to 29th place for the years 2030-2045, indicating continued challenges for the City to achieve a healthy jobs-to-housing balance. The Report concludes:

*“Overall job and housing growth through 2045 is expected to be focused in central portions of Orange County, especially in major cities such as Irvine and Anaheim. Housing supply, however, is predicted to lag behind employment growth, suggesting the region's housing supply and affordability concerns will continue for decades to come. Infill redevelopment, policy shifts and zoning changes permitting higher-density development and the repurposing of obsolete malls and retail centers into mixed-use residential lifestyle communities are essential for Orange County's large municipalities and neighboring cities if the region hopes to achieve a workable jobs-housing ratio and a thriving, prosperous economy”.*³

² OnTheMap Application. <http://onthemap.ces.census.gov>

³ Orange County Business Council, 2019-20 Workforce Housing Scorecard.

B. HOUSEHOLD PROFILE

Household type and size, income levels, and the presence of special needs populations all affect the type of housing needed by residents. This section details the various household characteristics affecting housing needs in Yorba Linda.

1. Household Type

A household is defined as all persons living in a housing unit. Families are a subset of households, and include persons living together related by blood, marriage, or adoption. A single person living alone is also a household. “Other” households are unrelated people residing in the same dwelling unit. Group quarters, such as dormitories or convalescent homes are not considered households.

As shown in Table II-6, the California Department of Finance estimates 23,094 households in Yorba Linda in 2020. The City’s average household size is 2.91, which is a decrease from the year 2000 and is also lower than the County’s household size of 3.02. This decrease in household size reflects the decline in family households with children, and increase in senior citizens over the past two decades.

Families comprise the overwhelming majority of households in Yorba Linda (79%), including families with children (33%), and those without children (46%). However, over the past two decades, the number of families with children decreased by approximately 1,000, resulting in a decline in their relative proportion from 45 to 33 percent of all households. In contrast, the proportion of family households *without* children increased from 39 to 46 percent, and single-person households increased from 12 to 19 percent. Approximately 80 percent of the City’s net growth in 3,842 new households between 2000 and 2020 was due to the growth in family households without children living at home.

Table II-6: Household Characteristics 2000 – 2020

Household Type	2000		2020		Orange Co. %
	Households	Percent	Households	Percent	
Families	16,096	84%	18,198	79%	71%
With children	8,619	(45%)	7,621	(33%)	(30%)
Without children	7,477	(39%)	10,531	(46%)	(41%)
Singles	2,387	12%	4,295	19%	22%
Other non-families	769	4%	531	2%	7%
Total Households	19,252	100%	23,094	100%	100%
Average Household Size	3.05		2.91		3.02
Average Family Size	3.35		3.27		3.54

Source: U.S. Census 2000; American Community Survey 2014-2018; Dept of Finance 2020 Population and Housing Estimates.

2. Household Income

The State and Federal government classify household income into several groupings based upon the relationship to the County adjusted median income (AMI), adjusted for household size, as presented below for Orange County.

Table II-7: State Income Categories

Income Category	% County Area Median Income (AMI)	2020 Orange County Income Limits			
		1 person household	2 person household	3 person household	4 person household
Extremely Low	0-30% AMI	\$26,950	\$30,800	\$34,650	\$38,450
Very Low	0-50% AMI	\$44,850	\$51,250	\$57,650	\$64,050
Low	51-80% AMI	\$71,750	\$82,000	\$92,250	\$102,450
Moderate	81-120% AMI	\$86,500	\$98,900	\$111,250	\$123,600
Above Moderate	120%+ AMI	> \$86,500	> \$98,900	>\$111,250	>\$123,600

Source: California Department of Housing and Community Development, 2020 Income Limits.

Table II-8 presents the distribution of household income in Yorba Linda by income category. As shown, 28 percent of Yorba Linda's households are considered lower income (0-80% AMI), an increase from 2010 when 22 percent were lower income. Extremely low-income (ELI) households (<30% AMI) comprise six percent of households, and face significant housing affordability needs. According to the CHAS Data compiled by HUD, almost three-quarters of the City's ELI households are spending more than half their income towards housing, and 56 percent are renters. Senior citizens comprise 58 percent of Yorba Linda's ELI households and include approximately 495 homeowners and 380 renter households. The Housing Element includes programs to assist with affordable rental housing including such as Affordable Housing Overlays, Affordable Housing Development Assistance, Section 8 Rental Assistance, and Accessory Dwelling Units, and has included a new program to specifically support housing opportunities for ELI households.

Table II-8: Household Income Distribution 2016

Income Level	Households	Percent
Extremely Low Income (0-30% AMI)	1,414	6%
Very Low Income (31-50% AMI)	2,030	9%
Low Income (51-80% AMI)	2,739	13%
Median Income (80-100% AMI)	1,925	9%
Above Median Income (>100% AMI)	13,655	63%
TOTAL	21,763	100%

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

Note: Household count differs from 2020 Dept of Finance count depicted in Table II-6.

Many of the workers who make up Yorba Linda' workforce earn modest incomes, making it challenging to afford to live in the City. Table II-9 presents a sampling of occupations in Yorba Linda which fall within very low-, low- and moderate-income thresholds (based on a single worker household). The analysis of housing costs and affordability presented later in this section compares current market rents and sales prices in Yorba Linda with the amount that households of different income levels can afford to pay for housing. This analysis illustrates that very low and even most low income occupations, such as paramedics and social workers, cannot afford the median rent in Yorba Linda.

Table II-9: Orange County Wages for Select Occupations 2020

Very Low Income (<\$51,250)	Mean Hourly Wage	Mean Annual Income	Max. Affordable Housing Cost
Home Health and Personal Care Aides	\$14.37	\$29,879	\$747
Child Care Workers	\$15.79	\$32,845	\$821
Retail Salespersons	\$16.24	\$33,791	\$845
Bank Tellers	\$16.27	\$33,833	\$846
Security Guards	\$16.33	\$33,965	\$849
Waiters/Waitresses	\$17.41	\$36,213	\$905
Nursing Assistants	\$17.98	\$37,402	\$935
Preschool Teachers, except Special Education	\$18.15	\$37,754	\$944
Bus Drivers, Transit and Intercity	\$22.33	\$46,446	\$1,161
Retail Sales Manager	\$22.73	\$47,277	\$1,182
Bookkeeping, Accounting & Auditing Clerks	\$24.05	\$50,018	\$1,250
Low Income (\$51,250-\$82,000)	Mean Hourly Wage	Mean Annual Income	Max. Affordable Housing Cost
Emergency Medical Technicians & Paramedics	\$26.83	\$55,820	\$1,396
Tax Preparers	\$27.63	\$57,468	\$1,438
Child, Family, and School Social Workers	\$28.65	\$59,586	\$1,490
Architectural and Civil Drafters	\$30.58	\$63,613	\$1,590
Carpenters	\$33.52	\$69,721	\$1,743
Librarians	\$35.43	\$73,694	\$1,842
Occupational Therapy Assistant	\$35.63	\$74,118	\$1,853
Market Research Analyst	\$35.72	\$74,286	\$1,857
Real Estate Agent	\$37.07	\$77,108	\$1,928
Moderate Income (\$82,000-\$98,900)	Mean Hourly Wage	Mean Annual Income	Max. Affordable Housing Cost
Firefighters	\$41.84	\$87,032	\$2,176
Radiologic Technicians	\$42.74	\$88,894	\$2,222
Architects (except Landscape and Naval)	\$42.87	\$89,177	\$2,229
High School Teachers (except Special Ed.) ¹	n.a.	\$90,857	\$2,271
Property and Real Estate Managers	\$43.82	\$91,144	\$2,279
Postmasters and Mail Superintendents	\$45.32	\$94,270	\$2,357
Computer Programmers	\$45.51	\$94,659	\$2,366

Source: 2020 California Occupational Employment Statistics – Orange County; 2020 State HCD Income Limits (Income categories based on two-person household with single wage earner).

Max affordable housing cost based on 30% of income.

¹ For some occupations, workers may not work full-time all year-round. For these occupations it is not feasible to calculate an hourly wage.

3. Special Needs Populations

State law recognizes that certain households have more difficulty in finding adequate and affordable housing due to special circumstances. Special needs populations include the elderly, persons with disabilities, female-headed households, large households and farmworkers. In addition, many often have lower incomes as a result of their condition. Table II-10 summarizes the special needs populations in Yorba Linda. Each of these population groups, as well as their housing needs, is described below.

Table II-10: Special Needs Populations 2020

Special Needs Groups	Persons	Households	Percent ¹
Seniors (65+)	14,417		21%
With a Disability*	3,027		(21%)
Senior Households		7,944	34%
Renter		794	(10%)
Living Alone		365	
Owner		7,150	(90%)
Living Alone		2,002	
Persons Living with Disabilities	4,531		7%
Large Households		2,309	10%
Renter		231	(10%)
Owner		2,078	(90%)
Female-Headed Households*		1,386	6%
with Related Children*		540	(39%)
Farmworkers*	74		<1%
TOTAL Persons/Households	68,650	23,094	

Source: American Community Survey 2014-2018; Dept. of Finance 2020 Population and Housing Estimates.

¹ SCAG Pre-Certified Housing Data, August 2020.

Note: Numbers in () reflect the % of the special needs group, and not the % of the total City population/households. For example, of the City's senior households, 10% are renters and 90% are owners.

Senior Households

In 2020, approximately 21 percent (14,417) of Yorba Linda's residents were over the age of 65, reflecting an increase in over 6,800 seniors over the past decade. Approximately 21 percent have some type of disability related to self-care or mobility, which may limit their ability to live independently. About one-third of Yorba Linda's households are headed by a senior, the majority of which are homeowners (90%). Approximately 30 percent of the City's senior homeowners live alone, and over the long term may require supportive services to remain independent in their homes.

The elderly have a number of special needs including housing, transportation, health care, and other services. Rising rents are a particular concern due to the fact that most seniors are on fixed incomes. Of Yorba Linda's 794 senior renter households, 81 percent are lower income, with over one-third (35%) extremely low income. As shown later in Table II-23, Yorba Linda has three affordable senior housing projects providing 271 rental units to a mix of very low and low-income households. In addition, as of October 2021, 67 senior residents received Section 8 rental assistance.

The State of California Community Care Licensing Division identifies the following residential care homes for the elderly in Yorba Linda:

- Assisted Living Facilities (seniors age 60+ requiring 24 hours assisted living)
 - 30 residential care homes for four to six persons each (176 persons)
 - ActivCare: a 60-person memory care
 - Sunrise at Yorba Linda: a 93-person facility that also provides memory care
- Continuing Care Retirement Communities (variety of care levels to meet residents' needs)
 - Brookdale: 135-person capacity with assisted living, skilled nursing and memory care
 - Eastern Star: 76-person capacity with independent, assisted living and memory care

For those seniors who live on their own, many have limited incomes and physical limitations, both of which may inhibit their ability to maintain their homes or perform minor repairs. Furthermore, the installation of grab bars and other assistance devices in the home may be needed. The City offers a Residential Rehabilitation Program which provides grants to lower income home owners, including senior and disabled households, with funding for necessary material and supplies for home repairs and improvements. This program can assist home owners with the cost of installing assistance devices.

The City of Yorba Linda coordinate a number of senior activities, many of them taking place at the City's Community Center. Programs offered include recreational and social activities, a meals program, food distribution, preventative healthcare, and transportation services. Newsletters and activity calendars are available on the City's website.

Large Households

Large households consist of five or more persons and are considered a special needs population due to the limited availability of affordable and adequately sized housing. The lack of large units is especially evident among rental units. Large renter households are vulnerable to overcrowding due to the shortage of adequately sized rentals, and insufficient income to afford available units of adequate size.

In Yorba Linda, large households comprise ten percent of total households in the City (refer to Table II-10 above). Of these large households, just ten percent, or 231 households, are renters with 90 percent (2,078) being owner households.

Yorba Linda’s housing stock includes approximately 1,350 rental units with three or more bedrooms, in general, the appropriate-sized unit to house the city’s 231 large renter households (2014-2018 American Community Survey). While numerically there may be a sufficient number of large rental units, the problem is primarily related to the lack of affordability of these larger units. Market rents for a 3-bedroom apartment exceed the level of affordability for lower income large family households. The level of renter overpayment has increased by eleven percent over the past decade, an indication that the rents for larger units may result in overpayment challenges for some larger families.

Female-Headed Households

Single-parent households typically have a special need for such services as childcare and health care, among others. Female-headed households with children in particular tend to have lower incomes, which limits their housing options and access to supportive services. The American Community Survey and Department of Finance reports 1,386 female-headed family households in Yorba Linda; 540 of these households had children. Of those households with children, 22 percent lived in poverty, compared to a poverty rate of just three percent among all Yorba Linda families. These households need assistance with housing subsidies, as well as accessible and affordable day care. Without access to affordable housing, many of these households may be at risk of becoming homeless.

Persons with Disabilities

A disability is defined as a long-lasting physical, mental, or emotional condition that impairs an individual’s mobility, ability to work, or ability for self-care. The special needs of disabled persons result from limited, often fixed incomes; shortage of accessible housing; and higher health care costs associated with their disability.

As shown in Table II-10, Yorba Linda has an estimated 4,531 residents with one or more disabilities, representing seven percent of the City’s population. As reported in SCAG’s Pre-Certified Housing Data, ambulatory disabilities are most prevalent, followed by independent living, hearing and cognitive disabilities.

<u>Disability Type</u>	<u>Persons</u>
<u>Ambulatory</u>	<u>2,300</u>
<u>Independent Living</u>	<u>2,045</u>
<u>Hearing</u>	<u>1,705</u>
<u>Cognitive</u>	<u>1,613</u>
<u>Self-Care</u>	<u>898</u>
<u>Vision</u>	<u>737</u>

Of the City's senior population, 21 percent suffer from a disability. As Yorba Linda's population continues to age, the number of residents with disabilities will also increase.

The living arrangements for persons with disabilities depends on the severity of the disability. Many persons live at home in an independent environment with the help of other family members. To maintain independent living, disabled persons may require assistance. This can include special housing design features for the physically disabled, income support for those who are unable to work, and in-home supportive services for persons with medical conditions. Accessible housing can also be provided via senior housing developments.

In addition to accessible housing, persons with disabilities may require supportive housing and assistance. For those persons who may require or prefer assistance with care and supervision, licensed community care facilities offer special residential environments for persons with physical, mental, and/or emotional disabilities. According to the State Community Care Licensing Division identifies one adult residential facility (6 person capacity) in Yorba Linda that provides 24-hour non-medical care for adults age 18-59 who are unable to provide for their own daily needs. The State also has licensed one adult care facility (5 person capacity) for people with special health care needs. A far greater number of licensed care facilities are available for seniors in Yorba Linda, many of whom may also have disabilities, with 32 residential care facilities for the elderly, providing capacity for 329 persons, in addition to two continuing care communities serving 211 persons.

Developmental Disabilities

According to Section 4512 of the Welfare and Institutions Code, a "developmental disability" means a disability that originates before an individual attains age 18 years, continues, or can be expected to continue, indefinitely, and constitutes a substantial disability for that individual, which includes mental retardation, cerebral palsy, epilepsy, and autism. Many developmentally disabled persons can live and work independently within a conventional housing environment. More severely disabled individuals require a group living environment where supervision is provided. The most severely affected individuals may require an institutional environment where medical attention and physical therapy are provided. Because developmental disabilities exist before adulthood, the first issue in supportive housing for the developmentally disabled is the transition from the person's living situation as a child to an appropriate level of independence as an adult.

The California Department of Developmental Services provides community-based services to persons with developmental disabilities and their families through a statewide system of 21 regional centers. The goal of these centers is to: 1) prevent/minimize institutionalization of developmentally disabled persons and their dislocation from family and community; and 2) enable this population to lead more independent and productive lives. The Regional Center of Orange County (RCOC) serves approximately 22,000 individuals with developmental disabilities and their families. Within Yorba Linda's two zip codes, the Regional Center currently provides services to 399 residents with developmental disabilities, generating an estimated need for 135 housing units:

Table II-11: Developmentally Disabled Residents Served by RCOC

Zip Code	0 - 14 years	15 - 22 years	23 - 54 years	55 - 65 years	65+ years	Total
92886	104	59	112	11	6	292
92887	45	26	35	1	0	107
Citywide Total	149	85	147	12	6	399
Est. Housing Need¹	37	43	51	3	1	135

Source: Regional Center of Orange County (RCOC), 2020

¹ The following need factors developed by the Golden Gate Regional Center can be used to estimate housing needs for the developmentally disabled population by age group: age 0-14 25% need hsg; age 15-22 50% need hsg; age 23-54 35% need hsg; age 55-65 25% need hsg; age 65+ 20% need hsg.

Among Yorba Linda residents served by the regional center, approximately 96 percent live with a parent, family member or guardian and four percent live in an intermediate care facility.⁴ These percentages highlight the need for people with developmentally disabled family members to have a variety of housing choices to provide ongoing care and support.

The RCOC has several informational resources on their website about housing options for people with developmental disabilities. In 2013, the RCOC published a paper in conjunction with the Regional Centers Housing Advocacy Council that looked at the housing needs of developmentally disabled persons in the county.⁵ The paper stated that the housing needs for developmentally disabled residents mirrored those of seniors and aging adults and safe, affordable housing options were needed. The regional centers have identified a number of community-based housing types appropriate for persons living with a developmental disability: licensed community care facilities and group homes; supervised apartment settings with support services; SB 962 homes (for persons with special health care and intensive support needs); and for persons able to live more independently, rent subsidized homes, inclusionary housing, and Section 8 rental vouchers. In addition to services offered through the Regional Center, Project Independence in Costa Mesa has assisted hundreds of developmentally disabled individuals to gain the necessary skills to live independently.

Orange County has the following housing facilities to serve persons with developmental disabilities⁶:

- Harbor Village in Costa Mesa – apartment complex that is a joint project between the RCOC and the California Department of Developmental Services. Approximately 52 units are leased to persons with developmental disabilities and 15 of these units are certified to serve people with significant needs.
- Integrity Cottages in Anaheim – a former motel that has been converted into 48 affordable rental units.
- Parc Derian in Irvine – 4 units in this new complex are designated for persons with developmental disabilities. Other units are set aside for veterans and formerly homeless households.

⁴ California Department of Developmental Services, Consumer County by California ZIP Code and Residence Type. Regional Center and Early Start Consumers, June 2020.

⁵ Regional Center of Orange County, "Housing for People with Developmental Disabilities in Orange County," January 20, 2013.

⁶ Regional Center of Orange County website: www.rcocdd.com/housing

Yorba Linda supports the provision of housing for persons with disabilities, and has adopted provisions in its Zoning Code to enable community care facilities and supportive housing, and has adopted provisions for reasonable accommodation. Housing Element programs to facilitate affordable housing can also assist residents with developmental disabilities, with funding available through the State's Multi-family Housing Program (MHP) Supportive Housing component.

Homeless

Every two years, the Orange County Housing and Community Development/Homeless Prevention and its partners conduct a Point-In-Time Homeless Count and Survey (PITS) to collect data on the number and characteristics of the homeless in Orange County. The 2019 PIT⁷ identified 6,860 homeless individuals in the County, including 1,550 persons in families with children (23%). The following summarizes some of the survey's key findings:

- Approximately 58% of the homeless counted were unsheltered, with 42% in shelter facilities, including emergency shelters and transitional housing programs.
- Transitional aged youth (ages 18 to 24) comprised four percent of the individuals surveyed while seniors (ages 62 and older) made up nine percent of the respondents.
- 38% of the unsheltered adults surveyed indicated this was their first episode of homelessness
- Approximately 85 percent of homeless respondents indicated they had one or more disabling conditions, including 21% with a physical disability, 24% suffering from mental illness, 8% experiencing domestic violence, and 28% currently using alcohol and/or other drugs

The North Service Planning Area (North SPA), which includes the City of Yorba Linda, had a total of 2,765 individuals included in the PIT count, comprising 40 percent of the total homeless population in the County. In terms of Yorba Linda itself, on the night of the count, one unsheltered individual (transitional aged youth) was located in in the City.

Yorba Linda is participating in the North SPA to develop a regional approach to address homelessness, including the development of two Navigation Centers in the region. The Navigation Centers in Buena Park and Placentia and services to the homeless including shelter (Buena Park – 100 beds, Placentia – 100 beds), health resources, substance abuse services, and job skills. The goal of these Centers is to help homeless individuals become productive members of their communities while reducing the number of homeless in public areas.



"2-1-1 Orange County" was established in 2005 to provide a comprehensive information and referral system to link County residents with community health and human services support. The service is available seven days a week, 24 hours a day. Callers are connected with certified, multi-lingual information and referral specialists who utilize a database to provide information on services including shelter and housing resources, food, and substance abuse assessment and treatment.

⁷ <http://ochmis.org/wp-content/uploads/2019/08/2019-PIT-FINAL-REPORT-7.30.2019.pdf>

Table II-12 provides an inventory of facilities and services for the homeless in North Orange County that serve Yorba Linda.

The City of Yorba Linda is actively involved with local initiatives and agencies to help with homelessness. The City's actions include:

- One City Council member is appointed to represent Yorba Linda on the Orange County Bridges at Kraemer Place Advisory Board. Bridges at Kraemer Place is a year-round emergency shelter located in Anaheim that serves 200 men and women;
- Through the Orange County Sheriff's Department, the City has its own Homeless Liaison Officer (HLO) assigned to patrol and provide resources to the homeless community. HLOs receive additional training on mental illness and how to connect the homeless population with available services and resources; and
- Yorba Linda's affordable housing program that extends both home ownership and rental housing opportunities to low- and moderate-income households in the city. A list of affordable housing locations is included on the City's website.

Farmworkers

Farmworkers are traditionally defined as persons whose primary incomes are earned through seasonal agricultural work. Farm workers have special housing needs because they earn lower incomes than many other workers and move throughout the season from one harvest to the next.

In 2017, the Census of Agriculture from the US Department of Agriculture (USDA) documented that out of California's approximate 377,500 agricultural workers, less than one percent (1,772) are located within Orange County. In Southern California, agricultural workers are primarily located in San Diego, Riverside and Santa Barbara Counties. According to the Local Profile data compiled by SCAG, just 74 Yorba Linda residents are employed in the industries of farming, fishing or forestry, representing just 0.33% of the City's labor force. No land within Yorba Linda is designated for agricultural use. This is also the case in the surrounding communities. Since the persons employed in agriculture is extremely limited, the housing needs of this group are addressed under Yorba Linda's overall programs for affordability.

Table II-12: Inventory of Homeless Services and Facilities - North Orange County

Organization	Beds and/or Services Provided
Armory Emergency Shelter – Fullerton 801 W. Valencia Dr. Fullerton, CA 92832 (714) 213-9815	Provides shelter and services during the cold winter months for men and women. Offer meals, case management and other services.
Bridges at Kraemer Place 1000 N. Kraemer Place Anaheim, CA 92806 (714) 678-5337	Provides 200 emergency beds for single men and women for up to 180 days. Priority is given for those living in the North Orange County area. The goal of the shelter is creating a housing plan and securing permanent housing.
Costa Mesa Bridge Shelter 1885 Anaheim Avenue Costa Mesa, CA 92627 (714) 836-7188 ext. 170	Provides 50 temporary beds (on a reservation basis) as well as case management, housing assistance, and connections to job searches and legal services.
Fullerton Interfaith Emergency Services (New Vista Shelter) 244 E. Valencia, Room 16 Fullerton, CA 92634 (714) 680-3691	Provides transitional housing for families and singles for up to 4 months. Also provides food, basic supplies, case management, referrals, and childcare assistance.
H.I.S. House P.O. Box 1293 Placentia, CA 92670 (714)993-5774	Provides 40 beds for families and individuals for up to 6 months. Services include job counseling and referrals, job training, financial management, counseling, and life skills classes.
HomeAid Orange County Family CareCenter Orange, CA (949)777-3865	Provides short-term temporary housing for 10 to 15 families (45-day maximum). Services such as case management and housing assistance are provided by Mercy House Living Centers.
Lutheran Social Services 215 N. Lemon Street Fullerton, CA (714) 738-1058	Provides clothing, limited transportation, referrals, prescriptions, utilities, counseling and English as a Second Language (ESL) classes.
Orange County Rescue Mission One Hope Drive Tustin, CA 92782 (714) 247-4300	Provides transitional and emergency housing, including housing for domestic violence victims, families and singles. Provides food assistance, counseling, education, job training, mental wellness, life skill training, and medical services to provide a solid foundation for the transition to self-sufficiency.
Placentia Navigation Center S. Melrose Street Placentia, CA 92870 (referrals by City Police Depts)	Provides 100 beds for individuals located in North Orange County. Services provided include health resources, substance abuse services, job skill services and housing navigation.
Salvation Army Red Shield Youth/Family Center 1515 West North Street Anaheim, 92801 (714) 687-9836	Provides food distribution, utility assistance, transportation (bus tickets), clothing, household items, other forms of assistance and community referrals.
Sheepfold Women’s Services Center Anaheim, CA (714) 237-1444	The Service Center in Anaheim provides assistance with legal obligations, medical and dental appointments.

C. HOUSING STOCK CHARACTERISTICS

This section identifies the characteristics of Yorba Linda's physical housing stock. This includes an analysis of housing growth trends, housing conditions, housing prices and rents, and housing affordability.

1. Housing Growth

Table II-13 displays housing production in the City, compared to neighboring cities and the entire Orange County region. While Yorba Linda's growth rate between 1990 and 2010 was in the double digits, growth during the last decade was at seven percent. This level of growth was the second highest among neighboring jurisdictions (Brea being the highest with 14%) and was similar to Orange County as a whole.

The State Department of Finance documents 23,795 housing units in Yorba Linda in 2020, a growth in nearly 1,500 units since 2010. Several additional residential projects are entitled and in various stages of development, including several large scale single-family detached and attached projects, a senior living community and 48-unit affordable senior apartment project.

Table II-13: Regional Housing Growth Trends 1990-2020

Jurisdiction	1990	2000	2010	2020	Percent Change		
					1990-	2000-	2010-
					2000	2010	2020
Anaheim	93,177	99,719	104,237	110,745	7%	5%	6%
Brea	12,648	13,327	14,785	16,911	5%	11%	14%
Fullerton	42,956	44,771	47,869	49,764	4%	7%	4%
Placentia	13,733	15,356	16,872	17,184	12%	10%	2%
Yorba Linda	17,341	19,567	22,305	23,795	13%	14%	7%
Orange County	875,072	969,484	1,046,118	1,111,421	11%	8%	6%

Source: U.S. Census 1990, 2000 and 2010; American Community Survey 2014-2018; Dept of Finance 2020 Population and Housing Estimates.

A vacancy rate of five percent for rental housing and two percent for ownership housing is generally considered healthy and suggests that there is a balance between the supply and demand of housing. As measured by the 2014-2018 American Community Survey, the residential vacancy rate in Yorba Linda was 5 percent for rental units, indicating a healthy market. Meanwhile, the vacancy rate for ownership units was 0.4 percent, highlighting a pent-up demand for ownership housing.

2. Housing Type and Tenure

Table II-14 presents the mix of housing types in Yorba Linda. Of the City's 23,795 housing units in 2020, 88 percent were single-family homes and 10 percent were multi-family units, unchanged since 2000. The City has had over 1,200 single-family units and almost 250 multi-family units constructed in the last decade. Yorba Linda also has one mobile home park for seniors (age 55+). Mobile home units comprise two percent of the City's housing.

Table II-14: Housing Type 2000 – 2020

Unit Type	2000		2010		2020	
	Units	Percent	Units	Percent	Units	Percent
Single-Family (SF) Detached	15,344	79%	17,523	78%	18,306	77%
SF Attached	2,077	11%	2,152	10%	2,605	11%
Total SF	17,421	89%	19,675	88%	20,911	88%
2 to 4 Units	533	3%	744	3%	868	4%
5 or more units	1,270	7%	1,458	7%	1,581	7%
Total Multi-Family	1,803	9%	2,202	10%	2,449	10%
Mobile Homes & Other	310	2%	428	2%	435	2%
Total Housing Units	19,534	100%	22,305	100%	23,795	100%
Vacancy Rate	1.61%	--	3.27%	--	2.9%	--

Source: U.S. Census 2000 and 2010. Dept of Finance 2020 Population and Housing Estimates.

Housing tenure refers to whether a housing unit is owned, rented or is vacant. Tenure is an important indicator of the housing climate of a community, reflecting the relative cost of housing opportunities, and the ability of residents to afford housing. Tenure also influences residential mobility, with owner units generally evidencing lower turnover rates than rental housing. In 2020, 84 percent of Yorba Linda's households were homeowners, demonstrating stability since 2000 when 85 percent of the households were also owner-occupied (Table II-15). Yorba Linda's homeownership rate continues to be higher than the Countywide homeownership rate of 57 percent.

Table II-15: Housing Tenure 2000 - 2020

Occupied Housing Units	2000		2020	
	Households	Percent	Households	Percent
Renter	2,938	15%	3,695	16%
Owner	16,314	85%	19,399	84%
Total	19,252	100%	23,094	100%

Source: U.S. Census 2000; American Community Survey 2014-2018; Dept of Finance 2020 Population and Housing Estimates.

According to the SCAG housing data, among Yorba Linda's 1,414 Extremely Low Income households, 792 (or 56%) are renters while the remaining 622 (or 44%) are homeowners. This relatively high percentage of Extremely Low Income homeowners is likely reflective of seniors who have lived in the community for many years, as well as occupants in the City's mobile home parks.

3. Housing Age and Condition

The age of a community’s housing stock can provide an indicator of overall housing conditions. Typically housing over 30 years in age is likely to have rehabilitation needs that may include new plumbing, roof repairs, foundation work and other repairs. Table II-16 displays the age of Yorba Linda’s occupied housing stock by owner/renter tenure as of 2020.

As shown in the table below, three-fourths of Yorba Linda’s housing stock is 30 years or older in 2020 (built prior to 1989) and almost half is 40 years or older (built prior to 1979). Problems with property maintenance and housing deterioration have not been a significant issue thus far in Yorba Linda. High property values and a strong sense of neighborhood pride have contributed to well-maintained neighborhoods. Nonetheless, given the community’s aging housing stock, combined with a growing senior population who may face difficulties maintaining their homes, both code enforcement and housing rehabilitation programs are important and can be focused on older areas of the City.

Table II-16: Age of Housing Stock 2020

Year Structure Built	Renter Occupied Housing	Percent Renter	Owner Occupied Housing	Percent Owner	Total Percent
2014 or later	170	5%	427	2%	3%
2010-2013	92	3%	718	4%	4%
2000-2009	259	7%	1,630	8%	8%
1990-1999	499	13%	1,804	9%	10%
1980-1989	1,068	29%	5,432	28%	28%
1970-1979	517	14%	6,014	31%	28%
1960-1969	480	13%	2,658	14%	14%
1950-1959	347	9%	407	2%	3%
1940-1949	0	0%	136	<1%	<1%
1939 or earlier	262	7%	175	<1%	2%
TOTAL	3,695	100%	19,399	100%	100%

Source: American Community Survey 2014-2018; Dept of Finance 2020 Population and Housing Estimates.

In terms of developing a general estimate of the number of units in need of rehabilitation in Yorba Linda, the City used the following approach. Using 30 years as the benchmark when residential structures begin requiring major systems replacement or repair, units built prior to 1989 can be considered as potential candidates for rehabilitation needs. Of Yorba Linda’s approximately 2,675 pre-1989 rental units, code enforcement staff estimate that 20 percent, or 535 units, may require some degree of rehabilitation over the Housing Element planning period. Among the City’s approximately 14,800 pre-1989 owner units, staff estimate that just five percent, or 741 units, may be in need of rehabilitation. No units have been identified as needing replacement.

4. Housing Costs and Affordability

Rental Housing Market

Current rental information (May - June 2020) for Yorba Linda was obtained from Internet rental listings on Craigslist, Westside Rentals, Zillow, Apartment Guide and The Bryant at Yorba Linda websites. Table II-17 presents the results of the rent survey by unit type, including apartments/ condominiums/townhomes and single-family homes.

A total of 53 non-duplicative multi-family units were advertised for rent in Yorba Linda, including 29 apartments and 24 units identified as townhomes or condominiums. Two- and three- bedroom units were the most common, with no studio units listed for rent. Median monthly rents ranged from \$1,940 for a one-bedroom unit, \$2,320 for a two-bedroom unit, \$3,055 for a three-bedroom unit and \$3,550 for a four-bedroom unit.

During the same time period 28 single-family homes were listed for rent in Yorba Linda. Median rents ranged from \$2,650 for a two-bedroom home, \$3,450 for a three-bedroom home, \$3,755 for a four-bedroom home and \$6,215 for a five-bedroom home.

Two accessory dwelling units (also known as granny flats, guest houses and in-law units) were for rent. The rents listed were \$1,598 and \$1,775.

Table II-17: Survey of Vacant Rental Units, May - June 2020

Unit Type and Bedrooms	# Units Advertised	Rental Range	Median Rent
<i>Apartments /Condominiums/Townhomes</i>			
1	9	\$1,905 - \$1,995	\$1,940
2	19	\$2,100 - \$2,695	\$2,320
3	17	\$2,575 - \$4,900	\$3,055
4	8	\$3,000 - \$3,700	\$3,550
<i>Single-Family Homes</i>			
2	5	\$2,295 - \$2,700	\$2,650
3	8	\$2,000 - \$3,650	\$3,450
4	12	\$2,785 - \$6,000	\$3,755
5	3	\$5,500 - \$6,900	\$6,215

Source: www.craigslist.org, www.westsiderentals.com, www.zillow.com, www.apartmentguide.com, The Bryant at Yorba Linda website.

Accessory Dwelling Units

Accessory dwelling units (also known as second units or "granny" flats) are complete independent housing units that can be either detached or attached from an existing single-family residence. Based on their relatively small size, and because they do not require paying for land or major new infrastructure, accessory dwelling units ("ADUs") are considered affordable by design. ADUs can provide affordable housing options for family members, seniors, students, in-home health care providers, and other small household types. ADUs can also be useful to generate additional rental income for the homeowner, making homeownership more financially feasible.

The State legislature has passed a series of bills aimed at encouraging single-family homeowners to add ADUs to their property by requiring local jurisdictions to adopt regulations to facilitate their production and streamline their approval. The State passed legislation in 2017 and again in 2019 to further assist and support the development of ADUs, including “by right” approval for units less than 850 square feet for a one-bedroom and 1,000 square feet for a two-bedroom unit. These projects must be approved at the staff level to help streamline the permit process.

In March 2020, the Yorba Linda City Council adopted an ordinance to update the Zoning Code to be consistent with changes in State law and to better facilitate the production of ADUs. Highlights of the City’s current ADU regulations include:

- ADUs are permitted in all zoning districts that allow residential dwelling units;
- Provisions for junior ADUs are now included in the Zoning Code;
- Permitted unit sizes include 850 square feet for a studio and one-bedroom ADU; 1,000 square feet for an ADU with more than one bedroom. Units that exceed these sizes may be approved through the Planning Commission Design Review process;
- All ADUs within the sizes outlined above shall maintain a minimum four (4) foot setback on the side and rear yards for an ADU not converted from an existing structure or a new structure constructed in the same location and to the same dimensions as an existing structure;
- One parking space per unit (unless criteria are met as outlined in the Zoning Code).

Between 2014-2020, the City issued building permits for 32 accessory dwelling units. The City’s website has directions on how to submit applications for ADU permits. A LEAP grant application was submitted by the City in 2020, with a portion of the funds proposed to be used for updated ADU forms, brochures and website changes to help inform property owners about ADU regulations and opportunities.

ADU Affordability

In December 2020, Southern California Association of Governments (SCAG) released a “Regional Accessory Dwelling Unit Affordability Analysis”. SCAG conducted this analysis to “provide local governments in the region with assumptions for ADU affordability that can be used to assign ADUs to income categories for the purpose of Sixth Cycle Housing Elements”⁸ The analysis consisted of five steps:

- A. Calculate maximum rent limits for RHNA income categories for both one-person and two-person households by county;
- B. Conduct a rent survey for ADUs in the SCAG region (a total of 150 existing ADUS were surveyed between April and June 2020);
- C. Use regional survey to determine proportion of ADUs within each income category for both one-person and two-person households;
- D. Make assumptions for what percentage of ADUs will be occupied by one-person and two-person households;
- E. Use (D) to combine proportions from (C) into single breakdown of rented ADUs by income category.

⁸ Southern California Association of Governments, “SCAG Regional Accessory Dwelling Unit Affordability Analysis”, December 2020.

The steps above apply to rented ADUs. However, one prevalent use of ADUs is for family members or others (such as caretakers) who are not charged rent. SCAG looked at other surveys and resources to determine the percentage of ADUs where people live rent free. Based on this review, SCAG estimated that 15% of ADUs are provided rent-free, and can therefore be assume to affordable to extremely low income households (0-30% AMI).

In order to account for differences in housing costs, the SCAG geography was divided into five subregions, including Orange County. Table II-18 presents SCAG’s affordability assumptions for ADUs in Orange County, providing the basis for assigning affordability to projected ADUs in Yorba Linda’s Housing Element Update. As shown, almost 70 percent of all ADUs and 53 percent of rented ADUs in Orange County are estimated by SCAG to be affordable to lower income households.

Table II-18: Affordability Assumptions for All ADUs in Orange County

Category	Affordability Assumptions for Rented ADUs ¹	Affordability Assumptions for Non-Rented ADUs ²	Affordability Assumption for all ADUs ³
	85% of Total	15% of Total	100% of Total
Extremely Low Income	0%	100%	15%
Very Low Income	12%	0%	10%
Low Income	51%	0%	43%
Moderate Income	35%	0%	30%
Above Moderate Income	2%	0%	2%

Source: Southern California Association of Governments, “SCAG Regional Accessory Dwelling Unit Affordability Analysis”, December 2020.

1. Used step D in analysis to combine proportions from step C into single breakdown of rented ADUs by income category.
2. Based on SCAG research of non-rented ADUs, it was determined that 15% of ADUS will be available at rents affordable to Extremely Low Income households.
3. Combined by multiplying rented ADUs by 85% and non-rented ADUs by 15%.

Homeownership Market

The real estate website Zillow.com has developed a home valuation model to estimate the market value of individual properties, and compiles this information to produce a median “Home Value Index” for any given geographic area. Table II-19 presents the December 2019 median home value index for Yorba Linda and nearby communities, and shows the change in median home values from 2018.

The home value index for Yorba Linda (inclusive of both single-family homes and condominiums) was higher than neighboring jurisdictions and was over \$90,000 to \$160,000 more than the County as a whole. Homes in Yorba Linda evidenced appreciation of less than one percent in 2019. As shown in the table below, communities around Yorba Linda and the County as a whole experienced small increases in home values.

Table II-19: Regional Median Home Values 2019

Community	Zip Code	December 2019 Median Home Value	% Change from December 2018
Anaheim Hills	92807	\$756,300	0.95%
	92808	\$776,700	0.90%
Brea	92821	\$727,200	0.89%
	92823	\$836,400	0.50%
Fullerton	92831	\$668,400	0.72%
	92832	\$593,800	2.26%
	92833	\$630,200	1.78%
	92835	\$821,600	0.56%
Placentia	92870	\$718,800	1.41%
Yorba Linda	92886	\$840,400	0.38%
	92887	\$911,200	0.34%
Orange County	All Zip Codes	\$749,500	1.11%

Source: Zillow Home Value Index from Zillow.com.

While the prior Table II-19 provides an overview of the subregional housing sales market, the following Table II-20 provides information on median home values by number of bedrooms in both Yorba Linda and Orange County as a whole. As shown, the Citywide median home value was \$861,600, a modest 0.4% increase from the prior year, and 15 percent above the Countywide median of \$749,500. In contrast, median home values of one- and two- bedroom homes in Yorba Linda were lower than the County as a whole, and reflect the City's older, more modest housing stock.

Table II-20: Median Home Values in Yorba Linda 2019

Number of Bedrooms	December 2018 Value	December 2019 Value	% Change	Orange County
1	\$283,700	\$284,400	0.2%	\$368,100
2	\$447,800	\$450,700	0.6%	\$525,000
3	\$730,700	\$737,100	0.9%	\$704,200
4	\$922,800	\$925,200	0.3%	\$860,200
5+	\$1,347,100	\$1,341,800	-0.4%	\$1,161,200
Total	\$858,100	\$861,600	0.4%	\$749,500

Source: Zillow Home Value Index from Zillow.com.

Another important data set is the sale listing prices for homes. In December 2019, Yorba Linda's median list price was \$397 per square foot, while the list price in Orange County was \$439 per square foot. In June 2020, 132 homes and 33 condos/townhomes were listed for sale in Yorba Linda on Zillow listing services. The price ranges are included below. Over half (53%) of the homes listed had five or more bedrooms, while only two of the listings were for two-bedroom homes.

- Single-family home listings
 - 132 homes total
 - Two bedroom homes were listed at \$699,900 and \$730,000
 - Three bedroom homes ranged from \$755,000 to over one million dollars
 - Four bedroom homes started at \$618,000 and went to the \$1,000,000 and \$2,000,000 range
 - Homes with five or more bedrooms started at \$974,900 and went into the \$3,000,000 range
 - Several of the larger homes were part of the new Enclave at Yorba Linda development
- Townhome listings
 - 16 townhomes
 - Two bedrooms ranged from \$624,990 to \$679,990
 - Three bedrooms ranged from \$494,900 to \$739,990 (One listing was for over one million dollars)
 - Four bedrooms ranged from \$589,000 to \$920,000
- Condominium listings
 - 17 condos
 - Two bedrooms ranged from \$410,000 to \$610,000
 - Three bedrooms ranged from \$430,000 to \$829,000
 - Four+ bedrooms ranged from \$569,000 to \$780,000

Housing Affordability

The affordability of housing in Yorba Linda can be assessed by comparing market rents and sales prices with the amount that households of different income levels can afford to pay for housing. Compared together, this information can reveal who can afford what size and type of housing as well as indicate the type of households that would most likely experience overcrowding or overpayment.

For purposes of evaluating home purchase affordability, Table II-21 presents the maximum affordable purchase price for moderate income households (120% AMI), and compares this with the 2019 median home values in Yorba Linda as previously documented in Table II-20. As illustrated below, the maximum affordable purchase price ranges from \$458,538 for a three person household to \$502,265 for a four person household. While the median priced three-bedroom home value is beyond the reach of households earning moderate incomes, the median priced two-bedroom home (\$450,700) falls just within moderate income affordability (\$458,538). Two bedroom homes reflect Yorba Linda's older housing stock, whereas newer units are more typically three or more bedrooms.

Table II-21: 2020 Orange County Maximum Affordable Housing Cost

Moderate Income Affordable Housing Cost	2 Bedroom (3 persons)	3 Bedroom (4 persons)
Household Income @ 120% Median ¹	\$101,970	\$113,300
Income Towards Housing @ 35% Income	\$35,690	\$39,655
Less Ongoing Monthly Expenses:		
Annual Utilities Allowance ²	\$2,052	\$2,712
HOA, Insurance & Maintenance	\$3,960	\$4,080
Taxes (1.1% affordable housing price)	\$4,990	\$5,524
Income Available for Mortgage	\$24,688	\$27,339
Supportable 30 yr Mortgage @ 4.0% interest	\$430,861	\$477,152
Homebuyer Downpayment (5% affordable housing price)	\$22,677	\$25,113
Maximum Affordable Purchase Price	\$458,538	\$502,265
Yorba Linda Median Home Value	\$450,700	\$737,100

Source: Karen Warner Associates, Inc.

¹ Based on 2020 household incomes published by HCD. Affordable sales price calculations are based on California Health and Safety Code Section 50052.5 methodology.

² Utilities allowance based on Orange County utility allowance schedule effective as of 10/1/19. Assumes costs for gas heating, cooking and water heating; basic electric; water; sewer; and trash services.

Table II-22 presents the maximum affordable rents for very low, low and moderate-income households by household size, and compares with median apartment rents in Yorba Linda (as documented previously in Table II-17). As the table below indicates, Citywide median rents are above the level of affordability for very low and low income households, with the affordability gap increasing with unit size. Median rents for one and two bedroom units are within the level affordable to moderate income households, though the rent premium for three bedroom units exceeds the moderate income affordability threshold.

Table II-22: 2020 Maximum Affordable Rents, Orange County

Income Level	Maximum Affordable Rent After Utilities Allowance*		
	1 Bedroom (2 person)	2 Bedroom (3 person)	3 Bedroom (4 person)
Very Low Income	\$1,162	\$1,271	\$1,380
Low Income	\$1,928	\$2,136	\$2,340
Moderate Income	\$2,354	\$2,611	\$2,869
Yorba Linda Average Apartment Rents	\$1,940	\$2,320	\$3,055

Source: Karen Warner Associates

*For comparability with advertised rentals, affordable rent calculations subtract the following utility expenses based on the Orange County Housing Authority allowance: \$119 for 1 bedroom, \$170 for 2 bedrooms, and \$221 for 3 bedrooms.

Between 2014 and 2019, the City provided financial and regulatory assistance for the following affordable housing developments:

- Oakcrest Terrace - 54 VLI, 14 LI rental units for local workforce residents, seniors, veterans and families
- Oakcrest Heights - 45 VLI, 8 LI rental units, including units designated for emancipated foster youth
- Altrudy I – 10 ELI, 1 VLI, 36 LI rental units
- Melia – 192 total ownership units, 6 Mod Income



Oakcrest Heights

5. Assisted Housing At-Risk of Conversion

State Housing Element law requires an analysis of the potential for currently rent-restricted low income housing units to convert to market rate housing, and to propose programs to preserve or replace any units “at-risk” of conversion. This section presents an inventory of all assisted rental housing in Yorba Linda, and evaluates those units at risk of conversion during the ten year 2021-2031 planning period.

Assisted Housing Inventory

Yorba Linda has an active history of supporting affordable housing in its community. As illustrated in Table II-23, the City and its former Redevelopment Agency have facilitated the development or acquisition/rehabilitation of nine multi-family residential developments, totaling 656 lower income affordable rental units. This inventory includes all multi-family units assisted under federal, state, and local programs, including HUD, state/local bond programs, density bonus, inclusionary, and local redevelopment or direct assistance programs. All of the City’s affordable rental



Villa Plumosa

projects have long-term affordability restrictions and none are at-risk of conversion to market rate over the next ten years.

Table II-23: Assisted Rental Housing Inventory

Project Name	Tenant Type	Total Units	Affordable Units	Applicable Programs	Potential Conversion Date
Altrudy I	Senior	48	47	Land Write Down; Tax Credits	2073
Oakcrest Terrace	Family	69	68	RDA Set-Aside; Tax Credits	2068
Oakcrest Heights	Family	54	53	RDA Set-Aside; Tax Credits	2070
Villa Plumosa	Family	76	75	RDA Set-Aside; Tax Credits	2062
Archstone Yorba Linda	Family	400	80	Orange County Bonds	2029
Vintage at Stonehaven	Senior	125	124	RDA Set-Aside	2067
Arbor Villas	Family	67	66	RDA Set-Aside	2052
Parkwood	Senior	100	100	RDA Set-Aside	2059
Yorba Linda Palms	Family	44	43	Density Bonus; RDA Set-Aside; Tax Credits	2060

Source: City of Yorba Linda, 2021.

In addition to the above projects, the prior Yorba Linda Redevelopment Agency purchased 26 units at the 52 unit Evergreen Villas senior condominium complex that it rented to low income (<50% AMI) seniors at affordable rents. In December 2009, Yorba Linda transferred its ownership in these units to a non-profit purchaser (Orange Housing Development Corporation – OHDC). The former Redevelopment Agency entered into an Affordable Housing Agreement with OHDC to acquire additional condominium units in complexes with high rates of foreclosure and/or economic blight. Between 2011-2017, a total of 40 additional condominium units were purchased by OHDC and provided as long-term affordable rentals units to extremely low, very low and low income households at affordable rents for a minimum of 55 years.



Evergreen Villas

Archstone Yorba Linda (previously Riverbend Apartments) is required under the County bond covenant to make available 80 units to lower income households. However, there is no rent restriction on these units so they are considered market rate.



Altrudy 1 Senior Housing

6. Housing Problems

A continuing priority of communities is enhancing or maintaining the quality of life for residents. A key measure of the quality of life in Yorba Linda is the extent of “housing problems”. One measure of housing problems used by both the State and Federal governments is the extent of housing overpayment and overcrowding within a community.

Overpayment

Housing overpayment, as defined by the State and Federal government, refers to spending more than 30 percent of income on housing; severe overpayment is spending greater than 50 percent of income. Table II-24 shows the incidence of overpayment in Yorba Linda.

Table II-24: Housing Overpayment 2018

Overpayment	Households	Percent	Orange Co. %
Owners			
Overpayment (>30% income on housing)	5,064	36%	40%
Renters			
Overpayment (30%-50% income on housing)	1,303	35%	27%
Severe Overpayment (>50% income on housing)	1,010	27%	28%

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

Household count differs from 2020 Dept of Finance count depicted in Table II-6.

The 2014-2018 American Community Survey data compiled by SCAG identifies 35 percent of renters in Yorba Linda spending between 30 and 50 percent of their total income on housing. This level of overpayment is higher than the County as a whole, which was measured at 27 percent in 2018. Severe overpayment in Yorba Linda among renters is measured at 27 percent, a slight decrease from 29 percent in 2010. Among the City’s owner households, 36 percent were overpaying in 2018, which is a decrease from 39 percent in 2010 and is lower than the 40 percent measured for the County as a whole.

Among lower income households (<80% AMI), overpayment is most pronounced. As shown in Table II-25, almost all renter households earning less than \$20,000 a year face either overpayment (8%) or severe overpayment (87%). As anticipated, as a household’s income increases, the level of overpayment declines; however, it is still an issue for many households earning less than \$100,000 annually. The impact of housing overpayment on Yorba Linda’s lower income households is significant, with the community’s special needs populations – seniors, persons with disabilities, and female-headed households with children - most vulnerable to losing their housing due to an inability to pay. The high incidence of renter overpayment represents a significant housing need in Yorba Linda, and is addressed through Housing Element programs for Multifamily Acquisition and Improvement, Section 8 Rental Assistance, Affordable Housing Development Assistance, Accessory Dwelling Units (Program # 9) and Affordable Housing Density Bonus.

Table II-25: Lower Income Renter Overpayment 2018

Income Level	Overpayment (30-50% income on housing)		Severe Overpayment (>50% income on housing)	
	Households	% of renter income category	Households	% of renter income category
Less than \$20,000	28	8%	297	87%
\$20,000-\$34,999	100	18%	376	69%
\$35,000 to \$49,999	332	61%	114	21%
\$50,000 to \$74,999	323	49%	90	14%
\$75,000 to \$99,999	272	43%	133	21%
\$100,000 or more	248	24%	0	0%

Source: SCAG Pre-Certified Housing Data, August 2020.
Household count differs from 2020 Dept of Finance count depicted in Table II-6.

As can be seen from Table II-26 below, owner overpayment is most pronounced among lower income households as well. For homeowners earning less than \$75,000, overpayment is anywhere from 85 percent to 100 percent among these households. Programs to assist homeowners in adding an accessory dwelling unit to their properties can help to provide added rental income, and housing rehabilitation grants can assist lower income homeowners with insufficient discretionary incomes to maintain their homes.

Table II-26: Lower Income Owner Overpayment 2018

Income Level	Overpayment (>30% income on housing)	
	Households	% of owner income category
Less than \$20,000	229	100%
\$20,000-\$34,999	319	100%
\$35,000 to \$49,999	505	98%
\$50,000 to \$74,999	841	85%
\$75,000 or more	3,170	26%

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

Overcrowding

The State defines an overcrowded housing unit as one occupied by more than 1.01 persons per room (excluding kitchens, porches, and hallways). A unit with more than 1.51 occupants per room is considered severely overcrowded. The incidence of overcrowded housing is a general measure of whether there is an available supply of adequately sized housing units.

Table II-27 shows the incidence of overcrowding in Yorba Linda and Orange County by tenure, as measured by the 2014-2018 American Community Survey compiled by SCAG. As indicated, the City's renters experienced more overcrowding conditions than owners (7% for renters versus 1% for owners). While renter overcrowding has increased since 2010, when it was measured at 4 percent for these households, the percentage is still lower than the County as a whole (10%). Overall, household overcrowding remains a relatively minor issue in Yorba Linda.

Table II-27: Overcrowded Households 2018

Overcrowding	Households	Percent	Orange Co. %
Owners			
Overcrowding (>1.0 ppl/room)	131	1%	3%
Severe Overcrowding (>1.5ppl/room)	42	<1%	1%
Renters			
Overcrowding (>1.0 ppl/room)	289	7%	10%
Severe Overcrowding (>1.5ppl/room)	47	1%	6%

Source: SCAG Pre-Certified Housing Data, August 2020; American Community Survey 2014-2018.

Household count differs from 2020 Dept of Finance count depicted in Table II-6.

D. REGIONAL HOUSING NEEDS ALLOCATION

The Regional Housing Allocation (RHNA) is a state-mandated process, which determines the amount of future housing growth each city and county must plan for in their housing elements. This “fair share” allocation concept seeks to ensure that each jurisdiction accepts responsibility for the housing needs of not only its resident population, but also for the jurisdiction’s projected share of regional housing growth across all income categories. Regional growth needs are defined as the number of units that would have to be added in each jurisdiction to accommodate the forecasted number of households, as well as the number of units that need to be added to compensate for anticipated demolitions and changes to achieve an “ideal” vacancy rate.

The RHNA process begins with the California Department of Housing and Community Development’s (HCD) projection of future statewide housing growth need, and the apportionment of this need to regional councils of government throughout the state. As southern California’s designated Council of Government, the Southern California Association of Governments (SCAG) is the agency responsible for developing an allocation methodology to allocate the region’s assigned share of statewide need to cities and counties by income level. The main determining factors in SCAG’s methodology are: household growth (based on Connect SoCal growth forecast), job accessibility, and transit accessibility. After a RHNA total is calculated, a social equity adjustment is applied to determine the four income categories (very low, low, moderate and above-moderate incomes).

The State has allocated 1.34 million new housing units to the SCAG region as part of the 6th cycle RHNA. This level of housing growth represents the largest allocation the region has ever received, resulting in much higher RHNA allocations for SCAG cities and counties. Despite great efforts to appeal the City’s RHNA allocation and methodology, Yorba Linda’s appeal was denied by SCAG’s RHNA Appeals Board. In fact, of the 52 appeals filed, only two appeals were approved, with all appeals by Orange County cities being denied. On March 4, 2021, SCAG’s Regional Council adopted the final RHNA allocation, resulting in a final RHNA of 2,415 housing units for the City of Yorba Linda broken down into the following income categories:

Table II-28: Regional Housing Needs Assessment (RHNA) 2021-2029

Income Level	Percent of Area Median Income	Units	Percent
Very Low*	0-50%	765	32%
Low	51-80%	451	19%
Moderate	81-120%	457	19%
Above Moderate	120%+	742	30%
Total		2,415	100%

Source: Southern California Association of Governments (SCAG) 6th Cycle RHNA.

* Local jurisdictions must consider Extremely Low income households as part of the Very Low income allocation. The Yorba Linda Housing Element assumes 50% of City’s Very Low income housing needs are for Extremely Low income households (382 units) earning less than 30% AMI.

The RHNA represents the minimum number of housing units each community is required to provide “adequate sites” for through zoning and is one of the primary threshold criteria necessary to achieve State approval of the Housing Element. As the RHNA represents a planning target for new residential growth and not a building quota, so long as a jurisdiction provides sufficient sites and does not impose constraints to development, it is not penalized for falling short of its RHNA target. Yorba Linda will continue to provide sites for a mix of single-family, multi-family and mixed-use housing, supported by a variety of programs to enhance affordability, to accommodate its RHNA and contribute towards addressing the growing demand for housing in the southern California region.

III. HOUSING CONSTRAINTS

This section assesses the various governmental, market, infrastructure and environmental factors that may serve as a potential constraint to housing development in Yorba Linda.

A. GOVERNMENTAL CONSTRAINTS

As a means of providing information and transparency to the public, all zoning and development standards and development fees are posted on the City's website.

1. Land Use Controls

The Yorba Linda General Plan was adopted on November 1, 2016 by the Yorba Linda City Council. The Plan's Land Use Element provides for the following residential land use designations:

Residential – Low (1.0 du/ac) – Designated for the steep terrain along the northerly boundary of Yorba Linda as well as the historical “agricultural” areas that are centrally located within the planning area. Average density is 1 unit per acre, with clustering permitted at greater intensities to compensate for topographical constraints.

Residential - Medium Low (1.8 du/ac) – Intended for spacious single-family homes. Lot sizes typically range from one-third to half an acre per dwelling unit. This category has been allocated in some cases to respond to terrain with topographical constraints. Maximum density is 1.8 dwelling units per acre.

Residential - Medium (3.0 du/ac) – Designated for single-family detached residential subdivisions, or more innovative subdivision planning allowing clustered development in conjunction with provision of recreational facilities and preservation of open spaces. Average density is 3.0 dwelling units per acre.

Residential - Medium High (4.0 du/ac) – This category reflects conditions which include acreage of limited size for development and property with locational restrictions. Maximum density is 4.0 dwelling units per acre, with a minimum lot size of 7,500 square feet.

Residential - High (4 – 30 du/ac) – Permits a variety of housing ranging from single-family detached homes to attached products and apartments. The appropriate housing type is predicated based on the site, location, and adjacent land uses. Clustering of buildings allows for the provision of appropriate private recreational and open space amenities. High density designations have been advantageously located throughout the planning area for proximity to retail, commercial, and employment opportunities, as well as providing a rational land use transition between lower density residential areas and non-residential land uses.

Table III-1 illustrates Yorba Linda’s residential General Plan Designations, corresponding Zoning and acreage per land use category (as of 2016).

Table III-1: Residential General Plan and Zoning Designations

Land Use Designation	Density	Corresponding Zoning Districts	Acres
Residential – Low (R-L)	1.0 du/acre	R-A, RLD	412.14
Residential – Medium Low (R-ML)	1.8 du/acre	R-E	2,356.05
Residential – Medium (R-M)	3.0 du/acre	R-S	1,956.28
Residential – Medium High (R-MH)	4.0 du/acre	R-U	1,169.01
Residential – High (R-H)	4 – 30 du/acre	R-M, R-M-20, R-M-30	545.89

Source: 2016 Yorba Linda General Plan, City of Yorba Linda Zoning Code, 2020.

Table III-2 summarizes Yorba Linda’s residential development standards. The development standards for the R-M, R-M-20 and R-M-30 multi-family zone districts were established during Yorba Linda’s 4th cycle Housing Element in conjunction with an urban design professional to ensure their cumulative impact did not constrain the ability to achieve maximum zoned densities. The design consultant prepared residential site plans utilizing sets of development standards which achieved the maximum 10, 20 and 30 units/acre of the City’s multi-family zone districts. Projects built under the 10 and 20 unit/acre standards provided further evidence that maximum densities could be achieved. The Meta Housing apartment project developed under the City’s prior AH (Affordable Housing) combining zone which became the SH zone with standards allowing a density of 20 units per acre. The Presidential Walk project built as a single-family detached product under the R-M standards has a density of 9 units per acre. For the 30 unit per acre concept plan, the urban design consultant selected one of the proposed housing sites in Savi Ranch, and refined the initial RM-30 standards as necessary to achieve the desired density. The results of this “density testing” served as the basis for development of the City’s new multi-family development standards, presented in Table III-2. Additional site testing of the City’s existing R-M standards resulted in an increase in lot coverage (from 35% to 45%) and a decrease in the minimum parcel size (from 2 acres to 15,000 square feet) in the new R-M zone.

The new Affordable Housing Overlay (AHO) being developed by the City will provide modified development standards in exchange for the provision of 20% affordable units in developments (refer to Housing Element Program #9). While the AHO is in the process of being developed, it is proposed to include the following standards:

- Increased densities (to 35 units/acre)
- Increased height limits
- Increased floor area ratios
- Reduced project-specific open space standards
- Ministerial review

As an additional incentive, developers can access state density bonus law in addition to using the densities allowed in the Overlay, including the state’s alternative parking standards of 1 space for 0-1 bedroom units, 2 spaces for 2-3 bedroom units, and 2.5 spaces for four or more

bedrooms. In order to encourage lot consolidation for sites with multiple parcels, the City will structure the Overlay with tiered incentives for larger lot sizes.

The City has Multi-Family Design Guidelines to provide upfront direction to the development community regarding the desired quality and character of multi-family development. Yorba Linda has established a review process, development standards and design guidelines which facilitate, and do not serve to constrain, quality multi-family housing.

Table III-2: Residential Development Standards

	R-A	RLD	R-E	R-S	R-U	R-M	R-M-20	R-M-30
Max. Density (du/ac)	1.0	1.0	1.8	3.0	4.0	10.0	20.0	30.0
Min. Parcel Size (sq.ft.)	1 acre	39,000	15,000	10,000	7,500	15,000	1 acre	
Min. Lot Width (ft.)	130	110	100	80	75	100 (corner); 125 (interior)	135 (corner); 165 (interior)	
Min Setbacks (ft.)								
Front	40	35	30	25	20	20	20	20
Side	10% lot width; min 10 ft			10	Min 5 ft each side; min total of 20 ft			
Street Side	10% lot width; min 10 ft			10	10	10	10	10
Rear	45	40	25	25	25	20	20	20
Max. Height (ft.)	35 ft, or 2 stories, whichever is less						35' or 2 stories + ½ story for undgrd parking	50' or 4 stories + ½ story for undgrd parking
Min. Unit Size (sq. ft.)	1,500				1,300	Studio 750; 1 bd 900; 2 bd 1,000; 3 bd 1,200	Studio 550; 1 bd 675; 2 bd 700; 3 bd 900	
Max. % Lot Coverage	35%				40%	45%	65%	70%
Minimum % Landscaped Open Area	N/A					50% of building site area		
Private Open Space	N/A					50 sq.ft. per unit. 100 sq.ft. for ground floor units.		
Parking Standards								
Single Family	2 covered spaces per dwelling unit + 1 covered or uncovered guest space							
Multi-family: R-M	Studio – 2 bd = 2 covered + 1 covered or uncovered, 3+ bd = 2 covered + 1.5 covered or uncovered							
Multi-family: R-M-20 & R-M-30	Studio = 1 covered, 1 bd = 1 covered + 0.8 uncovered, 2+ bd = 1 covered + 1 uncovered Guest parking: Studio = .75 per unit, 1 and 2 bd = 0.5 per unit, 3+ bd = 1.5 per unit							
Senior Housing	As required by conditional use permit.							

Source: City of Yorba Linda Zoning Code, 2020.

Special Housing (SH) Combining Zone

The SH Combining Zone provides flexible development standards designed to facilitate senior housing and functions as an overlay to the underlying zone district. Proposed housing projects must contain at least 50 percent of the units for senior citizens (a person 62 years of age or older, or 55 years of age or older in a “senior citizen housing development”). Projects proposed in this zone are subject to a conditional use permit unless classified as affordable units, in which case, the project shall be subject to design review. Table III-3 outlines the development standards for senior housing in this combining zone.

Table III-3: SH Combining Zone Development Standards

	Standard
Minimum site area	2 acres
Minimum lot size	None
Minimum front yard setback	20 feet
Minimum side yard setback, interior	10 feet
Minimum side yard setback, street	20 feet
Minimum rear yard setback	20 feet
Minimum space between buildings	10 feet
Maximum building height*	35 feet
Maximum density	25 units/net acre
Maximum site coverage	60%
Minimum dwelling unit size	Floor area to be determined by CUP
Minimum parking spaces per unit	As required by CUP
Occupancy	Senior citizen or handicapped; at least one occupant is 62 years or older.

Source: City of Yorba Linda Zoning Code Table 18.18-1.

*Or as otherwise approved by the Planning Commission in conjunction with a conditional use permit or design review.

Provisions of the SH Combining Zone include:

- Densities shall not be more than allowed by the General Plan, except as may be provided through the granting of SH incentives. “Density averaging” may be used on a project-wide basis so as to permit higher density levels in certain project portions in exchange for advantageous project design features.
- Building height may be increased by one-half story to accommodate parking partially constructed underground.
- All public streets within or abutting the development shall be dedicated and improved to City specifications.
- Project design shall promote privacy, security, and use of passive solar heating and cooling, through placement of walls, windows, and landscaping.

The following additional development incentives may also be offered to eligible projects:

- Density bonus increase of up to 100% of the existing maximum density, and, if necessary, modification of development and zoning standards which would otherwise inhibit use of the density bonus on the specific site;
- Fast track processing of development plans;
- Waiver of City fees, including but not limited to City-imposed development submittal and processing fees;
- Additional liberalization of development standards;
- Approval of mixed-use zoning; and/or
- Combination of above incentives or other valid proposals from developer or City.

Planned Development (PD) Zone

The Yorba Linda Zoning Code includes a Planned Development (PD) Zone (Chapter 18.16, Article II) to facilitate large scale community planning on parcels two acres in size and larger. The purpose of the PD zone is to:

- Provide for development of parcels as coordinated, comprehensive projects
- Provide for a zone encompassing various types of land uses, such as single-family residential, multi-family housing, office areas, commercial centers, industrial parks or any public or semipublic use or combination of uses
- Facilitate development of infill areas by permitting greater flexibility, and consequently, more creative and imaginative designs
- Promote more economical and efficient use of the land while providing a variety of housing choices, a higher level of urban amenities and preservation of natural and scenic qualities of open spaces

The PD zone provides for clustered, higher density developments above the density ceilings on portions of the property, provided that the overall average density is within the maximum established under the General Plan. Prior to submitting an application for a PD zone, the City encourages applicants to hold preliminary consultations with staff to obtain information and guidance before incurring expense in the preparation of plans, surveys, and other data. A development plan for the property is required to be submitted along with the application for PD zoning, and is subject to City Council approval.

Mobile Home Park (MHP) Zone

The Yorba Linda Zoning Code establishes a Mobile Home Park (MHP) Zone in Chapter 18.16, Article I, intended for the exclusive development of mobile home parks. The Planning Commission reviews and approves the design review of a proposed mobile home park development. The general development standards are shown in Table III-4 below.

Table III-4: Mobile Home Park Zone Development Standards

	Standard
Minimum site area	20 acres
Minimum street frontage	250 feet
Minimum unit space area	3,500 square feet
Setback – adjoining a street	20 feet
Setback – interior lot line	15 feet
Maximum height	35 feet
Recreation area	150 sq ft/unit 200 sq ft/unit for family parks

Source: City of Yorba Linda Zoning Code Table 18.16-1.

Local Ordinances

State law now requires jurisdictions to analyze in their Housing Elements any locally adopted ordinances that directly impact the cost and supply of residential development. The City of Yorba Linda has ordinances which provide for density bonuses, regulate condominium conversions and prohibit short term rentals. The City also has a voter-approved initiative that requires citywide elections for the approval of certain major amendments to the City’s Planning Policy Documents. Each of these provisions are analyzed in the following section.

Affordable Housing Density Bonus: Numerous amendments have been made to State density bonus law over the last several years. The recent changes to density bonus law deal primarily with reduced parking ratios and exemptions (for sites near transit), requirements for replacement housing, adoption of streamlined processing procedures, bonuses for special needs populations, and other changes designed to facilitate the use of density bonus incentives. Yorba Linda’s Zoning Code Chapter 18.19, most recently amended in 2019, sets forth the City’s density bonus incentives consistent with Government Code Sections 65915 through 65918. In summary, applicants of residential projects of five or more units may apply for a density bonus and additional incentive(s) if the project provides for one of the following:

- a. At least five percent (5%) of the total units are dedicated to very low income households; or
- b. At least ten percent (10%) of the total units are dedicated to low-income or very low income households; or
- c. At least ten percent (10%) of the total dwelling units are dedicated to moderate-income households, are located in a common interest development (condominium), and are available to the general public for sale; or
- d. At least 35 dwelling units are available exclusively to persons aged 55 and older and to those residing in them.

The amount of density bonus to which the applicant is entitled varies according to the amount by which the percentage of affordable housing units exceeds the minimum percentage

established in this section, but generally ranges from 20-35% above the specified General Plan density. In addition to the density bonus, eligible projects may receive 1 to 3 additional development incentives, depending on the proportion of affordable units and level of income targeting. The incentives offered include:

- a. A reduction in site development standards (e.g., setback and lot size requirements, increased building height, reduction in parking for projects housing seniors and/or disabled persons) or architectural design requirements.
- b. Approval of mixed-use zoning in conjunction with the housing project if nonresidential land uses reduce individual unit costs, and the nonresidential land uses are compatible with the housing project and adjoining development.
- c. Other regulatory incentives or concessions (such as fact track processing of plans, deferred development impact fees) proposed by the permit applicant or the City that would result in identifiable cost reductions.

In addition to these incentives, at the request of the developer, the City will permit a parking ratio (inclusive of handicapped and guest parking) of 1 space for 0-1 bedroom units, 2 spaces for 2-3 bedroom units, and 2½ spaces for four or more bedrooms. The City did not receive any density bonus requests during the prior planning period.

Several pieces of legislation have taken effect since Yorba Linda last updated its density bonus ordinance in 2019, including 50% to 80% bonuses for projects meeting increased affordability requirements. The Housing Element includes a program to update the City's density bonus ordinance consistent with current state statutes.

Condominium Conversions: As a means of maintaining the supply of rental units and preserving the affordable housing stock, the City requires the approval of the Planning Commission for any condominium conversion. Standards for existing buildings proposed to be converted are outlined in the City's Zoning Code. The City has not received any condominium conversion requests.

Short term Rentals: A short-term vacation rental (also called a vacation rental or STR) is a rental of a residential dwelling unit or accessory building for periods of less than 30 consecutive days. Over the past few years, short-term rentals have become an increasingly popular form of lodging throughout the country. A study conducted in early 2018 identified 89 short-term rentals in Yorba Linda, of which 40% were entire homes or apartments and the remainder were single bedrooms or guest quarters.

The City recognizes the potential land use issues that can arise from operating short-term rentals in Yorba Linda's neighborhoods, such as parking, noise and trash. In addition, housing units that might otherwise provide long term rental housing for tenants are removed from the rental market, further impacting the shortage of available rental housing in the community. Due to these factors, in 2019, the City Council adopted Chapter 5.50.030 of the Yorba Linda Municipal Code, prohibiting short-term rentals in Yorba Linda.

Measure B (Yorba Linda Right-To-Vote Amendment): Measure B is a citizen sponsored, voter-approved initiative, incorporated within Yorba Linda's Municipal Code. This measure

was in large part a reaction to the potential development contemplated in the Town Center/Downtown redevelopment project area. By way of background, in 2003 the City Council adopted the Downtown Master Plan which focused on Main Street revitalization and was widely supported by the community. The City Council subsequently entered into an exclusive negotiating agreement with a developer to implement the Master Plan and develop the downtown area with added commercial space and housing. With the City's adoption of the Town Center Planned Development Zoning Regulations in December 2005, community opposition mounted as residents didn't feel the City Council was transparent in permitting 501 housing units and 560,000 square feet of commercial space in the Town Center, along with the Council's last minute inclusion of a new planning area (Yorba Station) that hadn't been vetted with the community or the center owners or merchants. Due to the community's reaction and under threat of referendum, the City Council subsequently rescinded their approval of the Zoning Regulations and dismissed the developers in February 2006. The same citizens group that opposed the Town Center later formulated Measure B, which was passed by the electorate in June 2006.

Measure B requires a majority vote of the electorate for major amendments to "planning policy documents" that increase residential density above the currently allowed density. These planning policy documents include: General Plan Land Use Element; Land Use Policy Map; Zoning Code; Zoning Map; Specific Plan; or Development Agreement.

Major amendments to these planning policy documents are defined to include any of the following changes to the development standards which:

- Increase the number of residential units which may be constructed on a parcel designated for residential uses
- Increase the number of separate parcels which may be created from an existing parcel
- Changes any residential land use to allow any other land use
- Changes any non-residential land use to allow any residential land use greater than ten (10) net dwelling units per acre or allow mixed-use
- Increases the allowed maximum height of development
- Provides for the private development of land owned by a government entity within five years of the date of the approval to develop the land
- Repeals any of the Planning Policy Documents

Measure B also establishes a maximum height of 35 feet for all structures in the City. Exempted from the height limit are church steeples, public schools, and other structures exempted by state or federal law.

If there is ever a conflict between Measure B and State law, such that Measure B is preempted, the City would apply State law. For example, if a density bonus award results in

a height that violates the Measure B height limit, the City would grant the density bonus and explain in a staff report or resolution that the Measure B restriction on height is preempted.

A key focus of Yorba Linda's 2008-2014 Housing Element was to identify suitable sites to accommodate the City's regional housing needs for all income levels. Default densities of 30 units per acre are typically needed to accommodate affordability for lower income households, and densities of 10 to 20 units per acre are necessary for moderate income households. After an extensive public process, an inventory of 14 sites were identified for rezoning and were incorporated within the Element adopted by City Council in October 2011. The City then undertook a 2008-2024 Housing Element Implementation Measure B Election Community Outreach Program. A Measure B vote was placed on the June 5, 2012 Primary Election and separated into two measures, the Savi Ranch Planned Development (Measure H) and nine rezoning sites (Measure I). Both Measures H and I received a majority vote of the Yorba Linda electorate.

While the 5th cycle, 2014-2021 Housing Element did not require a Measure B vote, given the significantly higher RHNA allocated to the City for the 6th cycle Housing Element, additional rezoning will be necessary. Similar to the prior vote, the City will initiate the Measure B election, and pay for all costs associated with the ballot measure. Housing Element Program #8 details the steps involved in rezoning and conducting the Measure B election. While Measure B provides citizen oversight on development in the community, it has not thus far impacted the City's ability to address its regional housing needs or Housing Element requirements.

2. Provision for a Variety of Housing Types

Housing Element law specifies that jurisdictions must identify adequate sites to be made available through appropriate zoning and development standards to encourage the development of various types of housing for all economic segments of the population. Table III-5 summarizes the housing types permitted in each of the Yorba Linda's residential zoning districts.

Table III-5: Housing Types by Residential Zone Category

Housing Type	Zoning District							
	R-A	RLD	R-E	R-S	R-U	R-M	R-M-20	R-M-30
Single-Family	P	P	P	P	P	P		
Multiple-Family						D	D	D
Condominium					C	D	D	D
Accessory Dwelling Units	P	P	P	P	P	P	P	P
Single Room Occupancy Housing Facility (SRO)						C	C	C
Manufactured Housing	D	D	D	D	D	D		
Community Care Facilities (6 or fewer)	P	P	P	P	P	P	P	P
Community Care Facilities (7 or more)	C	C	C	C	C	C	C	C
Transitional Housing ¹	P	P	P	P	P	P	P	P
Supportive Housing ¹	P	P	P	P	P	P	P	P
Emergency Shelters	Up to 30 occupants – P (M-1 zone) Greater than 30 occupants – C (M-1 zone)							

Source: City of Yorba Linda Zoning Code Table 18.10-1.

P = Permitted Use C = Conditional Use D = Design Review

¹Transitional and supportive housing are permitted in residential zoning districts subject to the same standards as similar residential uses. Thus, if transitional or supportive housing is configured as a multi-family structure it would be regulated as such, whereas if it is configured as a single-family structure, it would be subject to single-family regulations.

Accessory Dwelling Units

Accessory dwelling units (also known as second units or "granny" flats) are complete independent housing units that can be either detached or attached from an existing single-family residence. Based on their relatively small size, and because they do not require paying for land or major new infrastructure, accessory dwelling units ("ADUs") are considered affordable by design. ADUs can provide affordable housing options for family members, seniors, students, in-home health care providers, and other small household types. ADUs can also be useful to generate additional rental income for the homeowner, making homeownership more financially feasible.

The State legislature has passed a series of bills aimed at encouraging single-family homeowners to add ADUs to their property by requiring local jurisdictions to adopt regulations to facilitate their production and streamline their approval. The State passed legislation in 2017 and again in 2019 to further assist and support the development of ADUs, including "by right" approval for units less than 850 square feet for a one-bedroom and 1,000 square feet for a two-bedroom unit. These projects must be approved at the staff level to help streamline the permit process.

In March 2020, the Yorba Linda City Council adopted an ordinance to update the Zoning Code to be consistent with changes in State law and to better facilitate the production of ADUs. Highlights of the City's current ADU regulations include:

- ADUs are permitted in all zoning districts that allow residential dwelling units;
- Provisions for junior ADUs are now included in the Zoning Code;
- Permitted unit sizes include 850 square feet for a studio and one-bedroom ADU; 1,000 square feet for an ADU with two bedrooms. Units that exceed these sizes may be approved through the Planning Commission Design Review process;
- All ADUs within the sizes outlined above shall maintain a minimum four (4) foot setback on the side and rear yards for an ADU not converted from an existing structure or a new structure constructed in the same location and to the same dimensions as an existing structure. ADUs larger than 850 square feet for a studio or one bedroom, or larger than 1,000 square feet for a two bedroom must comply with the setbacks for the zoning district;
- One parking space per unit (unless specific criteria are met as outlined in the Zoning Code). Parking can be provided anywhere on the parcel, and replacement parking is not required if a garage is converted into an ADU.

Between 2014-2020, the City issued building permits for 32 accessory dwelling units, and in the first half of 2021, has averaged one ADU application per week. One-quarter of the respondents to the Senior Housing Needs Survey indicated they were interested in information on how to provide an ADU on their property, and staff is following up with these individuals. In order to further incentivize ADU production, in June 2021, the City Council adopted a pilot program to waive all City plan check and permit fees for ADUs, equating to approximately \$4,500 per unit. In addition, the City intends to utilize State LEAP funds to prepare updated ADU forms, brochures and website changes to help inform property owners about ADU regulations and opportunities. Finally, the Orange County Council of

Governments (OCCOG) is compiling a series of ADU construction plans that can be pre-approved by cities and customizable at minimal cost to the applicant.

Single Room Occupancy (SRO)

Single Room Occupancy (SRO) residences are small, one room units occupied by a single individual, and may either have shared or private kitchen and bathroom facilities. SROs are rented on a monthly basis typically without rental deposit, and can provide an entry point into the housing market for extremely low income individuals, formerly homeless and disabled persons.

Yorba Linda's Zoning Code has the following definitions for SROs:

“Single-room occupancy unit, or SRO, is a room used or intended to be used as a residential housekeeping unit by not more than two occupants for living and sleeping, with or without cooking facilities, that contains not more than one habitable room consisting of not more than 250 square feet of floor area excluding from the calculation of floor area any kitchen having less than 70 square feet of floor area.”

“Single room occupancy building means any dwelling or part thereof designed or used primarily for single-room occupancy, containing five or more single-room living units, and which is occupied by the same tenants for an uninterrupted period of not less than one month.”

As presented in Table III-5, SROs are conditionally permitted within Yorba Linda's three multi-family zoning districts.

Manufactured Housing and Mobile Home Parks

In compliance with State law, the Yorba Linda Zoning Code permits manufactured housing that meets the National Manufactured Home Construction and Safety Standards Act in any residential zoning district where single-family detached units are permitted. Manufactured/mobile homes are subject to the same property development standards with design review added to the permitting process. The City's Zoning Code (Section 18.10.100.D) requires manufactured housing to be placed on a solid concrete or masonry foundation, with exterior siding and roofing as customarily used in single-family dwellings. Parking must comply with the requirements for any single-family dwelling.

Mobile and manufactured homes are also permitted in the Mobile Home Park (MHP) Zone. The MHP Zone permits the development of mobile home parks subject to the standards presented above as incorporated from State law. There is currently one mobile home park comprising approximately 288 mobile homes in northwest Yorba Linda. There is also a manufactured housing development in eastern Yorba Linda with 202 units that was built in the early 1980s.

Community Care Facilities

The Lanterman Developmental Disabilities Services Act (Lanterman Act) is that part of California law that sets out the rights and responsibilities of persons with developmental

disabilities. The Lanterman Act impacts local zoning ordinances by requiring the use of property for the care of six or fewer disabled persons to be classified as a residential use under zoning. More specifically, a State-authorized, certified or licensed family care home, foster home, or a group home serving six or fewer disabled persons or dependent and neglected children on a 24-hour-a-day basis is considered a residential use that is to be permitted in all residential zones. No local agency can impose stricter zoning or building and safety standards on these homes. Due to the unique characteristics of larger (more than six persons) community care facilities, most jurisdictions require a Use Permit to ensure neighborhood compatibility in the siting of these facilities.

Section 18.20, Article VIII of the Yorba Linda Zoning Code provides standards and guidance regarding the establishment of community care facilities within the City. The Code identifies community care facility for six or fewer individuals (24-hour non-medical care) as a permitted use in all residential zoning districts, subject only to the development standards of the applicable zone. Community care facilities for 7 or more individuals (24-hour non-medical care) is conditionally permitted in all residential zoning districts, in addition to the OSR district, subject to approval by the Planning Commission. In February 2020, the Yorba Linda Zoning Code was amended to establish a minimum 650-foot separation between large community care facilities (7 or more persons) to better protect neighborhoods from over-concentration. In their review of Yorba Linda's Housing Element, the State Department of Housing and Community Development (HCD) has identified the City's requirement for a conditional use permit (CUP) as a potential constraint on housing for persons with disabilities. To address this concern, the City has included a program in the Element to replace or modify the CUP requirement to provide greater objectivity and certainty.

The California courts have invalidated the following definition of "family" within jurisdictions Zoning Ordinances: (a) an individual, (b) two or more persons related by blood, marriage or adoption, or (c) a group of not more than a certain number of unrelated persons as a single housekeeping unit. Court rulings state that defining a family does not serve any legitimate or useful objective or purpose recognized under the zoning and land planning powers of the city, and therefore violates rights of privacy under the California Constitution. A zoning ordinance also cannot regulate residency by discrimination between biologically related and unrelated persons.

Yorba Linda's Zoning Code contains the following definition of "family":

"Family" means two or more persons living together as a single housekeeping unit in a single dwelling unit. Family also means the persons living together in a licensed residential facility as that term is defined in Health & Safety Code Section 1502(a) (1), which serves six or fewer persons, excluding the licensee, the members of the licensee's family, and persons employed as facility staff who reside at the facility.

The State Community Care Licensing Division identifies one adult residential facility (6 person capacity) in Yorba Linda that provides 24-hour non-medical care for adults age 18-59 who are unable to provide for their own daily needs. The State also has licensed one adult care facility (5 person capacity) for people with special health care needs. A far greater number of licensed care facilities are available for seniors in Yorba Linda, with 32 residential care facilities for the elderly, providing capacity for 329 persons, in addition to two continuing care communities serving 211 persons. The City's regulations have served to provide needed

housing opportunities for seniors and persons with disabilities, and do not treat such housing for persons differently based on the personal characteristics of the residents.

Transitional Housing and Supportive Housing

SB 2 amended Housing Element law regarding planning and approval for transitional and supportive housing, requiring these housing types to be treated as a residential use and only subject to those restrictions that apply to other residential uses of the same type in the same zone. For example, if the transitional housing is a multi-family use proposed in a multi-family zone, then zoning should treat the transitional housing the same as other multifamily uses in the proposed zone.

Transitional housing is defined as temporary housing (generally six months to two years) for a homeless individual or family who is transitioning to permanent housing. This housing can take several forms, including group housing or multi-family units, and typically includes a supportive services component to allow individuals to gain necessary life skills in support of independent living. The Yorba Linda Development Code permits transitional housing within all residential zones, subject to the same standards as similar residential uses.

Supportive housing is generally defined as permanent, affordable housing with on-site services that help resident transition into stable, more productive lives. Services may include childcare, after-school tutoring, career counseling, etc. The City of Yorba Linda regulates permanent supportive housing as a residential use, subject to the same standards as similar residential uses.

AB 2162 (effective January 2019), added additional provisions that jurisdictions must address in their regulation of supportive housing. These include:

- Allowance of supportive housing as a use by-right in all zones where multi-family and mixed-use is permitted, including non-residential zones permitting multi-family uses, if the proposed development meets specified criteria⁹
- Approval of an application for supportive housing that meets these criteria within specified periods
- Elimination of parking requirements for supportive housing located within ½ mile of public transit

The City has included a program in the Housing Element to amend the Development Code to address these new requirements.

Emergency Shelters

SB 2 also requires the Housing Element to address new planning and approval requirements for emergency shelters. Jurisdictions with an unmet need for emergency shelters for the homeless are required to identify a zone(s) where emergency shelters will be allowed as a permitted use without a conditional use or other discretionary permit. The identified zone must

⁹ Criteria include: 55 year affordability restrictions; occupancy by lower income households receiving public funding to ensure affordability; min. 25% of units, or 12 units, whichever is greater, restricted to residents who meet criteria of target population; a written plan for providing supportive services.

have sufficient capacity to accommodate the shelter need, and at a minimum provide capacity for at least one year-round shelter. Permit processing, development and management standards for emergency shelters must be objective and facilitate the development of, or conversion to, emergency shelters.

As discussed in the homeless section of the Needs Assessment (Chapter II), the most recent Point-In-Time Homeless Count and Survey conducted by the County in 2019 identified one unsheltered individual located in Yorba Linda. However, a total of 2,765 individuals were counted in Orange County's North Service Planning Area (which includes Yorba Linda).

The City of Yorba Linda is actively involved with local initiatives and agencies to help with homelessness. The City's actions include:

- Participating in the North Orange County Service Planning Area (North SPA) to develop a regional approach to address homelessness, including the development of two Navigation Centers in the region. These Navigation Centers will be located in Buena Park and Placentia and will provide several services to the homeless including shelter (Buena Park – 100 beds, Placentia – 100 beds), health resources, substance abuse services, and job skills. The goal of these Centers is to help homeless individuals become productive members of their communities while reducing the number of homeless in public areas. The Navigation Center in Buena Park will be operated by Mercy House. The Navigation Center in Placentia opened in March 2020 and is operated by People Assisting the Homeless (PATH);
- One City Council member is appointed to represent Yorba Linda on the Orange County Bridges at Kraemer Place Advisory Board. Bridges at Kraemer Place is a year-round emergency shelter located in Anaheim that serves 200 men and women;
- Through the Orange County Sheriff's Department, the City has its own Homeless Liaison Officer assigned to patrol and provide resources to the homeless community; and
- Yorba Linda's affordable housing program extends both home ownership and rental housing opportunities to low- and moderate-income households in the City. A list of affordable housing locations (including those for seniors) is included on the City's website.

Yorba Linda's Zoning Code defines emergency shelters as "a facility that provides immediate and short-term housing and may offer supplemental services to homeless families and/or individuals on a first-come, first-serve basis where people must vacate the facility each morning and have no guaranteed bed for the next night. Supplemental services may include counseling, food, and access to social programs." Pursuant to Ordinance 2011-968, the City's Zoning Code allows emergency shelters with up to thirty occupants by right without discretionary review in the Light Manufacturing (M-1) zone district, and permits shelters with more than thirty occupants in the M-1 zone subject to a Conditional Use Permit. No emergency shelters are currently located within the City.

The M-1 Zone was determined by staff to be the most conducive to provision of an emergency homeless shelter by right. The M-1 Zone is intended to allow light industrial and limited service commercial uses that can meet high performance standards, but that frequently do not meet the site development standards appropriate to planned research and development parks. The zone is appropriate for research and development, assembly and/or storage of products, and

wholesale facilities. More intense uses require a Conditional Use Permit. The Light Industrial designation has been applied to 288 acres of land within the planning area, including areas along La Palma Avenue in the southeast portion of the City in close proximity to the AT&SF Railroad and the Riverside Freeway and in SAVI Ranch area. Industrial uses are also found in the vicinity of Prospect Avenue and Imperial Highway. These sites have reasonable access to public transit. Current uses in the area suitable for conversion to an emergency shelter include larger buildings and warehouses. There are sufficient properties within the City's M-1 zone to provide opportunities for an emergency shelter.

The Yorba Linda Zoning code establishes the following objective standards to regulate emergency shelters within the M-1 zone:

1. The maximum number of beds/persons permitted to be served nightly shall be based on the individual capacity of the building and overall facility and shall not be less than fifty (50) square feet per person served;
2. On-site client waiting and intake areas shall be located internally to the building where feasible. If not feasible, an exterior waiting area shall be provided which contains a minimum of 10 square feet per bed provided at the facility. Said waiting area shall be in a location not adjacent to the public right-of-way and shall be visibly separated from public view by a minimum 6-foot tall visual screening mature landscaping or a minimum 6-foot tall decorative masonry wall;
3. Stays at the facility shall be on a first-come, first-served basis and facility clients must vacate the facility each morning and have no guaranteed bed for the next night;
4. Maximum stay at the facility shall not exceed 180 days in a 365-day period for clients with Yorba Linda residency and shall not exceed 90 days in a 365-day period for all others;
5. A minimum of one employee per 15 beds shall be on duty when the facility is open and shall be maintained during operational hours;
6. Clients shall only be on-site and admitted to the facility between 6:00 p.m. and 8:00 a.m. during Pacific Daylight Time and 5:00 p.m. and 8:00 a.m. during Pacific Standard Time;
7. A minimum distance of 300 feet shall be maintained from any other emergency shelter, any residentially zoned property and any public or private school, as measured from the property line;
8. A minimum of 1 parking stall for every 5 beds or ½ parking space for each bedroom designated for family units with children, shall be maintained.¹⁰ The number of parking spaces may be reduced by 25% if the shelter site is located within 1,000 feet of a public transit stop. Bicycle rack parking shall also be provided at the facility;
9. Facility improvements shall provide:
 - i) A minimum of 1 toilet for every 10 beds per gender.
 - ii) A minimum of 1 shower for every 8 beds per gender.
 - iii) Private shower and toilet facility for each area designated for use by individual families.
10. Adequate exterior lighting shall be provided for safety and security purposes;
11. Client possession and/or use of the following are prohibited anywhere on the premises of an emergency shelter: alcohol, tobacco and illegal narcotics.

¹⁰ Pursuant to AB 139 (effective January 2020), the City has included a program in the Housing Element to amend the current parking standards for shelters from a ratio based on the number of beds to a ratio based on to the number of shelter staff.

12. An Operations Plan shall be provided for the review and approval of the Community Development Director, and shall remain active throughout the life of the facility. At a minimum, the Operations Plan shall address the following:

- i) Security and safety - addressing both on and off-site needs.
- ii) Loitering control - including specific measures regarding off-site controls to minimize congregation of clients in the vicinity of the facility during hours that clients are not allowed on-site.
- iii) Management of outdoor areas - including a system for daily admittance and discharge procedures and monitoring of waiting areas.
- iv) Staff training - including knowledge and skills to assist clients in obtaining permanent shelter and income.
- v) Communications and outreach - with objectives to maintain good communication and response to operational issues which may arise from the public or City staff.
- vi) Counseling programs - to be provided with referrals to outside assistance agencies.
- vii) Litter control - to provide for the timely removal of litter attributable to clients within the vicinity of the facility.

13. The facility may provide the following services and facilities in a designated area separate from the sleeping areas:

- i) A recreation area either inside or outside the shelter.
- ii) A counseling center for job placement, educational, health care, legal, or mental health services.
- iii) Laundry facilities to serve the number of clients at the shelter.
- iv) Kitchen for the preparation of meals.
- v) Dining hall.
- vi) Client storage areas (i.e., for the overnight storage of bicycles and personal items).
- vii) Or similar services supporting the needs of homeless clients.

In their review of the City's Housing Element, the State Department of Housing and Community Development (HCD) identified the City's 300-foot spacing requirement between an emergency shelter and residentially zoned property and public or private schools as inconsistent with statutory requirements. The City has thus included a program in the Housing Element to amend the Zoning Code eliminate these spacing requirements.

Low Barrier Navigation Centers: AB 101, adopted in 2019, requires approval 'by right' of low barrier navigation centers that meet the requirements of State law. "Low Barrier Navigation Center" means 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. If the City receives applications for these uses, it will process them as required by State law. A program has been included in the Element to develop by right procedures for processing low barrier navigation centers.

Accessibility Accommodations

Both the federal Fair Housing Act and the California Fair Employment and Housing Act impose an affirmative duty on local governments to make reasonable accommodations (i.e.,

modifications or exceptions) in their zoning and other land use regulations when such accommodations may be necessary to afford disabled persons an equal opportunity to use and enjoy a dwelling. For example, it may be a reasonable accommodation to allow covered ramps in the setbacks of properties that have already been developed to accommodate residents with mobility impairments.

For new construction, the City's building code requires new housing to comply with the 1988 amendment to the Fair Housing Act, with multi-family development also subject to the Americans with Disabilities Act (ADA) standards. New apartment buildings are subject to requirements for unit "adaptability" on ground floor units. Adaptable units are built for easy conversion to disabled access, such as doorway and hallway widths, and added structural support in the bathroom to allow the addition of handrails.

Section 18.36.340 of the Zoning Code, entitled "Adjustments for individuals with disabilities", provides a mechanism through which the City can grant reasonable adjustments to its zoning regulations to avoid unequal treatment towards individuals with disabilities. The procedures for reasonable accommodation are as follows:

- Reasonable accommodation requests are considered an administrative adjustment, with the Zoning Administrator serving as the decision-making body. Where the adjustment is combined with an application requiring discretionary action – such as a parcel map - the Planning Commission serves as the decision-maker.
- Administrative adjustments are a non-public hearing matter and are not subject to the public noticing requirements of Section 18.36.700. However, applications for adjustment shall include a list and notification of all abutting property owners.
- An individual with a disability, or designated representative, may request that any applicable development standard be modified to prevent discrimination on the basis of the individual's disability. Adjustments shall not however be granted for deviations to standards related to gross floor area, density or lot coverage.
- Adjustments granted for an individual with a disability shall be a personal accommodation for the individual and shall not run with the land.

The decision-maker shall make the following findings upon granting an accommodation:

- The individual requesting the adjustment is a qualified individual with a disability.
- The requested adjustment is a reasonable modification made necessary by federal law to avoid discrimination on the basis of disability, and to assure that the disabled individual has the opportunity to enjoy the rights, privileges, and opportunities available to residents or property owners in the same zoning classification.
- Any necessary conditions have been imposed to ensure that the adjustment shall not be detrimental to the public health and safety.

In addition to adjustments to zoning requirements, the City will also make any necessary and appropriate adjustments to building codes or other land use regulations, policies or practices

that act as a barrier to fair housing opportunities for the disabled. A program has been included in the Housing Element to amend the Municipal Code to codify these provisions.

Employee Housing

California Health and Safety Code Section 17021.5 (Employee Housing Act) requires jurisdictions to permit employee housing for six or fewer employees as a single-family use. Employee housing shall not be included within the zoning definition of a boarding house, rooming house, hotel, dormitory, or other similar term that implies that the employee housing is a business run for profit or differs in any other way from a family dwelling. Jurisdictions cannot impose a conditional use permit, zoning variance, or other zoning clearance of employee housing that serves six or fewer employees that is not required of a family dwelling of the same type in the same zone.

Yorba Linda's Zoning Code does not currently address small employee housing. As such, a program has been included in the Element add a definition and make provisions for small employee housing as a permitted use in all zone districts where single-family is permitted.

Farm Employee Housing

An estimated 74 Yorba Linda residents are employed in the industries of farming, fishing or forestry, representing 0.3 percent of the City's labor force (SCAG 2020 Pre-certified Housing Data). Given the extremely limited presence of farmworkers in the community, the City has not identified a need for specialized farmworker housing beyond overall programs for housing affordability.

3. Site Improvements

Developers of single-family residential tracts in the City are required to install arterial and local streets; sewer; water lines; storm drainage; curbs, gutters, sidewalks; street lighting; underground utilities; and landscaping in the public right-of-way within and adjacent to a tract. These facilities are in most cases dedicated to the City or other agencies that are responsible for maintenance. Without the site improvement requirement there are no other means of providing necessary infrastructure to the City's land parcels. Requirements for site improvements are at a level necessary to meet the City's costs and are necessary to protect health, safety, and welfare.

The cost of these required off-site improvements vary with the sales price of each unit depending on the nature of development (i.e., hillside or flatland). The City may also impose development fees on future housing developments in order to recover some of the cost of installing off-site improvements including upgrading the circulation system and other urban service systems to serve increased density. The developed portions of Yorba Linda have the majority of necessary infrastructure, such as streets, electrical and water facilities, already in place.

Yorba Linda's Circulation Element and Subdivision Ordinance establish the City's street width standards. Collector arterials have a two-lane undivided roadway, with 40 feet of curb-to-curb width within 60 feet of right-of-way. Collector streets would typically have a travel lane in each direction and a parking or bike lane on each side. Collectors carry traffic from the

neighborhoods to the higher classification street system. A secondary arterial is a four-lane undivided roadway, with 64 feet of curb-to-curb width within 80 feet of right-of-way. Secondary arterials often distribute traffic between local streets and Major and Primary Arterials and provide more direct access to surrounding land uses.

4. Development Fees

The City collects various fees from development to cover the costs of processing permits, including fees for planning approvals, subdivision map act approvals, environmental review, public works and plan check services, and building permits, among others. The City also charges several impact fees to offset the future impact of development on parks, and traffic and circulation. Table III-6 provides a listing of residential development fees in Yorba Linda. After not updating its fees since the early 1990s, the City adopted a new fee schedule in January 2020, and is phasing in the updated fees over a three year period. For Conditional Use Permit, Design Review and Zone Change applications, affordable housing projects may have fees waived or reduced by the City Council for projects with at least 20 percent of the dwelling units restricted and affordable to lower income households for a minimum of thirty (30) years.

As a means of assessing the cost that fees contribute to development in Yorba Linda, the City has calculated the total Building, Planning and Engineering fees associated with development of a prototypical apartment project consisting of 36 two-bedroom units. As indicated in Table III-7, development fees for the prototypical apartment development run approximately \$13,700 (Table III-7), with School fees, the Eastern Transportation Corridor fee and Sanitary Sewer Connection fees representing the highest cost fees.

Table III-6: Residential Development Fees

Planning Fees*	Flat Fee	Initial Deposit
Accessory Dwelling Unit Request	\$1,120.00	
Conditional Use Permit - Single-Family - All Others		\$1,246.00 \$2,757.00
Design Review		\$3,000.00
Development Agreement		\$7,581.00
Environmental Evaluation – IS/MND - City Administrative Fee		\$1,895.00
Environmental Evaluation - EIR - City Administrative Fee		\$3,790.00
Environmental Mitigation Monitoring Program	\$189/hour	
General Plan Amendment		\$7,581.00
Lot Line Adjustment		\$1,830.00
Preliminary Project Review - Minor – over the counter - Major – Formal meeting/multiple City Depts.	No Charge	No Charge \$1,956.00
Specific Plan		\$7,581.00
Tentative Parcel Map		\$7,225.00
Tentative Tract Map		\$10,051.00
Minor Change of Approved Tentative Maps - Public Hearing Required - No Public Hearing Required		\$1,629.00 \$766.00
Revised Tentative Tract Map (after PC Approval)		\$2,148.00
Variance		\$1,641.00
Zone Change (including pre-annexation)		\$7,581.00
Impact Fees		Fee Amount
School Impact Fee		\$3.48/square foot (Placentia/YL USD) \$3.79/square foot (Orange USD)
Sewer Connection Fee - 1 bedroom - 2 bedrooms - 3 bedrooms - 4 bedrooms - 5+ bedrooms		\$3,083 \$4,029 \$4,973 \$5,918 \$6,912
Park Development Fee - Single-Family Dwelling - Multiple-Family Dwelling (ownership)		\$16,716 per lot \$10,718 per unit
Eastern Transportation Corridor Fee - Single-Family Residence - Multi-Family Residence		\$4,217 per lot \$2,513 per unit
Traffic Impact Mitigation Fee (County Measure M)		\$600 per dwelling

Source: City of Yorba Linda Development Processing Fees Effective January 2, 2020; PYLUSD October 2020; OUSD October 2020; OC Sanitation District, Fees effective July 2020.

Table III-7: Development Fees: Prototypical Apartment Project (36 units)

Type of Fee	Total Project Fee
Plan Check	\$17,956
Building Permit	19,180
Electrical Permit	2,447
Mechanical Permit	1,675
Plumbing Permit	1,619
Seismic Motion Study	502
School Fee (\$3.48/sf)	132,208
Subtotal Building Fees	\$175,587
Preliminary Project Review (Major)	\$1,956
Design Review	\$3,000
Environmental Evaluation – IS/MND (City Admin Fee)	\$1,895
Subtotal Planning Fees	\$6,851
Grading and Plan Check/Permit (est.)	\$30,550
Soil Report Review & Testing (est.)	5,000
Improvement Plan Check/Inspection (est.)	17,719
Sanitary Sewer Connection Fee	145,044
Traffic Impact Mitigation Fee (\$600/unit)	21,600
Eastern Transportation Corridor Fee (\$2,513/unit)	90,468
Subtotal Engineering Fees	\$310,381
TOTAL PROJECT FEES	\$492,819
TOTAL FEES PER UNIT	\$13,689

Source: City of Yorba Linda Community Development Department, November 2020.

The City also reviewed fees for single-family development based on a current single-family subdivision at 18123 West Bastanchury. Fees for a 4,087 square foot, 4 bedroom unit in this development are presented below. With homes projected to sell in the low \$2 million range, fees represent approximately two percent of the sales price.

Type of Fee	Fee Amount
<u>Permits Fee</u>	<u>\$4,469</u>
<u>Building/Electrical/Mechanical/Plumbing Plan Check</u>	<u>\$3,036</u>
<u>Park Development Fee (Quimby Act)</u>	<u>\$16,716</u>
<u>Orange County Sanitation District Fee</u>	<u>\$6,362</u>
<u>Eastern Transportation Corridor Fee</u>	<u>\$4,405</u>
<u>TOTAL FEES</u>	<u>\$34,988</u>

In summary, Yorba Linda’s development fees represent a small proportion of the overall valuation of residential development and have not served as a constraint to development. In addition, AB 641 helps to address the cash flow problems inherent in many affordable housing projects during the construction phase. For affordable housing developments in which at least 49 percent of the units are affordable to low or very low income households, AB 641 prohibits local governments from requiring payment of local developer fees on affordable housing projects prior to receiving a certificate of occupancy.

5. Local Processing and Permit Procedures

The evaluation and review process required by City procedures contributes to the cost of housing in which developer holding costs are incurred. The Planning Commission in Yorba Linda is entrusted with approval of applications. The Commission's decision may be appealed to the City Council.

Pursuant the City's Municipal Code, development of a single-family residence in any residential zone is a permitted use. The typical review process for a single-family residence usually consists of an "over-the-counter" plan check with the Planning Division in which plans are checked for compliance with applicable codes and development standards. From there, the applicant brings their plans to the Building Division for submittal of plans into plan check. Depending on the quality of plans submitted, the entire process could take as little as 45 days but may take longer if subsequent plan checks are required. The average processing time for single-family plan check/building permit in Yorba Linda is 60 days.

The City's development review process for multi-family residential projects involves the following steps:

1. Submittal of an application to the Planning Division for Design Review (DR). If the project site includes two-story buildings that are located within 70 feet of an existing single-family residential structure, a Conditional Use Permit (CUP) shall be required.¹¹ These two reviews may be processed concurrently. The DR is held as a public meeting and the CUP is held as a public hearing before the Planning Commission.
2. Review of application completeness by the Project Review Committee (PRC), composed of representatives from reviewing agencies. Application is reviewed within 13 days of submittal. If application is complete, scheduled for next Planning Commission agenda. If incomplete, applicant has 1 week to complete and still remain on schedule for next Planning Commission.
3. Once an application is deemed complete, the project is presented to the Planning Commission within 4 to 6 weeks for Design Review, and as necessary, the CUP.

For example, a condominium project would submit concurrent applications for a subdivision tract map and design review for the architecture of the buildings. All applications are reviewed by staff (PRC) and then submitted to the Planning Commission for review and approval. Multiple-family residential projects (defined as projects with densities of 4 units/acre and above) are reviewed by staff for consistency with Yorba Linda's Multi-Family Residential Design Guidelines. Project proposal consistency with the written, objective standards in the Guidelines is an important component in the City's goal of facilitating the review and approval process for multi-family residential development projects; there are no approval findings required for a finding of consistency with the Design Guidelines. The Design Guidelines provide a clear set of design policies to the development community, with the goal of expediting the planning review process by clearly stating the community's expectations for quality design of multi-family residential development.

¹¹ Because multi-family sites in the Housing Element are part of a rezoning program to address a shortfall in sites to address the City's lower income RHNA, development on these sites is subject only to ministerial review, and thus will not require a CUP.

As a means of providing a buffer between single and multi-family uses, the City's RM development standards require a 50 foot setback from any single-family zone for buildings exceeding 15 feet in height. This setback encourages multi-family site design with a single-story component, and/or open space and parking areas located closest to adjacent single-family zoned properties. In combination with the City's single-family setback requirements, multi-family structures adhering to the City's development standards would not typically be located within 70 feet of a single-family structure, and thus would not trigger the requirement for a CUP. The City's Multi-family Design Guidelines further address potential privacy and view impacts between single and multi-story residential uses.

Standards for design of parking structures, lighting, mechanical equipment, roofs, and chimneys; height determination; public access; exterior buildings/structure walls; trash enclosures; screening; fences, walls, and hedges; perimeter walls/fencing; and street dedications and improvements are provided in Chapter 18.26 of the Zoning Code. Guidelines for building articulation, signage, landscaping, new additions to existing buildings, compatibility with adjacent uses, and air quality and energy conservation improvements are also provided. The Planning Commission has the authority to approve the design.

Residential projects in Yorba Linda generally receive concurrent processing and receive approval from the Planning Commission. Table III-8 presents average processing times in Yorba Linda, which compare favorably to other Orange County communities.

**Table III-8
Development Processing Times**

Process	Average Time (in months)
Site Plan Review (Staff)	2 weeks
Site Plan Review (Planning Commission)	2 - 3
Plan Checking/Building Permits	3 - 4
Tentative Tract Map	2 - 3
EIR	9 - 12
Conditional Use Permit/ Variance	2 - 3
General Plan Amendment	6 - 9
Zone Change	6 - 9

Source: City of Yorba Linda, 2020.

SB 35 Streamlining

SB 35 ([Government Code section 65913.4](#)) allows qualifying development projects with a specified proportion of affordable housing units to move more quickly through the local government review process and restricts the ability of local governments to reject these proposals. The bill creates a streamlined approval process for qualifying infill developments in localities that have failed to meet their regional housing needs allocation (RHNA), requiring a ministerial approval process, removing the requirement for CEQA analysis, and removing the requirement for discretionary entitlements granted by the Planning Commission.

Since the adoption of this section of the Government Code, the City has not yet received an application under these provisions. The City has included a program in the Element to prepare an SB 35 checklist and written procedures for processing SB 35 applications.

6. Building Code

As required of all jurisdictions in California, Yorba Linda has adopted the latest California Building Code, which incorporates the most recent International Building Code and establishes construction standards necessary to protect public health, safety and welfare. Yorba Linda has also incorporated the California energy code and California Green Building Code Standards into the City's Municipal Code.

The City adopted a local amendment to the Building Code requiring an on-site, automatic fire-sprinkler system in all new residential construction with a floor area of 5,000 square feet or greater or more than two stories in height. This is due to the hot, dry and strong Santa Ana winds, particularly in the fall and spring seasons and the potential of fires.

B. MARKET CONSTRAINTS

1. Availability of Financing

The availability of financing in a community depends on a number of factors, including the type of lending institutions active in the community, lending practices, rates and fees charged, laws and regulations governing financial institutions, and equal access to those institutions. Through analysis of Home Mortgage Disclosure Act (HMDA) data on the disposition of residential loan applications, an assessment can be made of the availability of residential financing within a community.

Table III-9 summarizes HMDA data for both Yorba Linda and Orange County, providing information on the approval status of all home purchase, refinance and home improvement loan applications during 2016.

- Of the total 1,161 completed applications for home purchase loans in Yorba Linda, 89 percent were approved and 11 percent were denied, comparable to the approval rate County-wide. Review of mortgage loan denial rates by Yorba Linda's census tracts does not identify any tract with denial rates ten points or above the 11 percent citywide average.
- The volume of applications for refinance loans in Yorba Linda was almost three times that of home purchase loans, with 79 percent of the total 3,436 applications receiving approval and 21 percent denied.
- The number of applications for home improvement loans in Yorba Linda was 261, with 80 percent of applicants receiving approval and 20 percent being denied, a higher approval rate than County-wide.

Table III-9: Status of Home Purchase and Home Improvement Loans 2016

Loan Type	Completed Loan Applications	Loans Approved		Loans Denied	
		Yorba Linda	Orange County	Yorba Linda	Orange County
Conventional Home Purchase Loans					
# Applications	1,161	1,028		133	
% Approval/Denial		89%	87%	11%	13%
Refinancing					
# Applications	3,436	2,711		725	
% Approval/Denial		79%	77%	21%	23%
Home Improvement Loans					
# Applications	261	209		52	
% Approval/Denial		80%	76%	20%	24%

Source: Home Mortgage Disclosure Act Data, 2016. Compiled by Karen Warner Associates.

Note: Approved loans include: loans originated and applications approved but not accepted. Denial rate based on applications that went through complete underwriting process, and exclude applications withdrawn or files closed for incompleteness.

2. Price of Land

The availability and price of land are potential constraints to the development of housing for all income levels. Based upon a recent valuation by the non-profit developer National CORE of one of the City's multi-family rezone sites, vacant multi-family land is valued at roughly \$30-\$35 per square foot. In addition, two recent appraisals of a large vacant site in Yorba Linda suggest an average land cost ranging from \$24-\$29 per square foot. Per unit land cost is directly affected by density, with higher densities allowing the cost of land to be spread across more units. By increasing permitted densities on select multi-family sites, the City has helped to reduce per unit land costs.

3. Cost of Construction

A major cost associated with the development of housing is the cost of building materials, which have risen dramatically in recent years. Over the past three years (2017-2020), the cost of raw materials (lumber, concrete, steel, etc.) have increased by 20 percent, compared to a 7.5 percent rise in inflation. This particularly impacts the cost of high-density, Type V construction which requires costly non-combustible steel-frame construction materials. Labor costs have also risen dramatically, and are compounded by a shortage of qualified construction workers.

A reduction in amenities and the quality of building materials (above a minimum acceptability for health, safety, and adequate performance) can result in lower development costs. As part of the City's density bonus program, the City allows for affordable units to be smaller in size (maintaining the same number of bedrooms) and have different features and interior finishes than market rate units, provided all project units were comparable in construction quality and exterior design. Another factor related to construction costs is the number of units built at one time. As that number increases, overall costs generally decrease as builders are able to take advantage of the benefits of economies of scale.

4. Requests to Develop at Densities Below Those Permitted

New State Housing Element law now requires the non-governmental constraints analysis to evaluate developer requests to build at densities below the density identified in the Housing Element sites inventory.

Due to a shortfall in sites to address the City's 2008-2014 RHNA, the City upzoned 14 sites at densities of 10, 20 and 30 units/acre, as ratified by the electorate in a Measure B vote in June 2012. Eleven of these sites have now been developed or received entitlements, providing information on actual developed densities. (Refer to the City's Housing Element website for a table showing the status of all 14 housing element sites <https://www.ylhousingelementupdate.com/housing-element-cycles>). Table III-10 summarizes the range of built densities among the 11 multi-family sites:

Table III-10: Permitted vs Built Densities

Zoning	Max. Permitted Density	Range of Actual Built Densities	Average Built Density
RM-10	10 du/acre	8.7 – 10 du/acre	9.6 du/acre
RM-20	20 du/acre	20 du/acre	20 du/acre
RM-30	30 du/acre	15 – 22 du/acre	18.4 du/acre

As shown, while RM10 and RM20 sites built at close to the maximum permitted density, the five RM30 sites were built out at an average density of just 18.4 units/acre. Several factors contribute to this underbuilding. As City staff heard from several developers, 30 unit/acre densities typically necessitate podium parking unless unit sizes are reduced, thereby significantly adding to project costs. And developers of townhomes have asserted the market in Yorba Linda is for larger units for families, thereby resulting in reduced densities.

In order to incentivize development which better implements densities planned in the Housing Element sites inventory, the Housing Element sets forth a program to establish an Affordable Housing Overlay zone. Parcels designated with an Affordable Housing Overlay would receive density increases above the base density, along with a variety of development incentives, in exchange for development of either 20 percent lower income units in a rental project, or 20 percent moderate income units in an ownership project.

5. Length of Time between Application Approval and Building Permit Issuance

New Housing Element law now also requires an examination of the length of time between receiving approval for a housing development and submittal of an application for building permits. The time between application approval and building permit issuance is influenced by a number of factors, none of which are directly impacted by the City. Factors that may impact the timing of building permit issuance include: required technical or engineering studies; completion of construction drawings and detailed site and landscape design; securing construction and permanent financing; and retention of a building contractor and subcontractors.

The majority of residential permits in Yorba Linda are for single-family homes, with building permit issuance generally taking 8-14 months after Planning approvals. Hillside properties may take a few months longer due to the need for technical and engineering studies. Among the City's recent multi-family developments, the time between approvals and permit issuance has averaged 12-18 months. In Yorba Linda, most approved projects are constructed in a reasonable time period.

C. ENVIRONMENTAL AND INFRASTRUCTURE CONSTRAINTS

A wide range of environmental factors may constrain the development of new housing in Yorba Linda. The largest concentrations of undeveloped lands are along the City's north and northeastern periphery extending into the foothills and hillsides of the Sphere of Influence. These areas are likely to contain environmental habitats and constraints on development, such as steep slopes, wild/brush fire potential, landslides, necessity for reclamation of oil operations, and so on. Historically, development has varied in the degree and sensitivity to which it has accounted for these constraints. Most have sited housing units in ways to maintain the hillside's unique character and resources. Others have extended typical flatland subdivisions into the hillside, using mass grading altering natural resources and landform. As development demands and pressures persist, the extent to which development will be permitted on the City's hillsides is of particular concern.

The Regional Housing Needs Assessment (RHNA), mandated by the State Housing Law, quantifies the need for housing within each jurisdiction during specific planning periods. The state-mandated RHNA obligation for the City requires an additional 2,415 housing units. In order to meet this threshold, the City has ~~identified established~~ various sites within the City which are most suitable ~~could be suitable~~ for new or increased residential development. ~~Due to the extent of environmental constraints in Yorba Linda's northern hillsides, as well as the 100 year flood zone in the southeastern area of the City, Housing Element sites have avoided these areas and are instead limited to infill locations within existing developed areas. While several larger sites included in the sites inventory have portions which are constrained by topography, the City's zoning allows the unit potential from non-developable portions of a site to be transferred to the flatter, more developable areas of the site. In conclusion, none of the sites included in the Sites Inventory have significant environmental constraints which impede their development.~~

Areas of special environmental significance, potential safety hazards, and development constraints will influence land use policy. The City of Yorba Linda Safety Element identifies a number of environmental constraints for the City, including slope stability, wildfire, flooding, seismic hazards, and oil well hazards. The Yorba Linda General Plan recognizes these hazards and identifies programs to minimize them. The availability of public infrastructure and services for residential development is another potential constraint to the development of housing. The following are more detailed discussions of these environmental constraints and hazards which affect, in varying degrees, existing and future residential developments.

1. Slope Stability – Landslides and Subsidence

As the City's Safety Element points out, slope stability is a serious geologic problem in the northern and eastern portions of the City. This area is underlain by siltstone and interbedded sandstone of the Puente Formation and are often the most prone to landsliding and other forms of slope failure. Along Telegraph Canyon and other east-west trending canyons, landslides are more common than on south-facing slopes which are typically underlain by thick soil and slopewash. Soil creep and shallow slope failures also occur more on the east-west trending slopes. While the northern and eastern portions of the City contain the largest areas of slope instability, various isolated landslide zones exist within City boundaries which have the potential to affect lands with the potential for residential development.

2. Wildfire

Yorba Linda is subject to wildfires due to the steep terrain, highly flammable vegetation of adjacent Chino Hills and the high winds (Santa Ana winds) that correspond with seasonal dry periods. Major fires have threatened the City in the past. High wildfire hazard areas include the northern and eastern portions of the City.

Since 1980, the Yorba Linda area has experienced 25 separate wildland fires, burning a total of 96,698 acres; single events range from one to nearly 20,000 acres. The most notable and devastating of these were the 1982 Gypsum Incident (19,986 acres), the 1980 Owl Incident (18,332 acres), the 1980 Carbon Canyon Incident (14,613 acres) the 2006 Sierra Peak Incident (10,506 acres), and the 2020 Blue Ridge Fire (13,964 acres). The commonality of each of these larger fires is the Santa Ana Wind and the effect it has on vegetation and fire behavior. The Santa Ana Canyon funnels the wind, increasing its speed and magnifying the effects on the available fuel bed. The frequency of fire in this area has allowed non-native vegetation of volatile grasses and weeds to become the dominate fuel type.

On November 15, 2008, Yorba Linda experienced the Freeway Complex Fire. The Orange County Fire Authority's preliminary report (December 2, 2008) on the fire indicated that the fire consumed 30,305 acres; destroyed 187 residential structures (including multi-family residential buildings) and damaged 127 residential structures. Four commercial properties were destroyed or damaged, along with 43 outbuildings.

The California Department of Forestry and Fire Protection (CAL FIRE) identifies Fire Hazard Severity Zones (FHSZ) and shares that information with local agencies. CAL FIRE map areas of FHSZ within Local Responsibility Areas (LRAs) and State Responsibility Areas (SRAs). Development within FHSZ requires careful consideration of elements which may increase the risk of wildfires, such as vegetation, topography, and ember movement. A portion of lands suitable for residential development within the City are classified within FHSZ.

3. Flooding

The City has within its boundaries a number of identified 100-year floodplains. A 100-year floodplain is defined as an area that has a one percent or greater chance of experiencing a flood inundation in any given year. The floodplain areas in Yorba Linda has been established by the Federal Emergency Management Agency (FEMA) and are shown on Flood Insurance Rate Maps (FIRMS). The 100-year floodplain poses minimal threats to developed lands in the City. The City has designated these areas as "Open Space," with a zoning designation overlay of Floodplain (FP-2). Allowable uses in floodplain areas are limited to flood control and roadway projects, temporary structures, agricultural uses, parks and wildlife/natural preserves and open space.

4. Seismic Hazards

Like most other cities in Southern California, Yorba Linda is at risk of suffering structural damage and loss of life during an earthquake of significant magnitude. The following regional and local active and potentially active faults are all potentially hazardous to the City: Whittier, Elsinore, San Andreas, Newport-Inglewood, Peralta Hills, Chino and San Jacinto. In particular, the Whittier fault line cuts across Yorba Linda diagonally (northwest/southeast

orientation). The Whittier fault zone (including Whittier, Elsinore, and Chino faults) is an Alquist-Priolo Special Studies Zone. Surface fault rupture hazard is high within the boundaries of this zone, according to the Safety Element. Yorba Linda is located between 4 and 32 miles of the other faults with groundshaking hazards from each of the faults. Most areas of Yorba Linda are assumed to be at low risk for liquefaction hazards, since the water table in most places is deeper than 50 feet. The other threat in an earthquake is damage to structures. In Yorba Linda, unreinforced masonry structures, built prior to 1930, are the primary concern. Such remaining structures are most likely to be found in the downtown area.

5. Oil Well Hazards

The Yorba Linda oil field is primarily located in the northern area of the City. The topography of the field is hilly with ground elevations ranging from approximately 400 to 650 feet above sea level. Issues related to the oil field include occasional spills of crude oil and groundwater contamination. More long-term issues involve the decommissioning of the oil field, abandonment of the wells and development of the area after it is no longer used as an oil field. Wells must be vented to the atmosphere and plugged for several hundred feet with cement or clay-based mud according to the specifications in the Abandonment/Reabandonment Guidelines published by the Division.

6. Public Services and Facilities

The majority of Yorba Linda has the necessary infrastructure, streets, electrical lines, and water distribution, already in place for new development. New development is able to tap into existing water and sewer lateral lines, with no new sewer or water mains necessary. The City's 2016 General Plan identifies adequate infrastructure and public service capacity to accommodate the City's regional housing needs of 669 additional dwelling units during the 2014-2021 Housing Element planning period.

In 1990, Orange County voters approved the first Measure M, the Revised Traffic Improvement and Growth Management Ordinance (M1), which provides funding to Orange County for needed transportation improvements over a 20-year period through the imposition of a one-half cent retail transaction and use tax. In 2006, voters approved a continuation of transportation improvements through the Measure M Transportation Investment Plan (M2). Although Measure M2 no longer requires Orange County jurisdictions to prepare a Growth Management Element to comply with program requirements, the City of Yorba Linda has amended its 1993 Growth Management Element to continue its commitment to balance local growth with the ability of the local roadway system to support it. As part of the Program, Yorba Linda implemented a development mitigation program establishing the following fees: Eastern Transportation Corridor Fee and a Traffic Impact/Mitigation Fee. The City has established a Capital Improvement Program for the transportation systems improvements to effectively manage the system based on the OCTA timetables. This is an on-going, consistently updated program in Yorba Linda.

The City also participates in a variety of inter-jurisdictional efforts, related to Measure M; City and County impact fees; traffic and land use; jobs/housing balance; Facility Implementation Plans; and coordination of growth projections for the City and the County. These efforts enable Yorba Linda to coordinate the provision of public services and adequate facilities with other adjacent cities and the County of Orange.

IV. HOUSING RESOURCES

This section presents the various resources available for the development, rehabilitation, and preservation of housing in Yorba Linda. This includes the availability of land resources, financial resources available to support housing in the community; administrative resources available to assist in implementing Yorba Linda's housing programs; and resources for energy conservation and reducing greenhouse gas emissions.

A. AVAILABILITY OF SITES FOR HOUSING

This section documents the availability of sites for future development and the adequacy of these sites to address Yorba Linda's regional housing needs for the 2021-2029 planning period. The City plans to fulfill its share of regional housing needs using a combination of the methods below, which are further described in the following narrative:

- Residential projects with development entitlements with occupancy post 6/30/2021
- Sites with zoning in place (Town Center Specific Plan and RM-30 zoned sites)
- Provision of accessory dwelling units
- Rezoning of multi-family opportunity sites and designation of select sites with an Affordable Housing Overlay
- Designation of a key shopping center site and vacant commercial parcel with a Mixed-Use Housing Overlay
- Designation of congregational sites with a Congregational Land Overlay

Table IV-1 on the following page summarizes the residential unit potential from the above methods and provides a comparison with Yorba Linda's 2021-2029 RHNA. Parcel specific site inventories and maps are included in Appendix C to the Element.

Table IV-1: Potential Housing Units during 2021-2029 Planning Period

Income Levels	Very Low	Low	Moderate	Above Mod	Total
2021-2029 RHNA Targets	765¹	451	457	742	2,415
Existing Zoning					
Entitled Projects (post 6/30/2021 occupancy)				181	181
Town Center Specific Plan			31		31
RM-30			12		12
Accessory Dwelling Units	100	172	120	8	400
Existing Site Capacity	272		163	189	624
RHNA Shortfall	(944)		(294)	(553)	(1,791)
Rezone Sites					
Planned Development			64	130	194
RM			129	209	338
RM-20	40		26	40	106
Affordable Housing Overlay	710			72	782
Mixed Use Housing Overlay	26		136	163	325
Congregational Land Overlay	355				355
Total Site Capacity (Existing + Rezone Sites)	1,403		518	803	2,724
RHNA Buffer	+187		+61	+61	+309

¹One-half of the City's Very-Low Income housing needs are for Extremely-Low Income households.

As shown in Table IV-1, the City has a total capacity for 624 units with zoning in place, reflecting a shortfall in 1,791 units needed to address the sites to address its RHNA needs in all income categories. The City has conducted extensive community outreach and meetings with property owners to identify those sites most suitable for rezoning to multi-family use at 10+ units per acre to address this shortfall. To specifically address the need for housing to address the needs of lower income households, the City is proposing to establish several new Housing Overlay zones: an Affordable Housing Overlay, a Mixed-Use Housing Overlay, and a Congregational Land Overlay, each described later in this section. Sites recommended for re-designation were selected based on several factors: existing land use and feasibility for redevelopment within the planning period; property owner interest; neighborhood compatibility and community context; and an overriding goal to disperse affordable housing opportunities throughout the community. The Housing Element includes a rezoning program (Program 8) for these sites. Prior to implementation of the rezoning, a ballot measure will be required to obtain voter approval, as stipulated by Measure B.

In terms of evaluating the adequacy of these sites to address the affordability targets established by the RHNA, Housing Element statutes provide for the use of “default densities” to assess affordability. Based on its population and location within Orange County, Yorba Linda falls within the default density of 30 units per acre for providing sites affordable to very low and low income households; sites suitable for moderate density households can be provided at 10 units per acre. The City has used these default density thresholds as a guide

~~in allocating its sites inventory by income category. Allocating Yorba Linda's residential sites inventory based on these density thresholds results in the distribution of sites by targeted income group~~ as presented in Table IV-1. A comparison of ~~theis site's inventory~~ income distribution under the proposed rezoning program with the City's RHNA identifies sufficient sites at appropriate densities to accommodate Yorba Linda's regional housing needs.

It is to Yorba Linda's benefit that its residential site capacity exceeds the minimum RHNA required within each income category to help offset any sites that may be developed with fewer units or to a lesser affordability than assumed in the Housing Element sites inventory. A healthy buffer above the required RHNA therefore provides a "margin of safety" from having to rezone additional sites during the 2021-2029 planning period of the element.

1. Projects with Entitlements

Yorba Linda has two projects with development entitlements that will contribute towards addressing its future RHNA needs, as described below:

- **ETCO Homes.** This approximately 5-acre site located at Mariposa and Lakeview was identified in the prior Housing Element and upzoned to RM-30. On July 25, 2018, the Planning Commission approved a senior, continuing care community on the site consisting of 82 independent living units, 76 assisted living units, and 82 units for residents with memory care needs. Construction on the project is anticipated to start the end of summer 2021.
- **West Bastanchury.** This 13.1 acre site located south of Bastanchury between Casa Loma and Eureka is being developed by Shea Homes with 23 homes on 15,000 square foot parcels. Building permits are anticipated in late 2021.

2. Sites with Zoning in Place

Of the 14 sites that were rezoned as part of Yorba Linda's 4th cycle Housing Element, just one remains to be developed. The ½ acre Postal Annex and self-serve car wash site was previously rezoned to RM-30, providing for development of 14 units. Recent discussions with the property owner indicates a strong interest in moving forward with housing on the site, along with the parcel immediately to the west, which has been included in the 6th cycle Housing Element for upzoning as a means of creating a larger parcel for development.¹²

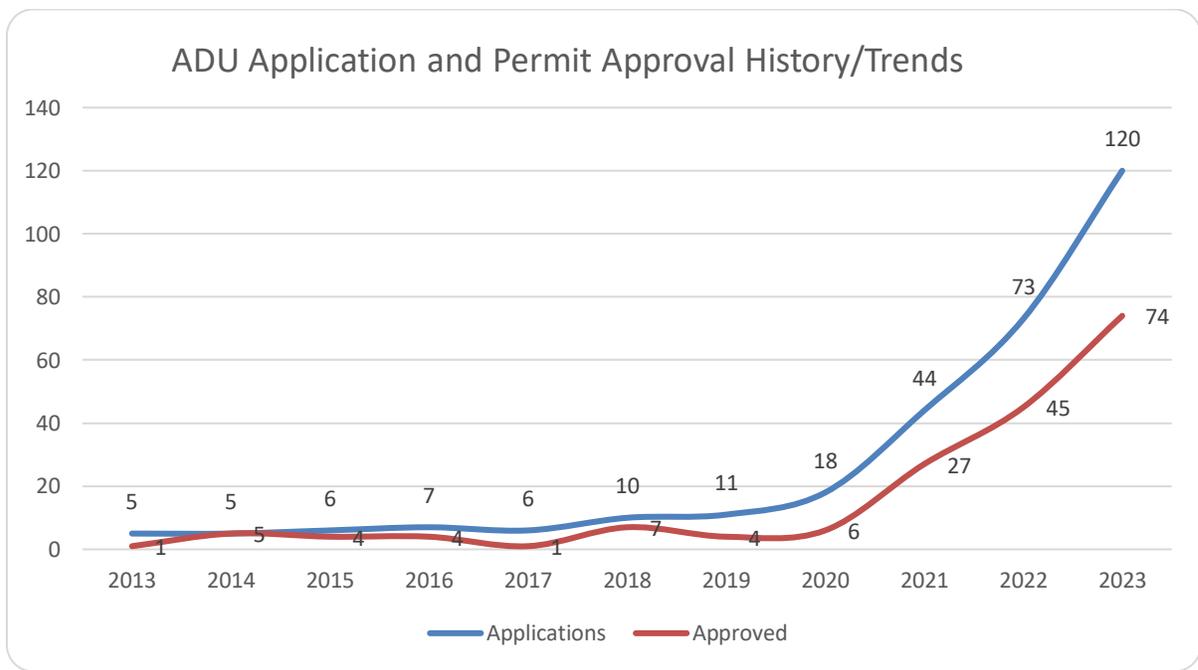
The Town Center Specific Plan, adopted in 2011, provides some limited opportunities for residential mixed use. Within the Historic Town Center District along Main and Olinda Street, the Specific Plan allows development to incorporate apartments above or behind ground floor retail. Densities of up to 10 units/acre and heights of up to 35 feet are permitted in this district. Staff has evaluated the parcels in this area, and identified the potential for 31 residential units.

¹² Because this site has not been identified to accommodate a lower income RHNA need, it is not subject to by-right development approval under AB 1397.

3. Accessory Dwelling Units

Accessory dwelling units (ADUs) are small, self-contained dwelling units that provide a kitchen, bathroom and sleeping area. The unit can be attached to the main home with a separate entrance or can be a small detached unit in the rear yard or above a garage. Because of their small size, ADUs typically rent for less than apartments, and can provide affordable rental options for smaller households, and can provide rental income for the homeowner.

Between 2018-2020, the City has approved 31 ADUs or approximately 10 ADUs per year; however, in 2021, the City has seen a trend of approximately one ADU application per week (or nearly 50 per year). In fact, the City has approved 27 ADU permits in 2021, an increase of 65% over the previous average three-year history from 2018-2020. Based on the growth trends over the past three years (2019-2021), the City anticipates approving 50 ADU permits in 2022.



This trend has mostly been accomplished without any public outreach or promotion of the ADU opportunity. However, in June 2021, the City Council approved a fee waiver pilot program for all permit and plan check fees related to ADUs. Pursuant to AB 671, the Housing Element includes a program to further incentivize the production of affordable ADUs, including a pilot program to waive ADU plan check and permit fees; pre-approved ADU plans to streamline the project application and review process and reduce upfront project costs; and promotion of ADUs through handouts, simplified application forms and an ADU website page.

Yorba Linda has a number of unique characteristics that make the realistic development capacity of ADUs significantly higher than in many other parts of the region. These characteristics include:

- 1) Large lot sizes – Yorba Linda’s minimum lot size is 7,500 square feet, with the majority of residential properties having a minimum lot size of 15,000 square feet. These are extremely large lots compared to much of the rest of suburban neighborhoods. Furthermore, residential lots in Yorba Linda have a minimum 75 foot lot width and 100 foot lot depth; however, the majority of residential properties have a minimum lot width of 100 feet and a minimum lot depth of 150 feet. Clearly, these are large lots in comparison to most residential lots in California, resulting in multiple options available for attached, detached, or conversion for ADUs & JADUs.
 - 2) Development Standards – Yorba Linda’s development standards for residential zones are set up in order to allow for ample setbacks and building separation between neighbors in order to encourage privacy and openness. These development standards create significant opportunities for ADUs to be constructed in comparison to most other cities with less restrictive development standards. Given that ADUs up to 800 SF are exempt from most local development standards, the City of Yorba Linda provides many opportunities for ADU construction. Furthermore, an incentive could be considered that would exempt all ADUs from certain development standards.
 - a. Lot coverage – Yorba Linda has a maximum lot coverage of between 35%-40% in residential zones. ADUs less than 800 SF are not subject to lot coverage restrictions.
 - b. Setbacks – Even the most restrictive residential zones require 20 foot rear yard setbacks and side yard setbacks of approximately 10 feet. However, the majority of Yorba Linda parcels have between 30-40 foot rear setbacks with side yard setbacks between 10-20 feet.
 - 3) Most homes in Yorba Linda have at least three car garages, with many homes having more than four garage spaces. This additional space is ripe for being converted into ADU or JADU space. Furthermore, most Yorba Linda homes have a driveway capable of accommodating at least three vehicles, whereas most other jurisdictions can only accommodate one or two vehicles in the driveway.
 - 4) Yorba Linda has one of the highest median household incomes in the SCAG region. This high level of disposable income can translate into no need for outside funding sources to stimulate ADU construction.
 - 5) Nearly the entire City of Yorba Linda is located in high opportunity areas based on the latest TCAC maps. Therefore, ADU development is one of the best ways for the City to support affirmatively furthering fair housing.
 - 6) The City’s local ADU ordinance provides for some opportunities to relax some standards, making it even easier to get approval.
 - 7) Yorba Linda’s Measure B (Citizen’s Right to Vote Initiative) puts housing approvals in the hands of the voters, whereas ADUs are already by-right opportunities.
 - 8) HCD has also approved an ADU affordability analysis prepared by SCAG. For Orange County, this allows jurisdictions to assume ADUs to be counted towards its lower income RHNA as follows: 15% as very low income, 57% as low income, and 28% as moderate income. Additionally, the City requests that all ADU applicants fill out an affordability survey to identify how the ADU is intended to be used. The vast majority of ADU surveys submitted in Yorba Linda demonstrate that these units are being utilized to provide for intergenerational housing within the family.
-

Given these characteristics and Yorba Linda's growing track record in providing ADUs, combined with the additional incentives of fee waivers, pre-approved plans, ~~and~~ ADU promotion and outreach, and potential ADU development assistance program for rent-restricted units, the sites inventory projects a minimum of ~~50438~~ new ADUs to be produced annually, or ~~4004,400~~ over the 2021-2029 planning period. The projected affordability of these ADUs is based on SCAGs Regional Accessory Dwelling Unit Affordability Analysis (December 2020). The City will ~~continue to monitor the extent of ADU production to ensure that the ordinance is being successful and that the Housing Element goals and RHNA production can be met. annually monitor ADU production and affordability as part of the Annual Performance Report (APR) on the Housing Element, and conduct a mid-cycle review in 2025 to evaluate if ADU production levels are being achieved (refer to Housing Element Program #12).~~

4. Sites for Rezoning

Government Code section 65583.2(h) requires sites that are identified for rezoning to accommodate a lower income RHNA shortfall fulfill the following requirements:

- Permit owner-occupied and rental multifamily uses by right for developments in which 20 percent or more of the units are affordable to lower income households.
- Permit the development of at least 16 units per site.
- Ensure sites permit a minimum of 20 dwelling units per acre.
- Ensure a) at least 50% of the shortfall of low- and very low-income regional housing need can be accommodated on sites designated for exclusively residential uses, or b) if accommodating more than 50% of the low- and very low-income regional housing need on sites designated for mixed-uses, all sites designated for mixed-uses must allow 100% residential use and require residential use to occupy at least 50 percent of the floor area in a mixed-use project.

A rezone program has been included in the Housing Element (Program #8) to fulfill the above requirements. As presented in Table IV-2, the City has identified a total of 27 Opportunity Sites for rezoning to accommodate the RHNA growth for Yorba Linda. More than half of Yorba Linda's shortfall in its lower income RHNA will be accommodated on sites designated for exclusively residential use, therefore the City will not be subject to requirements to allow 100 percent residential on mixed use sites.

A more detailed table and photo exhibits of the Opportunity Sites identified for rezoning is presented in Appendix C to the Element. As a means of documenting how these sites can realistically be assembled and developed during the planning period, a narrative description of factors supporting development has been prepared for each of the sites. This analysis further details existing conditions, including the presence of economically marginal uses, underutilized parking lots, common ownership of adjacent parcels, and City owned parcels, as well as where there has been recent property owner interest in upzoning and development on the sites.

Table IV- 2: Housing Element Rezone Sites

Site ID	Site Description and Address	Acres	Current Zoning	Proposed Zoning Action	Total Net Unit Potential	Realistic Unit Potential
Affordable Housing Overlay (AHO) Sites – up to 35 units/acre						
S1-200	SEC Rose Dr/Blake Rd	5.94	RE	RM-20 with AHO	208	178
S3-207	5300-5392 Richfield Rd	9.7	RU	RM-20 with AHO	340	291
S3-074	Yorba Linda Preschool 18132 Yorba Linda Blvd	0.42	CG	RM-20 with AHO	15	13
S3-082	4791 and 4811 Eureka Ave	1.75	CG	RM-20 with AHO	61	53
S4-075	4742 Plumosa Drive	1.62	CG	RM-20 with AHO	57	48
S6-015	Prior John Force Racing 22722 Old Canal Road	2.56	PD	PD with AHO	89	77
S6-020	Extended Stay America 22711 Oak Crest Circle	10.35	PD	RM-20 with AHO	143	122
Realistic Unit Potential on AHO Sites:						782
Congregational Land Overlay (CLO) Sites – up to 35 units/acre						
S2-008	Friendship Baptist Church 17151 Bastanchury Rd	4.92 (2.01 developable)	RE	RE with CLO	60	60
S3-012	Richfield Community Church 5320 Richfield Rd	9.48 (3.7 developable)	RU	RU with CLO	55	55
S2-013	Messiah Lutheran Church 4861 Liverpool St	6.2 (2.03 developable)	RU	RU with CLO	40	40
S3-024	Friends Church Overflow Parking	17.45 (1.61 developable)	RE	RE with CLO	48	48
S4-204A	Chabad Center 19045 Yorba Linda Blvd	1.85 (0.93 developable)	RE	RE with CLO	17	17
S3-033	Islamic Center of Yorba Linda 4382 Eureka Ave	3.88 (1.58 developable)	RS	RS with CLO	30	30
S3-210	Shinnyo-En USA 18021-18111 Bastanchury Rd	9.23 (4.09 developable)	PD-26	PD-26 with CLO	105	105
Realistic Unit Potential on CLO Sites:						355
Mixed Use Overlay (MUO) Sites – up to 35 units/acre						
S1-021	Vacant Parcel (W of 16951 Imperial Hwy) APN 322-121-07	1.76	CG-(I)	CG-(I) with MUO	62	53
S7-001	Bryant Ranch Shopping Center 23611-23801 La Palma Ave	9.15	CG	CG with MUO	320	272
Realistic Unit Potential on MUO Sites:						325
RM-20 – up to 20 units/acre						
S4-200	18597-18602 Altrudy Lane	2.0	RS	RM-20	40	40
S4-204B	19081-19111 Yorba Linda Blvd	3.90	RE	RM	78	66
Realistic Unit Potential on RM-20 Sites:						106

Table IV- 2: Housing Element Rezone Sites (cont'd)

Site ID	Site Description and Address	Acres	Current Zoning	Proposed Zoning Action	Total Net Unit Potential	Realistic Unit Potential
RM – up to 10 units/acre						
S3-034	4341 Eureka Avenue	2.19	RS	RM	22	19
S3-205A	5225-5227 Highland Ave	7.08	RE	RM	71	60
S3-211	17651 Imperial Highway	2.32	RS	RM	23	20
S4-053	SWC Kellogg Dr/ Grandview Ave	0.98	RE	RM	10	9
S4-060	5541 South Ohio St	0.96	RE	RM	10	9
S4-201	5531 South Ohio St	1.82	RE	RM	18	15
S5-008	Fairmont Blvd	23.01	PD	RM	230	196
S7-005	NWC Camino de Bryant/ Meadowland	3.06	RU	RM	30	10
Realistic Unit Potential on RM Sites:						338
PD						
S3-203	18101-19251 Bastanchury	22.83	PD	PD	228	194
Realistic Unit Potential on PD Sites:						194
Realistic Potential on all Opportunity Sites:						2,100

A key tenet of Yorba Linda’s approach to providing sites to address its lower income housing needs will be through the creation of several new Housing Overlay zones: an Affordable Housing Overlay, a Mixed-Use Housing Overlay, and a Congregational Land Overlay. The contracted with an urban design consultant to conduct site visits and create site development concepts as a foundation for establishing recommended development standards for each of the overlay zones such as height limits, parking requirements, setbacks and transitional height requirements. While this detailed work is currently in process, the following summarizes the basic parameters of each of the overlay zones.

Affordable Housing Overlay: As part of the Housing Element sites inventory, the City has identified six sites for rezoning to RM-20, and one to maintain its PD zoning, and designation with an Affordable Housing Overlay (AHO). The overlay would layer on top of the base zoning regulations, leaving in place the option to develop under the base zoning, but providing the opportunity to develop to a greater intensity, and in the case of the commercial and industrial sites, the opportunity to develop with a higher value residential use, without a General Plan amendment or zone change.

The AHO would provide the following incentives in exchange for providing 20% affordable units (10% very low and 10% low income) on these sites:

- Ministerial review

- Increased densities
- Increased height limits
- Increased floor area ratios
- Reduced project-specific open space standards

As an additional incentive, developers can access state density bonus law, including by right alternative parking standards, in addition to using the densities allowed in the Overlay. In order to encourage lot consolidation for sites with multiple parcels, the City will structure the Overlay with tiered incentives for larger lot sizes.

Congregational Land Overlay: Yorba Linda contains 25 religious congregations that practice various forms of the Christian, Jewish, Muslim and Buddhist religions. Most of the City's congregations date from the 1970's or later during a period of suburban growth, and many possess large land resources. All but two of the Yorba Linda's congregations have more than one acre of land, and eight (32%) have over five acres. These congregations typically have large parking lots which are sized for full occupancy of sanctuaries. Congregations which are not at full capacity likely have unused parking areas. Some also have buildings which are nearing the end of their functional life and are candidates for turnover to other uses. The COVID-19 pandemic has also affected these congregations in manners which are not entirely clear at this point. Conversations with church leaders revealed that attendance ranged from 30-80% of pre-pandemic levels. It is possible that the pandemic will permanently decrease regular attendance at services, as sometimes-tenuous connections with other church members have faded and people make greater use of online services.

Within this context, affordable housing development can be an attractive option for congregations to off-load excess land, use proceeds to support existing ministries, and live out their mission to love thy neighbor. Many local and state governments, including California's, are seeking to promote this type of development, not only for the reasons mentioned above, but because religious-use parking spaces are among the least utilized spaces in urbanized areas being typically used to their maximum capacity only once a week.

As the affordable housing crisis and homelessness continues to worsen, more and more congregations and faith-based groups have sought ways to provide housing for those most in need. In Making Housing Happen: Faith-Based Affordable Housing Models,¹³ Dr Jill Shook presents a range of case studies of how congregations across the country are successfully providing affordable housing through a variety of models: land lease of church properties; adaptive reuse of church buildings; community land trusts, and more. The Congregational Land Subcommittee¹⁴ in Pasadena indicates they are continuing to see more and more examples of congregations partnering with non-profit developers to provide affordable housing on excess land, several of which are highlighted in Table IV-3 below:

¹³ Shook, J. (2012). *Making Housing Happen: Faith-Based Affordable Housing Models* (2nd ed). Wipf and Stock Publishers.

¹⁴ CONGREGATIONAL LAND | Making Housing and Community Happen | United States (makinghousinghappen.org)

Table IV-3: Examples of Housing on Congregational Land

Congregation	# Housing Units	Other Site Improvements	Developer	Project Status
St. Joseph's Episcopal Church, Buena Park	66 low income senior units	New 3,000 sq.ft. community center, common open space	National CORE	Received planning entitlements
Church of Blessed Sacrament, Placentia	65 low income senior units	New Parish Hall, improvements to church facilities, community garden	National CORE	Received planning entitlements
Garden Grove United Methodist Church	47 very low/low income family and senior units	Space for community clinic and other service agencies	Jamboree Housing	Operational since 2015
Bethel AME, San Diego	16 permanent supportive housing units		Yes in God's Backyard (YIGBY)	Under Construction
New Life Holiness Church, Pasadena	52 very low/low income family units		Gangi Development	Pursuing entitlements
West Angeles Church of God in Christ, Los Angeles	70 very low/low income senior units	Community retail space	Related Companies	Operational since 2020
First United Methodist Church, Los Angeles	66 low income family units	Child care center	1010 Development	Operational since 2000s
Immanuel Church, Long Beach	25 low income senior units	Church closed	Thomas Safran & Associates	Operational since late 2010s
Inglewood First United Methodist Church	64 low income units for seniors/ local workforce	Adaptive reuse	Berg	Predevelopment

Source: The Arroyo Group, 2021.

City staff began reaching out to pastors and religious leaders in the community in the fall of 2020 to explore the concept of adding an affordable housing overlay to Yorba Linda's religious sites. On January 26, 2021, staff hosted a virtual workshop for leaders of the 25 religious' sites in Yorba Linda, and invited members of the Greater Pasadena Affordable Housing Group Congregational Land Subcommittee to discuss the process involved in developing affordable housing on their properties. Nearly 20 participants were in attendance, representing 12 different congregations, and participants were generally in favor of the affordable housing overlay concept. Staff and the design consultant have conducted numerous site visits and are in the process of drafting viable development standards for a Congregational Land Overlay Zone. Key features of the Overlay will include:

- Allowing congregations to decrease on-site parking and remove nonessential buildings in order to accommodate housing
- Requiring a minimum percentage and level of deed-restricted affordable housing
- Ensuring that conversion of auxiliary congregational areas such as parking lots to housing will not require a discretionary approval process to amend the religious institution's existing CUP

- Allowing congregations, in certain circumstances, to transfer their development rights under the Congregational Land Overlay to adjacent properties which have a lower density zoning

The Housing Element sites inventory has identified seven religious congregations as most viable for development within the planning period, though all congregations in Yorba Linda will be eligible to take advantage of the additional development rights conferred by the Overlay zone. The City's urban design consultant determined the potential development area on each of the City's religious congregations based on development of half the parking area (or the entire parking area for congregations smaller than 2.5 acres), along with any available vacant land. Development potential was calculated using a base density of 30 units/acre (though up to 35 units/acre will be permitted), with densities and building heights tapering down based on the adjacency of single-family zoned parcels. Table IV-4 shows the estimated development capacities on all 25 congregational sites in the City, with more refined analysis and site layouts conducted for the seven sites included the Housing Element sites inventory.

Table IV-4: Development Potential on Religious Congregation Sites

Congregation	Address	Site Capacity (units)	Max Development Area ¹	Parking (ac)	Open Space (ac)	Total Site Acreage
1st Church of Christ Science	18341 Lemon Drive	4	0.11	0.11	-	0.28
Agape Christian Church of OC	4572 Rose Drive	31	1.05	1.05	-	2.44
Calvary Chapel of Yorba Linda	18821 Yorba Linda Blvd 4982 Avocado Ave	21	0.69	1.38	-	7
Canyon Hills Friends Church	20400 Fairmont Connector	18	0.59	1.17	-	4.73
Chabad Center²	19045 Yorba Linda Boulevard	17	0.93	0.35	0.58	1.85
Community Messiah Lutheran²	4861 Liverpool Street	40	2.03	2.93	0.57	6.2
Faith Community Church Nazarene	16800 Imperial Hwy 16892 Roxdale Drive 4032 Sesame Street	58	1.93	1.48	1.19	4.83
First Baptist Church of Yorba Linda	4858 Main Street 4802 Main Street 18372 East Lemon Dr	19	0.63	0.35	0.28	2
Friends Church Overflow Parking²	Adjacent 18132 Yorba Linda Blvd	48	1.61	1.61	0	17.45
Friendship Baptist Church²	17141-17151 Bastanchury Rd	60	2.01	1.55	1.23	4.92
Grace Lutheran Church	6550 Fairmont Blvd	29	0.98	1.01	0.48	3.15
Islamic Center of Yorba Linda²	4382 Eureka Avenue	30	1.58	1.13	1.02	3.88
LDS Church	17142 Bastanchury Road	98	3.26	1.89	2.31	5.46
LDS Church	5550 Ohio Street	26	0.86	1.73	-	3.05

Congregation	Address	Site Capacity (units)	Max Development Area ¹	Parking (ac)	Open Space (ac)	Total Site Acreage
Pope John Paul II Polish Center	16692 Golden Avenue	18	1.22	1.22	-	1.76
Richfield Community Church²	5320 Richfield Road	55	3.70	4.46	1.47	9.48
Rose Drive Friends Church	4221 Rose Drive 16611-16631 Bastanchury Rd	154	5.15	4.46	2.92	14.08
St Mary & St Verena Coptic Orthodox	5401 Fairmont Blvd	20	0.68	0.68	0.34	3.18
Shinnyo-En USA²	18021 - 18111 Bastanchury Road	105	4.09	2.92	2.63	9.23
St. Clara de Asis Church	22005 Avenida de la Paz	116	3.87	3.26	2.24	15.23
St. Martin's De Porres Church	19767 Yorba Linda Boulevard	37	1.22	1.99	0.23	3.95
The Church in Yorba Linda	3812 N Rose Drive	19	0.64	0.64	-	0.45
The Danish Church and Cultural Center	16881 Bastanchury Road	19	0.63	0.63	-	1.5
Yorba Linda Methodist Church	19002 Yorba Linda Boulevard	44	1.46	1.54	0.69	4.78
Yorba Linda Presbyterian Church	19301 Yorba Linda Boulevard	24	0.79	1.57	-	3.38
Total		1,110	41.71	41.11	18.18	134.26

¹ Development area for congregations > 2.5 acres based on use of 50% of parking area + available open space. Development area for congregations with < 2.5 acres based on use of 100% of parking + available open space.

² Congregation included in Housing Element sites inventory.

Mixed-Use Housing Overlay: The Mixed-Use Housing Overlay is designed to apply to commercial properties where housing could benefit the existing or future retail use. It is currently being proposed for the nine-acre Bryant Ranch Shopping Center that has been struggling to maintain tenants and contains large areas of underutilized parking. The concept is to allow for a predominately residential development on this site, with a requirement to integrate a minimum of 10,000 square feet of neighborhood-serving commercial uses to service nearby neighborhoods. The Mixed-Use Overlay is also being proposed for a 1.75 acre commercially zoned property on Imperial Highway. allow for the integration of housing while retaining at least 50% of the existing commercial square footage to provide services to new residents and the surrounding community. The overlay will allow development of at least three stories in height and 35 dwelling units per acre, and similar to the Affordable Housing Overlay, will require at least 20 percent affordable units.

Sites Inventory Methodology and Assumptions

This section describes the methodology and assumptions used to develop the Housing Element Adequate Sites Inventory (Appendix C). It provides justification for development on non-vacant sites and review of the factors used in estimating the realistic housing potential during the 2021-2029 planning period. The section concludes with a discussion of development on small and large sites, and use of sites from the prior Housing Element.

Suitability of Non-Vacant Sites: Because non-vacant sites comprise more than half of Yorba Linda's site inventory, Government Code Section 65583.2(g)(2) requires that the City analyze the extent to which existing uses may constitute an impediment to additional residential development during the planning period of the housing element. Substantial evidence, such as past experience in converting existing uses to higher density residential development, market trends and conditions, and regulatory or other incentives to encourage redevelopment must show that the existing use is not an impediment and will likely discontinue during the planning period.

Each of the opportunity sites was selected based on a combination of factors rendering it suitable and likely to redevelop during the planning period. These factors include: physical underutilization of the site; economic obsolescence of the existing use (as measured by an improvement-to-land value ratio of < 1.0); dilapidated condition of the existing use; developer and/or property owner interest in development. The sites inventory spreadsheet in Appendix C details these factors for each site, supplemented by a photo exhibit of each site describing various factors that support development.

Yorba Linda has a strong track record in redesignating sites non-vacant residential and commercial and properties for residential development. In order to provide adequate sites for its 4th cycle, 2008-2014 Housing Element, the City rezoned 14 sites RM-10, RM-20 and RM-30. As discussed earlier in this chapter, all but one of these sites has since been developed or is in the process of being developed, and the property owner of the last remaining site is now interested in moving forward with development.

Table IV-5 presents residential development trends in Yorba Linda under the 5th cycle Housing Element and documents that the majority of development involves redevelopment of existing uses. The market for residential development in Yorba Linda is robust, as evidenced by development on all its prior Housing Element sites. The creation of various zoning overlays with regulatory incentives and by-right development opportunities will render the 6th cycle Housing Element sites all the more attractive for development.

**Table IV-5
Yorba Linda Development Projects and Trends**

Housing Element Site No.	Site Description/ Location	Prior Zoning	Prior Land Use(s)	Acres	Max. Buildout Potential	Actual Buildout Status	% Developed to Max Density
R-M-30 Sites							
3	Yorba Linda/Prospect	Commercial General	Large Medical Office Complex	4.08 acres	122 units	80-unit, 3-story townhome project by DR Horton	66%
4	Bastanchury & Lakeview (middle parcel)	RE and RS	Commercial Nursery	8.51 acres	248 units (between sites 4 & 12 which merged)	Merged with Site 12 for 192-unit townhome project by Melia Homes and Lennar Homes.	77%
5	Old Canal Road Annex Savi Ranch	PD/ Office Commercial	Vacant Manufacturing Industrial	2.8 acres	84 units	54-unit, 3-story townhome project by National Core	64%
6	Mitsubishi Motors Site Savi Ranch	PD/ Office Commercial	Underutilized Manufacturing Industrial	3.2 acres	96 units	69-unit, 3-story townhome project by National Core	72%
14	Lakeview & Mariposa APN# 343-671-01, 02,03,04,05	RE (1.8 du/ac)	Former Oil Field	4.98 acres	149 units	Entitled for Senior Apartments by ETCO Homes with 82 units of independent living, 76 units of assisted living and 82 memory care beds.	106%
R-M-20 Sites							
7	Lakeview/ Strawberry-Field	Commercial General	3 SFRs and Agriculture	4.7 acres	94 units	New City Library Site	NA
8	Lakeview/ Altrudy	RS (3.0 du/ac)	Vacant	2.4 acres	48 units	48-unit, 1- and 2-story senior apartment project by C&C Development/ Orange Housing	100%
NA	18602 Altrudy	TCSP	2 single-family homes	2.0 acres	40 units	Pending Measure B election	100%
R-M-10 Sites							
1	Prospect (Greenhouse)	Commercial General	Large Commercial Greenhouse/ Agricultural Facility	5.5 acres	55 units	48-unit, 2-story townhome project by Pulte Homes	87%
2	Wabash & Rose	Commercial General	3 SFRs plus RV storage and repair facility	1.85 acres	18 units	18-unit, 2-story townhome project by City Ventures	100%

**Table IV-5
Yorba Linda Development Projects and Trends**

Housing Element Site No.	Site Description/ Location	Prior Zoning	Prior Land Use(s)	Acres	Max. Buildout Potential	Actual Buildout Status	% Developed to Max Density
9	Bastanchury & Lakeview (eastern parcel)	RE (1.8 du/ac) and RS (3.0 du/ac)	2 SFRs plus commercial equestrian stable and riding academy	4.08 acres	40 units	40-unit, 2-story paired home project by Melia Homes	100%
11	Nixon Archive	RE	5 SFRs	5.9 acres	59 units	51-unit, 2-story townhome project by Brandywine Homes	86%
12	Bastanchury & Lakeview (western parcel)	RE and RS	Commercial Nursery	8.51 acres	248 units (between sites 4 & 12 which merged)	Merged with Site 4 for 192-unit townhome project by Melia Homes and Lennar Homes.	77%
Average Developed Density to Maximum Density							85.8%

¹ The project's entitlements classify it as a Community Care Facility which is not regulated by density.

In addition to the development trends supporting redevelopment presented in Table IV-5, Appendix C includes a detailed narrative describing the factors supporting redevelopment of each opportunity site and provides evidence that the existing use does not serve as an impediment to residential development over the next eight years. It shows that there is interest among the current property owners and developers for residential projects in the highly-sought after Yorba Linda community.

Realistic Development Capacity Analysis

As required by Housing Element statute, local governments must analyze available sites based on their realistic residential development capacity. In other words, the development density that can actually be achieved on a site might be less than the maximum residential densities permitted by the underlying General Plan land use and Zoning. Therefore, to establish realistic capacity, jurisdictions must consider cumulative development standards such as maximum lot coverage, height, open space, parking, on-site improvements (sidewalks or easements), and floor area ratios in the calculations.

As discussed earlier in the Governmental Constraints chapter (see Land Use Controls), the City's urban design consultant conducted "density testing" in conjunction with creation of the City's new RM 10, RM 20 and RM 30 development standards to ensure cumulative standards supported development at the top end of the density range. As shown in Table IV-5, while several projects have developed at 100% of the maximum permitted density, on average, recent projects in Yorba Linda have developed to 85.8% of the maximum permitted density under zoning. Development capacities for Housing Element sites have thus been adjusted downwards to 85% of total capacity under zoning, despite development standards that facilitate achievement of 100% of permitted densities.

For example, for purposes of identifying typical densities on the Affordable Housing Overlay (AHO), Congregational Land Overlay, and Mixed Use Overlay sites, sites are assumed to develop at 85% of the base Overlay density of 35 dwelling units per acre (30 units/acre), with property owners utilizing the Overlay automatically eligible for a minimum 35% density increase under State density bonus law. Affordable housing projects typically build out to the top end of the permitted density range, and can be expected to take advantage of additional incentives and reduced parking standards available under State density bonus law.

Site Size

Per State law, sites smaller than half an acre or larger than 10 acres are not considered adequate to accommodate lower income housing need unless it can be demonstrated that sites of equivalent size were successfully developed during the prior planning period, or other evidence is provided that the site can be developed as lower income housing. No opportunity sites over 10 acres are included in the lower income Sites Inventory.

While the City's site inventory does not include any opportunity sites that total less than one-half acre, individual parcels that comprise several sites are less than one-half acre. To ensure housing units in these opportunity sites are credited as lower income units, a Lot Consolidation Program is included in the Housing Element. As part of the program, the City will first conduct outreach to property owners to identify meaningful incentives to facilitate lot consolidation and redevelopment. The City will then develop specific incentives such as flexible development standards and a streamlined permit processing.

Sites Identified in Previous Housing Elements

Government Code Section 65583.2(c) specifies that a non-vacant site identified in the previous planning period or a vacant site that has been included in two or more previous consecutive planning periods cannot be used to accommodate the lower income RHNA unless the site is subject to a policy in state housing element law requiring rezoning within three years of the beginning of the planning period to allow residential use by right for housing developments in which at least 20 percent of the units are affordable to lower income households.

One site included in this Housing Element Site Inventory was also in the previous Yorba Linda Housing Element (5th Cycle), a ½ acre parcel located at 4822 Eureka Avenue developed with a car wash and small retail center. However, given the small size of the site, it has not been allocated towards addressing the City's lower income RHNA needs, and is thus not subject to Government Code Section 65583.2(c).

5. Housing Resulting from Duplexes and Lot Splits in Single-Family Zones (SB 9)

Senate Bill 9 will allow property owners to split a single-family zoned lot into two lots and/or place up to two housing units on a single-family zoned lot. Eligibility for lot splits include:

- The parcel must be located in a single-family residential zone;
- The two new parcels must be relatively equal in size (60%/40% maximum split);
- The two new parcels must be no smaller than 1,200 square feet; and
- The property owner must occupy one of the housing units created by the lot split for a minimum of three years.

The creation of duplexes and/or lot splits on single-family parcels under SB 9 are subject only to ministerial review, and are exempt from environmental review under CEQA. City Planning staff have been receiving numerous inquiries from property owners about the ability to add additional housing under SB 9, and in September 2021, the Yorba Linda Planning Commission authorized staff to initiate an amendment to the Zoning Code to address this new legislation.

UC Berkeley's Turner Center for Housing Innovation¹⁵ has conducted a study to assess the potential impact of SB 9 on housing supply. Through use of an economic model to test market feasibility on existing parcels with detached single-family homes, the Turner Center study indicates that approximately ten percent of Orange County's single-family parcels would be financially feasible to develop under SB 9's provisions, equating to approximately 47,000 new market-feasible units. Within the City of Yorba Linda, the study identifies approximately 2,600 additional units that would become market feasible under SB 9. While it is premature to forecast production, the increase in development capacity under SB 9 will certainly contribute to addressing a portion of Yorba Linda's housing needs. The City will monitor production under SB 9 as part of the Annual Performance Report on the Housing Element, including contribution of towards meeting its RHNA goals.

Development under SB 9 will help to affirmatively further fair housing (AFFH) in Yorba Linda by providing the opportunity to integrate smaller-scale housing within higher-resource, single-family neighborhoods. The ability to convey new units under separate ownership will afford a wider range of financing options for property owners than are available for ADU construction. According to the Turner Center study,¹⁶ there are few loan products available to finance the construction of ADUs, and those that are available often do not cover the entire cost of development. Development under SB 9 will expand homeownership opportunities for modest income households who will be able to apply for a traditional mortgages for home purchase.

6. Availability of Infrastructure and Public Services

Yorba Linda is a younger community with the necessary infrastructure in place to support future development in the established areas. The utility infrastructure is relatively new with the majority of public service capacity not yet in need of repair or replacement. One exception is in portions of the Yorba Linda Water District's (YLWD) westerly service area where approximately 24,000 feet of waterline was constructed in the 1920s through 1950s. According to YLWD, the majority of these waterlines will be replaced over the 2022 to 2024 period. All sites are adjacent to existing public roadways and are serviceable by police and fire departments, as well as private companies that provide phone, cable, gas, and electric service. Existing water delivery and wastewater collection infrastructure is available to all properties located in the residential sites inventory and the City has adequate water and wastewater capacity to accommodate the RHNA of 2,415 units. In summary, no sites included within the sites inventory for the 2021-2029 Housing Element are constrained by infrastructure availability.

15 Metcalf, B., et. al. (2021). "Will Allowing Duplexes and Lot Splits on Parcels Zoned for Single-Family Create New Homes?" Turner Center for Housing Innovation, UC Berkeley.

16 Ibid.

B. FINANCIAL RESOURCES

The extent to which Yorba Linda can achieve its Housing Element goals and objectives is in large part dependent on the availability of financial resources for implementation. A variety of local, state and federal funds are available to support affordable housing activities in Yorba Linda, described below. An important consideration in the use of these funds, however, is the requirement to pay prevailing wage, estimated to increase the costs of construction anywhere from around 10% to 35%.

1. Successor Agency/Housing Authority Resources

The primary local source of funds for affordable housing in Yorba Linda has traditionally been its Redevelopment Agency's Low- and Moderate-Income Housing Fund. However, due to passage of Assembly Bill (AB) 1X 26, redevelopment agencies across California have been eliminated as of February 1, 2012, removing the primary local tool for creating affordable housing. However, with the passage of AB 1484 in June 2012, the Supplemental Educational Revenue Augmentation Funds (SERAF) borrowed by the State from Redevelopment Agencies Low and Moderate Income Housing Funds were required to be repaid and deposited into each Successor Agency's Housing Asset Fund.

As of June 30, 2021, the Yorba Linda Successor Agency had approximately \$120,000 in its Low- and Moderate Income Housing Asset Fund. Over the eight-year planning period, the City estimates contributing approximately \$750,000 to the Housing Fund generated from loan repayments and interest. In addition, the Housing Fund will receive repayment of a \$2.6 million land acquisition loan to be made to the developers of Altrudy II, pending a favorable Measure B vote for the project, in the form of 50% of the project's residual receipts on an annual basis.

2. Community Development Block Grant (CDBG)

Through the CDBG program, the federal Department of Housing and Urban Development (HUD) provides funds to local governments for funding a wide range of community development activities benefiting low-income persons. Financing is provided under an agreement with the County of Orange. The City receives an annual allocation of approximately \$250,000, which is used to fund the Housing Rehabilitation Program, the Senior Nutrition (hot lunch) Program, and accessibility improvements in community facilities and public parks.

Table IV-6 on the following pages identifies a variety of funding programs currently available on a competitive basis to leverage local funding for affordable housing activities including new construction, acquisition/rehabilitation, preservation of at-risk housing and homebuyer assistance, among others.

Table IV-6: Financial Resources Available for Housing Activities

Program Name	Description	Eligible Activities
<p>Low-income Housing Tax Credit (LIHTC)</p> <p><i>www.treasurer.ca.gov/ctcac</i></p>	<p>Tax credits to enable developers of low income rental housing to raise project equity through the sale of tax benefits to investors. 4% and 9% credits available, with 4% credits often coupled with tax-exempt bonds.</p>	<ul style="list-style-type: none"> ▪ New construction ▪ Acquisition/ Rehabilitation
<p>CalHFA Residential Development Loan Program</p> <p><i>www.calhfa.ca.gov/multifamily/special/rdlp.pdf</i></p>	<p>Loans to cities for affordable infill, owner-occupied housing developments. Links with CalHFA's Downpayment Assistance Program to provide subordinate loans to first-time buyers.</p>	<ul style="list-style-type: none"> ▪ Site acquisition ▪ Pre-development costs
<p>Workforce Housing Program</p> <p><i>cscda.org/Workforce-Housing-Program</i></p>	<p>Government bonds issued to cities to acquire market-rate apartments and conversion to affordable for moderate/middle income households, generally households earning 80% to 120% of AMI.</p>	<ul style="list-style-type: none"> ▪ Acquisition of market rate apartments and conversion to affordable units
<p>Golden State Acquisition Fund (GSAF)</p> <p><i>www.goldenstate-fund.com</i></p>	<p>Short term loans (up to 5 years) to developers for acquisition or preservation of affordable housing.</p>	<ul style="list-style-type: none"> ▪ Preservation ▪ Site acquisition
<p>State HCD Funding Sources</p>		
<p>Affordable Housing and Sustainable Communities Program</p> <p>(funded through Cap and Trade auction proceeds)</p> <p><i>www.hcd.ca.gov/grants-funding/active-funding/ahsc.shtml</i></p>	<p>Provides grants and/or loans to projects that achieve Greenhouse Gas reductions and benefit Disadvantaged Communities through increasing accessibility of:</p> <ul style="list-style-type: none"> ✓ Affordable housing ✓ Employment centers ✓ Key destinations 	<ul style="list-style-type: none"> ▪ New construction ▪ Acquisition/Rehabilitation ▪ Preservation of affordable housing at-risk ▪ Conversion of non-residential to rental
<p>CalHome</p> <p><i>www.hcd.ca.gov/fa/calhome</i></p>	<p>Grants to cities and non-profit developers to assist individual homeowners with homebuyer assistance and rehabilitation and ADU/JADU assistance (construction, repair, reconstruction, or rehabilitation). Program also includes loans to developers for homeownership projects.</p>	<p><u>Homebuyer assistance:</u></p> <ul style="list-style-type: none"> ▪ Downpayment assistance ▪ Rehabilitation ▪ Acquisition/Rehabilitation ▪ ADU/JADU <p><u>Developer assistance:</u></p> <ul style="list-style-type: none"> ▪ Site acquisition, development, predevelopment and construction period expenses

Program Name	Description	Eligible Activities
Housing Related Parks Program www.hcd.ca.gov/hpd/hrpp	Financial incentives to jurisdictions who construct new units affordable to very-low and low-income households.	<ul style="list-style-type: none"> ▪ Grants for creation of new parks or rehabilitation or improvements to existing parks.
Infill Infrastructure Grant Program www.hcd.ca.gov/fa/iig/ www.hcd.ca.gov/grants-funding/active-funding/iigp.shtml	Funding of public infrastructure (water, sewer, traffic, parks, site clean-up, etc) that supports higher-density affordable and mixed-income housing in infill locations.	<ul style="list-style-type: none"> ▪ Parks and open space ▪ Utility service improvements ▪ Streets, parking structures, transit linkages ▪ Traffic mitigation features ▪ Sidewalks and streetscape improvements
Local Early Action Planning (LEAP) Grants www.hcd.ca.gov/grants-funding/active-funding/leap.shtml	Funding of public infrastructure (water, sewer, traffic, parks, site clean-up, etc.) that supports higher-density affordable and mixed-income housing in locations designated as infill.	<ul style="list-style-type: none"> ▪ Development of parks and open space ▪ Water, sewer or other utility service improvements ▪ Streets, roads, parking structures, transit linkages, transit shelters ▪ Traffic mitigation features ▪ Sidewalks and streetscape improvements
Local Housing Trust Fund (LHTF) Program www.hcd.ca.gov/grants-funding/active-funding/lhtf.shtml	Matching grants (dollar for dollar) to local housing trust funds that are funded on an ongoing basis from both private and public contributions or public sources.	<ul style="list-style-type: none"> ▪ Rental & ownership hsg ▪ Transitional housing ▪ Emergency shelters ▪ Min. 30% of allocation required to assist ELI
Mobilehome Park Rehabilitation and Resident Ownership Program (MPRROP) www.hcd.ca.gov/grants-funding/active-funding/mprrop.shtml	Short-term and long-term loans at up to three percent for mobilehome park resident organizations, nonprofit entities and local public agencies. Low-income residents of converted parks can apply for individual loans to the entity that has purchased the park.	<ul style="list-style-type: none"> ▪ Purchase of a mobilehome park ▪ Rehabilitation or relocation of a purchased park ▪ Purchase of a share or space in a converted park by a low-income resident

Program Name	Description	Eligible Activities
<p>Multifamily Housing Program (MHP)</p> <p>www.hcd.ca.gov/grants-funding/active-funding/mhp.shtml</p>	<p>Deferred payment loans with 55-year term for cities, for-profit and nonprofit corporations, limited equity housing cooperatives and individuals, and limited partnerships. Three percent simple interest on unpaid principal balance.</p>	<ul style="list-style-type: none"> ▪ New construction, rehabilitation, or acquisition/rehab of permanent or transitional rental housing
<p>National Housing Trust Fund Program</p> <p>www.hcd.ca.gov/grants-funding/active-funding/nhtf.shtml</p>	<p>Deferred payment and forgivable loans for non-profit and for-profit developers and local public entities to support development of housing for extremely low income households.</p>	<ul style="list-style-type: none"> ▪ New Construction
<p>Permanent Local Housing Allocation (PLHA)</p> <p>www.hcd.ca.gov/grants-funding/active-funding/plha.shtml</p>	<p>Grants (competitive for non-entitlement jurisdictions) available to cities that assist: Increasing the supply of affordable rental and ownership housing, persons experiencing homelessness, facilitate housing affordability, and ensure geographic equity in the distribution of funds.</p>	<p>Competitive Allocations:</p> <ul style="list-style-type: none"> ▪ Development of affordable rental housing ▪ Assistance for homeless
<p>Predevelopment Loan Program</p> <p>www.hcd.ca.gov/grants-funding/active-funding/pdlp.shtml</p>	<p>Provides predevelopment short term loans to cities and non-profit developers to finance the start of lower income housing projects.</p>	<ul style="list-style-type: none"> ▪ Predevelopment costs to construct, rehabilitate, convert or preserve assisted housing
<p>Regional Early Action Planning (REAP) Grants</p> <p>www.hcd.ca.gov/grants-funding/active-funding/reap.shtml</p>	<p>Grant funding is available to help regional entities and governments (such as the councils of government (COGs)) facilitate local housing production. This funding allows the collaboration on projects that have a broader regional impact on housing.</p>	<ul style="list-style-type: none"> ▪ Developing an improved methodology for the distribution of the RHNA ▪ Sub-allocating funds in the form of planning grants that will accelerate housing production ▪ Providing local jurisdictions and entities with technical assistance, temporary staffing or consulting needs to update/streamline planning documents and processes.
<p>Supportive Housing Multi-Family Housing Program (SHMHP)</p> <p>www.hcd.ca.gov/grants-funding/active-funding/shmhp.shtml</p>	<p>Deferred payment loans to local governments, non-profit and for-profit developers for new construction, rehabilitation and preservation of permanent affordable rental housing that contains a min. 35% supportive housing units.</p>	<ul style="list-style-type: none"> ▪ New construction ▪ Rehabilitation ▪ Acquisition/Rehabilitation ▪ Conversion of non-residential to rental ▪ Social services within project

Program Name	Description	Eligible Activities
Transit-Oriented Development (TOD) Housing Program www.hcd.ca.gov/grants-funding/active-funding/tod.shtml	Low-interest loans available to developers as gap financing for rental housing developments near transit that include affordable units. Grants also available to cities for infrastructure improvements necessary for the development of specified housing developments.	<ul style="list-style-type: none"> ▪ Rental housing development ▪ Infrastructure necessary to support specified housing development, or to facilitate connections between development and transit stations.
Homeless Housing Programs		
Homekey www.hcd.ca.gov/grants-funding/active-funding/homekey.shtml	Grants for local public entities to partner with the state to acquire and rehabilitate a variety of housing types to serve people experiencing homelessness or who are also at risk of serious illness from COVID-19. Applicants may apply independently or jointly with a non-profit or for-profit corporation	<ul style="list-style-type: none"> ▪ Acquisition of motels, hotels or hostels ▪ Rehabilitation of motels, hotels or hostels ▪ Master leasing of properties ▪ Acquisition of other residential uses for permanent/interim housing ▪ Conversion of nonresidential units ▪ Purchase of affordability covenants ▪ Relocation costs for individuals during building rehab ▪ Capitalized operating subsidies
No Place Like Home Program www.hcd.ca.gov/grants-funding/active-funding/nplh.shtml	Loans to counties or their housing development sponsors for the acquisition, construction, rehabilitation or preservation of permanent supportive housing for persons living with a serious mental illness who are homelessness or at risk of homelessness.	<ul style="list-style-type: none"> ▪ New supportive housing ▪ Rehabilitate existing affordable housing
Supportive Housing https://cms.ocgov.com	Availability of Federal HOME funds, OC Housing Successor Agency funds and Mental Health Services Act funds for Supportive Housing for the County's extremely low-income households who are homeless.	<ul style="list-style-type: none"> ▪ New construction ▪ Acquisition/rehab ▪ Conversion of commercial and light industrial to residential use
Veterans Housing and Homeless Prevention Program (VHHP) http://hcd.ca.gov/grants-funding/active-funding/vhhp.shtml	Loans for development multi-family rental housing with min. 55 year affordability restrictions. Projects must include permanent supportive housing units and affordable units for Veterans and their families.	<ul style="list-style-type: none"> ▪ Multi-family rental housing that provides at least 25% or 10 units (whichever is greater) to Veterans. Min. 45% of these units for ELI Veterans.

C. ADMINISTRATIVE RESOURCES

Described below are several non-profit agencies that can serve as resources in implementation of Yorba Linda's housing activities, including acquisition/rehabilitation, preservation of assisted housing, and development of affordable housing.

Habitat for Humanity: Habitat is a non-profit, non-denominational Christian organization that builds and repairs homes for very low-income families with the help of volunteers and homeowner/partner families. Habitat homes are sold to partner families at no profit with affordable, no interest loans. Yorba Linda has supported Habitat in the development of three new homes¹⁷.

HumanGood (formerly Southern California Presbyterian Homes): HumanGood is the coming together of three nonprofit organizations with rich histories of serving older adults and their families, and is now California's largest non-profit provider of senior housing. They are an experienced developer, providing housing and healthcare services to seniors for over 50 years. In addition to assisted living and continuing care communities, HumanGood is adept at utilizing a variety of federal, state and local funds to develop affordable housing for lower income seniors.

Irvine Housing Opportunities (IHO): IHO formed in 1976 to address the shortage of affordable housing in Irvine, and has since expanded to several Southern California counties. IHO develops, own and operates affordable housing for low to moderate income families and individuals, and is also involved in the acquisition and rehabilitation of at-risk projects and preservation as long-term affordable housing.

Jamboree Housing Corporation (JHC): JHC is a non-profit that has developed numerous affordable housing projects throughout Orange County and the State. Jamboree has also established an inhouse social services division, "Housing with a HEART," that operates at most properties to assist residents in maintaining self-sufficiency. JHC is actively involved in many Orange County communities including Brea, Anaheim, Fullerton and Garden Grove.

National Community Renaissance: National CORE is a nonprofit developer with in-house capacity to construct and renovate large scale developments. The company owns and manages more than 4,500 multifamily units throughout Southern California, including the Oakcrest Terrace and Oakcrest Heights projects in Yorba Linda. As part of its inclusive approach to improving quality of life, it staffs community resource centers at all its properties. These centers are supported and administered by the Hope Through Housing Foundation.

NeighborWorks Orange County (NWOC): Since 1977, NWOC has served Orange County, implementing innovative solutions to break down barriers to homeownership. NWOC has become a HUD-certified counseling, lending, and realty service. The Agency provides a number of programs that benefit a variety of constituents, including: financial literacy; first-time home-buyer education, counseling and lending services; foreclosure prevention services; and community building programs.

¹⁷ Habitat for Humanity Orange County website. <https://www.habitatoc.org/our-homes/>

Orange County Community Housing Corporation (OCCHC):

OCCHC's mission is to transition extremely low-income families towards greater self-sufficiency by assisting them with housing and education. Since its founding in 1977, OCCHC has developed over 200 units of affordable housing in the cities of Anaheim, Garden Grove, Santa Ana, Huntington Beach, Buena Park, Cypress, Placentia, Newport Beach and Dana Point. Most of these apartments are owned and managed by OCCHC.

Orange Housing Development Corporation (OHDC): OHDC is a non-profit housing developer founded in 1990. Located in the City of Orange, the Agency's start-up costs were originally funded by the Orange Redevelopment Agency. OHDC's primary focus is within Orange County, but has developed over 3,000 units in communities throughout California. Yorba Linda contracted with OHDC for the purchase and conversion to affordable rental units in several condominium sites with high rates of foreclosure and/or economic blight; a total of 66 units were purchased under this program.

D. OPPORTUNITIES FOR ENERGY CONSERVATION

Housing Element statutes require an analysis of opportunities for energy conservation with respect to residential development. The energy conservation section of the element must inventory and analyze the opportunities to encourage the incorporation of energy saving features, energy saving materials, and energy efficient systems and design for residential development. Planning to maximize energy efficiency and the incorporation of energy conservation and green building features can contribute to reduced housing costs for homeowners and renters, in addition to promoting sustainable community design and reduced dependence on vehicles. Such planning and development standards can also significantly contribute to reducing greenhouse gases.

1. Green Building Practices

Conventional building construction, use and demolition along with the manufacturing of building materials have multiple impacts on our environment. Nationwide, the building industry accounts for:

- 65% of electricity consumption
- 30% of greenhouse gas emissions
- 30% of raw materials use
- 30% of landfill waste
- 12% of potable water consumption

Green buildings are structures that are designed, renovated, re-used or operated in a manner that enhances resource efficiency and sustainability. These structures reduce water consumption, improve energy efficiency, generate less waste, and lessen a building's overall environmental impact. The 2019 California Building Standards Code establishes mandatory Statewide green building standards; Yorba Linda has adopted the California Green Building Standards Code (CALGREEN) in its entirety. This section is found in Chapter 15.10 of the Yorba Linda Municipal Code.

A key goal of the Yorba Linda General Plan Update is to establish the foundation for creating a more sustainable community for existing and future residents. The City's Multi- Family

Design Guidelines integrate sustainable development principles derived from the LEED ND criteria (Leadership for Energy and Environmental Design for Neighborhood Development). The Design Guidelines include provisions for sustainable site planning and streetscape, and encourage multi-family development to achieve LEED certification. The Town Center Specific Plan also incorporates numerous sustainable design criteria specified in the LEED Neighborhood Design Program, as well as encouraging sustainability features such as cool roofs, solar panels, permeable paving, and water efficient irrigation and landscaping.

2. Energy Conservation Programs Offered through Local Utilities

In addition to green building, Yorba Linda can promote energy conservation by advertising utility rebate programs and energy audits available through Edison and Southern California Gas, particularly connected to housing rehabilitation programs. Lower-income households are also eligible for state sponsored energy and weatherization programs. Southern California Edison (SCE) provides a variety of energy conservation services under its Customer Assistance Programs (CAP). These services are designed to help low-income households, senior citizens, permanently disabled, and non-English speaking customers control their energy use. The Southern California Gas Company offers an energy conservation service known as the Community Involvement Program (CIP). This service provides weatherization for the homes or apartments of low-income families, provided they meet the federally-established income guidelines. These services are provided to the low-income families free of charge while later being reimbursed by the Gas Company.

Income-qualified Edison and So Cal Gas customers may be eligible for the State's Energy Savings Assistance program, and/or a 20% bill discount under the California Alternate Rates for Energy (CARE) program.

Energy Upgrade California (EUC)

This new statewide program offers up to \$4,000 in incentives to homeowners who complete select energy-saving home improvements on a single-family residence and two-to-four-unit buildings. The incentive packages encourage customers to take the "whole house" approach by combining several improvements at one time to achieve greater energy efficiencies and savings. Homeowners are required to hire a contractor and perform an initial assessment. EUC has a list of participating contractors. Southern California Edison and Southern California Gas are among the five utilities that participate in the EUC program across the State.

South Coast Air Quality Management District

Residents can receive a rebate of up to \$250 with the purchase of a cordless, battery-electric lawn mower. An operable, gasoline powered lawn mower must be scrapped in order to be eligible for the rebate.

HERO Financing Program

The California Home Energy Renovation Opportunity (HERO) Program provides property owners with low interest financing for energy and water efficiency improvements and electric vehicle charging infrastructure on their property. Property owners who wish to participate agree to repay the amount borrowed through an assessment on their property taxes.

V. HOUSING PLAN

Sections II, III and IV of the Housing Element establish the housing needs, opportunities and constraints in Yorba Linda. This final Housing Plan section begins by evaluating accomplishments under the City's adopted 2014-2021 Housing Element and then presents Yorba Linda's Housing Plan for the 6th cycle, 2021-2029 planning period. This Plan sets forth the City's goals, policies and programs to address identified housing needs.

A. EVALUATION OF ACCOMPLISHMENTS UNDER ADOPTED HOUSING ELEMENT

Under State Housing Element law, communities are required to assess the achievements under their adopted housing programs as part of the five-year update to their housing elements. These results should be quantified where possible (e.g., the number of units rehabilitated), but may be qualitative where necessary (e.g., mitigation of governmental constraints). The results should then be compared with what was projected or planned in the earlier element. Where significant shortfalls exist between what was planned and what was achieved, the reasons for such differences must be discussed.

The City of Yorba Linda 2014-2021 Housing Element sets forth a series of housing programs with related objectives for the following areas:

- Conserving the existing supply of affordable housing;
- Assisting in the provision of housing;
- Providing adequate sites to achieve a variety and diversity of housing;
- Removing governmental constraints as necessary; and
- Promoting equal housing opportunity

This section reviews the City's progress to date in implementing these housing programs and their continued appropriateness for the 2021-2029 Housing Element. Table V-1 summarizes the City's housing program accomplishments, followed by a review of its quantified objectives. The results of this analysis will provide the basis for developing the comprehensive housing program strategy presented in Part C of this section.

Table V-1: 2014-2021 Housing Program Accomplishments

Housing Program	Accomplishments (2014-2019)
<p>1. Residential Rehabilitation <u>Action:</u> Assist 12 households annually, or 96 over the 2014-2021 period.</p>	<p>Progress: In the first seven years of the planning period (2014-2020), the City has provided rehabilitation assistance to 96 households using CDBG funds.</p> <p>Effectiveness: The program has been very effective, with the City meeting its 8-year goal to assist 96 households within 7 years.</p> <p>Continued Appropriateness: With the ongoing need to maintain the City’s aging housing stock, this program remains appropriate for the 2021-2029 Housing Element.</p>
<p>2. Housing Community Preservation and Abatement <u>Action:</u> Continue to operate the Community Preservation Program.</p>	<p>Progress: The City conducts ongoing code enforcement, and between 2014-2019, the Community Preservation Division performed 8 forced abatements on residential properties to bring these properties into compliance with City codes. The residential abatements consisted of towing of inoperable vehicles (2), vacant lot abatement of weeds (1), and residual weed abatement on private lots (5). No abatements were necessary on residential structures.</p> <p>Effectiveness: The code enforcement program continues to be effective in maintaining the quality of life in Yorba Linda’s neighborhoods.</p> <p>Continued Appropriateness: This program remains an important component of the City’s efforts to maintain and improve neighborhood and livability conditions.</p>
<p>3. Multifamily Acquisition and Improvement <u>Action:</u> Coordinate with multi-family property owners and non-profit sponsors to ID apartment complexes for acquisition. Assist in preparing applications for funding.</p>	<p>Progress: No multi-family acquisition/rehabilitation projects were completed during the planning period.</p> <p>Effectiveness: This program has been effective in the past to upgrade declining apartment buildings while providing long-term affordability. However, the lack of funding support through Redevelopment makes it a less viable program moving forward.</p> <p>Continued Appropriateness: While the City doesn’t currently have funds dedicated to this program, the City would support non-profit providers in accessing outside funds, such as tax credits, in the event a rehabilitation project becomes known. As such, this program remains appropriate to the Housing Element update.</p>
<p>4. Section 8 Rental Assistance <u>Action:</u> Continue current levels of Section 8 (90 households); coordinate with OCHA; encourage landlords to register units.</p>	<p>Progress: As of October 2021, OCHA reports that the City has 98 active Section 8 vouchers, including 5 vouchers for veterans, 2 for permanent supportive housing, 2 for family self-sufficiency, and 1 for non-elderly disabled.</p> <p>Effectiveness: The program has been successful, with the number of vouchers in use in Yorba Linda increasing from 90 to 98 and expanding to address special needs populations.</p> <p>Continued Appropriateness: This is a much needed program to assist very low income renters and continues to remain appropriate for the future Element.</p>

Housing Program	Accomplishments (2014-2019)
<p>5. Affordable Housing Development Assistance <u>Action:</u> Provide regulatory and financial assistance in support of affordable and mixed income housing, with particular consideration given to projects with ELI units. Provide information on incentives to the development community. Specify the waiver of 100% of application processing fees in the Code for projects with 10% ELI units.</p>	<p>Progress: The City granted entitlements to the following affordable and mixed income housing projects during the planning period, providing a range of financial and regulatory incentives: Oakcrest Terrace - 8 ELI, 46 VLI, 14 LI units Oakcrest Heights – 7 ELI, 38 VLI, 8 LI units Altrudy I – 10 ELI, 1 VLI, 36 LI units Melia – 192 total units, 6 Mod Income</p> <p>For Oakcrest Terrace and Oakcrest Heights, the City provided combined assistance of approximately \$10.5 million in the form of acquisition and construction loans. For Altrudy I, a total of \$6.4 million in City assistance was provided, along with lot consolidation and granting a CUP for increased height within proximity to single-family. For Melia, the developer contributed \$120,000 towards first time homebuyer assistance, and reserved six units for moderate income purchasers. Brandywine, DR Horton and City Ventures also provided voluntary in-lieu fee contributions for first-time buyers totaling \$600,000. The City provided close to \$350,000 in financial assistance to seven low and moderate income first time homebuyer households through the Mortgage Assistance Program (MAP).</p> <p>Effectiveness: The City has been effective in incentivizing the provision of affordable rental and ownership housing, including the development of 25 units for extremely low income households. In Oakcrest Terrace and Oakcrest Heights, an on-site preschool and after school childcare is provided free of charge to residents, offering critical support services to lower income families.</p> <p>Continued Appropriateness: Regulatory and financial assistance remain an integral component to the City’s overall affordable housing strategy.</p>
<p>6. Purchase of Existing Multi-family Ownership Units to Create Affordable Rental Units <u>Action:</u> Implement the City’s 2009 Affordable Housing Agreement with OHC to allow the continued purchase of multi-family ownership units as they become available for-sale, provide rehabilitation improvements, and convert to rental housing affordable to lower income households. Seek to complete 10 additional units with available funds.</p>	<p>Progress: A total of 66 condominium units were purchased by OHC under this program, with nine of those occurring during the 5th housing element cycle planning period.</p> <p>Effectiveness: This program has been highly effective both in providing affordable housing, and in stemming the negative impact of foreclosures on neighboring properties.</p> <p>Continued Appropriateness: There is no longer funding available for this program, so it will not be continued in the Housing Element update.</p>
<p>7. Sustainability and Green Building <u>Action:</u> Implement sustainability policies within the City’s updated General Plan, Town Center Specific Plan and Multi-family Design Guidelines. Provide outreach and education to developers, architects and residents on the Green Building</p>	<p>Progress: The City’s Multi-Family Design Guidelines include provisions for sustainable site planning and streetscape and encourage multi-family development to achieve LEED certification. The General Plan and Town Center Specific Plan set forth a broad range of policies to promote sustainable development. The City adopts the Green Building Code’s voluntary measures without local amendments, and reviews Green Building Code requirements with development applicants.</p>

Housing Program	Accomplishments (2014-2019)
Code, and ways to incorporate sustainability in project design and existing structures.	<p>Effectiveness: This program has been effective based on the accomplishments summarized above.</p> <p>Continued Appropriateness: This program remains an integral component of the City’s overall goal to enhance the sustainability of new development.</p>
<p>8. Residential Sites Inventory <u>Action:</u> Maintain current inventory of vacant and underutilized sites, and provide to developers along with information on available development incentives.</p>	<p>Progress: The Community Development Department staff continues to maintain a current inventory of residential sites for potential development. Among the 14 multi-family opportunity sites identified in the Housing Element, eleven sites have been developed or entitled for housing, contributing 748 new residential units to the City’s housing stock, including 174 deed restricted affordable units. As part of the 6th cycle Housing Element update, staff conducted a comprehensive review of potential additional housing sites, and through the public input process, will incorporate those sites most appropriate for development in the Housing Element sites inventory.</p> <p>Effectiveness: The City has been effective in implementing this program through the development plan review process and continual interactions with the development community.</p> <p>Appropriateness: Given the limited land remaining for development in the community, maintaining a sites inventory remains relevant for the updated Housing Element.</p>
<p>9. Second Units (now referred to as Accessory Dwelling Units) <u>Action:</u> Implement City’s ordinance to accommodate second units, and educate public on availability, including focused outreach to the senior community. Seek to achieve 12 new units.</p>	<p>Progress: The City amended its accessory dwelling unit (ADU) regulations in 2017 and again in 2020 consistent with changes in State law. Between 2014-2020, the City issued building permits for 32 accessory dwelling units, and in the first half of 2021, has averaged one ADU application per week, well exceeding the Housing Element goal for 12 new units. In order to further incentivize ADU production, in June 2021, the City Council adopted a pilot program to waive all City plan check and permit fees for ADUs, equating to approximately \$4,500 per unit.</p> <p>Effectiveness: The City’s ADU regulations have been effective in producing new units, providing lower cost housing opportunities throughout the community.</p> <p>Continued Appropriateness: With the new 2020 State ADU laws and the City’s implementing ordinance designed to facilitate production, applications for ADUs and Junior ADUs are anticipated to remain robust. This program will continue in the Housing Element, and will incorporate additional provisions to promote ADUs that provide affordable rents to low and moderate income households.</p>
<p>10. Annexation of Areas in Sphere of Influence <u>Action:</u> Initiate discussions to annex areas within the Sphere of Influence and provide infrastructure and services to support future development.</p>	<p>Progress: The annexation of the 84-acre Cielo Vista area within Yorba Linda’s sphere of influence was successfully completed, with 42 acres allocated to 80 single-family lots, and 42 acres preserved as open space. Annexation of Esperanza Hills is still pending.</p> <p>Effectiveness: The City was effective in annexing 84 acres in its sphere of influence. Esperanza Hills, the adjacent 469-acre area</p>

Housing Program	Accomplishments (2014-2019)
	<p>also identified for annexation in the General Plan, has not moved forward due to litigation.</p> <p>Continued Appropriateness: The annexation program is in process and remains appropriate to the updated Element.</p>
<p>11. Multi-family Development Standards and Processing Procedures <u>Action:</u> Implement City’s new multi-family development standards and Design Guidelines to support quality, sustainable multi-family housing.</p>	<p>Progress: The City has processed several multi-family projects since elimination of the prior Conditional Use Permit requirement, utilizing the new multi-family development standards and design guidelines.</p> <p>Effectiveness: The City’s new multi-family development standards and processing procedures have resulted in a more streamlined development review process and high-quality developments embraced by the community.</p> <p>Continued Appropriateness: While the City completed the specific actions associated with this program, a program to maintain efficient processing procedures remains relevant to the updated Housing Element.</p>
<p>12. Affordable Housing Density Bonus <u>Action:</u> Offer density bonus incentives consistent with State law.</p>	<p>Progress: The City updated its density bonus ordinance in 2019 consistent with recent changes in State density bonus law. No density bonus requests were received by the City during the planning period.</p> <p>Effectiveness: While the City has continued to update its density bonus provisions consistent with changes in State law, developers have not chosen to utilize these incentives to produce affordable housing in the community.</p> <p>Continued Appropriateness: The inclusion of density bonuses as an affordable housing incentive remains appropriate to the updated Housing Element.</p>
<p>13. Administrative Adjustment Process <u>Action:</u> Continue to use the administrative process for specific adjustments to residential uses.</p>	<p>Progress: The City has continued to use Administrative Adjustments as a tool to allow for minor deviation from property development standards, and processed over 100 adjustments during the planning period. This tool has assisted many property owners in developing accessory dwelling units, as well as additions to their homes.</p> <p>Effectiveness: Effective in providing flexibility for development.</p> <p>Continued Appropriateness: Ongoing and appropriate for inclusion in the Housing Element update.</p>
<p>14. Zoning Code Amendment <u>Action:</u> Amend the Zoning Code to: a) Reduce the separation requirement between emergency shelters from 500 to 300 feet consistent with State law; and b) adjust parking and toilet ratio requirements to be less restrictive.</p>	<p>Progress: The City has amended the Zoning Code to reduce the separation requirement between shelters, and reduce the parking and toilet ratio to be less restrictive.</p> <p>Effectiveness: The City has not received any requests for an emergency shelter, but the program was effective in updating the City’s regulations to facilitate such development.</p> <p>Continued Appropriateness: While the identified amendments have been completed, the updated Element will continue to include a program to amend the Zoning Code to address new</p>

Housing Program	Accomplishments (2014-2019)
	<p>State requirements to allow supportive housing by right in multi-family and mixed-use zones (AB 2162), establish emergency shelter parking standards on a ratio based on the number of shelter staff (AB 139), and provide for Low Barrier Navigation Centers (AB 101).</p>
<p>15. Fair Housing <u>Action:</u> Continue to provide educational information on fair housing to the public. Refer fair housing complaints to the Orange County Fair Housing Council.</p>	<p>Progress: Yorba Linda furthers Fair Housing Practices in the community by providing fair housing outreach and educational information to the public through the public counter and on its website. The City continues to contract with the Fair Housing Council of Orange County to implement the regional Fair Housing Plan (AI) and to offer fair housing services and tenant/landlord counseling to residents.</p> <p>Effectiveness: The program has been effective in promoting fair housing and disseminating information on available services. Between 2014 and 2020, four cases were opened for housing discrimination in Yorba Linda. Three of these complaints were based on physical disabilities, with one having the reasonable accommodation granted, one referred to HUD (HUD then closed the case for no cause) and one resulted in no action possible. The fourth case was based on race and source of income, but the client didn't follow through so the case was closed. A greater number of residents utilize tenant/landlord services offered through the fair housing provider, with 338 households receiving services between 2016/17 to 2020/21.</p> <p>Continued Appropriateness: The fair housing program remains appropriate for the Housing Element.</p>
<p>16. Housing Opportunities for Persons Living with Developmental Disabilities <u>Action:</u> Work with OCRC to publicize info on resources. Pursue State and Federal funding; discuss with affordable housing providers options to include units to serve the developmentally disabled population.</p>	<p>Progress: Within Yorba Linda's two zip codes, the Orange County Regional Center (OCRC) currently provides services to 399 residents with developmental disabilities, indicative that OCRC's resources are well publicized. Among these residents, approximately 96 percent live with a parent, family member or guardian and four percent live in a community care facility. These percentages highlight the need for people with developmentally disabled family members to have a variety of housing choices to provide ongoing care and support.</p> <p>Effectiveness: The City supports the provision of housing for persons with disabilities, and has adopted provisions in its Zoning Code to enable community care facilities and supportive housing, and has adopted provisions for reasonable accommodation.</p> <p>Appropriateness: This program remains appropriate to the Housing Element.</p>
<p>17. Universal Design/Visitability <u>Action:</u> Develop a Universal Design and Visitability brochure, and provide to residential builders. Establish Universal Design Guidelines.</p>	<p>Progress: The City did not implement a Universal Design program.</p> <p>Effectiveness: The program was not implemented.</p> <p>Appropriateness: The City has adopted reasonable accommodation policies and procedures to ensure persons with disabilities have fair access to housing. As new housing in Yorba Linda is characterized by small infill projects rather than larger subdivisions, a Universal Design program was not viewed as practical for the updated Housing Element.</p>

Summary of Housing Element Accomplishments

The City of Yorba Linda has made significant progress in implementing its 2014-2021 Housing Element. Major accomplishments include the following:

- Provided housing rehabilitation assistance to 96 lower income homeowners, achieving its 8-year goal in 7 years
- Increased the number of Section 8 rental assistance vouchers from 90 to 98 very low income households
- Purchased nine market-rate condominiums, conducted rehabilitation improvements, and provided at affordable rents to lower income households
- Amended its accessory dwelling unit (ADU) ordinance consistent with changes in state law, and issued building permits for 32 ADUs between 2014-2020 and averaged one ADU application per week in 2021
- Approved and committed funding assistance to four 100% affordable projects, addressing 70% of the City's lower income RHNA needs:
 - Oakcrest Terrace (54 very low, 14 low income units)
 - Oakcrest Heights (45 very low, 8 low income units)
 - Altrudy I (47 units)
 - Altrudy II (40 units)
- Provided financial assistance to seven low and moderate income first time homebuyer households through the Mortgage Assistance Program (MAP)

Yorba Linda continues to make progress in servicing its special needs households. During the 5th cycle planning period, the City updated its accessory dwelling unit (ADU) ordinance and adopted incentives to facilitate the addition of ADUs which can benefit seniors, persons with disabilities and female-headed households. The City-assisted Oakcrest Terrace Apartments includes an on-site preschool and after school services, available to residents of the adjacent Oakcrest Heights as well, providing both affordable housing and needed services for families and female-headed households in particular. Of the 121 affordable units provided in these two projects, 38 are three-bedroom units which serve the needs of lower income large family renter households. In addition, 14 units are reserved for households qualifying for supportive services under the MHSA (Mental Health Service Act). The City provided residential rehabilitation assistance to nearly 100 lower income households, assisting lower income seniors, female-headed households and persons with disabilities to remain in their homes. Through the Orange County Housing Authority, rental assistance was provided to 98 extremely low and very low income households, including 67 senior households, 21 households with a disabled member, 5 veterans, and 2 households in permanent supportive housing. Finally, the City participates in the Orange County North SPA (Service Planning Area), and during the 5th cycle Housing Element, achieved the opening of two Navigation Centers with 200 emergency shelter beds for persons experiencing homelessness.

Table V-2 below summarizes the quantified objectives contained in the City's 2014-2021 Housing Element, and compares the City's progress in fulfilling these objectives.

**Table V-2: Summary of Quantified Objectives: 2014-2021 Housing Element
(Progress through Dec. 2020)**

Income Level	New Construction ¹		Rehabilitation ²		Conservation ³	
	Goal	Progress	Goal	Progress	Goal	Progress
Extremely Low	80	25	40	56	45	49
Very Low	80	103	28	24	45	49
Low	113	64	28	16	0	
Moderate	126	22			0	
Above Moderate	270	819			0	
Totals	669	1,033	96	96	45	98

¹ **New construction** goal reflects City's 2014-2021 RHNA.

² **Rehabilitation** goal/progress reflects CDBG Residential Rehabilitation program.

³ **Conservation** goal/progress reflects tenant-based Section 8 vouchers.

B. GOALS AND POLICIES

This section of the Housing Element sets forth the goals and policies the City intends to implement over the 2021-2029 period to address Yorba Linda's housing needs. Goals and policies are organized around the following five issue areas:

- Conserve and improve the existing housing stock
- Assist in the provision of affordable housing
- Provide adequate sites to achieve a diversity of housing
- Remove governmental constraints to housing
- Promote equal housing opportunity

CONSERVE AND IMPROVE EXISTING HOUSING

GOAL 1

Maintain and Enhance the Quality and Affordability of Existing Housing and Residential Neighborhoods.

Policy 1.1 Housing Design Principles

Ensure that new housing is well-designed and based on sustainable development principles to enhance Yorba Linda's neighborhoods and the community as a whole.

Policy 1.2 Property and Housing Conditions

Support long term maintenance and improvement of housing through code enforcement and housing rehabilitation programs.

Policy 1.3 Multi-family Housing Acquisition and Improvement

Support non-profit housing providers in the acquisition and rehabilitation of older apartment complexes, and maintenance as long-term affordable housing.

Policy 1.4 Rental Assistance

Support and publicize available rental assistance programs for lower income and special needs households.

Policy 1.5 Protection of Existing Affordable Housing

Ensure the continued affordability of income-restricted housing for low and moderate income households.

Policy 1.6 Tenant Protections (New)

Support the implementation of State laws to protect existing tenants from displacement through requirements for just cause evictions, limitations on rent increases, and replacement housing requirements if any existing residential units would be removed.

PROVISION OF AFFORDABLE HOUSING

GOAL 2

Assist in Development and Provision of Affordable Housing

Policy 2.1 Housing Diversity

Encourage the production of housing that meets all economic segments of the community, including lower, moderate, and upper income households, to maintain a balanced community.

Policy 2.2 Affordable Housing Incentives

Facilitate the development of affordable housing through regulatory incentives and concessions, and/or financial assistance. Proactively seek out new models and approaches in the provision of affordable housing.

Policy 2.3 Financial Resources

Pursue expanded financial resources to support in the production of housing affordable to Yorba Linda's modest income residents and workforce.

Policy 2.4 Public/Private Partnerships (Expanded)

Support collaborative partnerships with non-profit organizations, religious institutions, the business community and governmental agencies in the provision of affordable, workforce and special needs housing.

Policy 2.5 Homeownership Assistance

Encourage the provision of financial assistance to low and moderate income first-time homebuyers through City, County and State programs.

Policy 2.6 Housing Sustainability

Promote sustainable site planning and green building practices to reduce energy and water consumption in new and existing housing.

Policy 2.7 Affordable Housing Education and Support

Coordinate with interested groups, including housing advocacy groups and owner and renter neighborhood groups, to build public understanding and support for affordable, workforce and special needs housing.

ADEQUATE HOUSING SITES

GOAL 3

Provide Adequate Housing Sites to Accommodate Regional Housing Needs and Achieve a Variety and Diversity of Housing

Policy 3.1 Variety of Housing Choices

Provide site opportunities for development of housing that responds to diverse community needs in terms of housing types, cost and location, emphasizing locations near services and transit that promote walkability.

Policy 3.2 Mixed Use

Provide opportunities to integrate higher density housing within traditionally commercial areas, such as Savi Ranch and other locations as appropriate.

Policy 3.3 Repurposing Obsolete Commercial (New)

Pursue opportunities to integrate housing in underutilized commercial centers, and to reuse excess or obsolete commercial buildings for housing.

Policy 3.4 Affordable Housing Overlay (New)

Designate sites in geographically dispersed locations with an Affordable Housing Overlay to provide meaningful incentives for development. Structure the Overlay to provide incentives for the consolidation of smaller parcels to facilitate high-quality development.

Policy 3.5 Housing on Land Owned by Religious Institutions (New)

Support the provision of affordable housing on congregational land through flexible development standards, including opportunities for reduced and shared parking arrangements.

Policy 3.6 Town Center

Provide housing as a component of the Town Center area, integrating housing through strategic location and design. Encourage the preservation of existing historic housing.

Policy 3.7 Accessory Dwelling Units (Expanded)

Facilitate the creation of accessory dwelling units (ADUs) and junior ADUs in all residential districts as a means of dispersing small, affordable units throughout the community.

Policy 3.8 Future Annexations

Provide additional residential sites through annexation of undeveloped properties with development entitlements within the City's northern Sphere of Influence, while ensuring environmental issues are adequately addressed prior to development.

REMOVE GOVERNMENTAL CONSTRAINTS

GOAL 4

Reduce Governmental Constraints to Housing Production and Improvement while Maintaining Community Character

Policy 4.1 Flexible Development Standards (Expanded)

Provide flexibility in development standards to accommodate new models and approaches to providing housing, such as transit-oriented development, live/work housing, micro units and flex space to allow housing to adapt to the needs of the occupants.

Policy 4.2 Objective Standards (New)

Establish objective development standards to create greater certainty for developers and streamline the development review and permitting process.

Policy 4.3 Regulatory Incentives for Affordable Housing

Support the use of regulatory incentives, such as fee deferrals/waivers, parking reductions, and density bonuses, to offset or reduce the costs of developing affordable housing while ensuring that potential impacts are addressed.

Policy 4.4 Efficient Development Processing

Explore continued improvements to the entitlement process to streamline and coordinate the processing of permits, design review and environmental clearance.

EQUAL HOUSING OPPORTUNITIES AND SPECIAL NEEDS

GOAL 5

Promote Equal Housing Opportunities for All Residents, Including Yorba Linda's Special Needs Populations

Policy 5.1 Fair Housing

Continue to enforce fair housing laws prohibiting arbitrary discrimination in the building, financing, selling or renting of housing on the basis of race, religion, family status, national origin, physical disability or other such factors.

Policy 5.2: Housing for Persons with Disabilities

Address the special housing needs of persons with disabilities through reasonable accommodation procedures, zoning provisions for supportive and group housing, homeowner accessibility grants, and by encouraging universal design.

Policy 5.3: Housing for Persons with Developmental Disabilities

Support the provision of housing to address the needs of persons with developmental disabilities, including licensed community care facilities, supportive housing and permanent affordable housing. Coordinate with the Orange County Regional Center to publicize information to Yorba Linda residents on resources available for housing and services.

Policy 5.4 Housing Options for Seniors

Support development and maintenance 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.

Policy 5.5 Homeless Housing and Services (Expanded)

Continue to support implementation of the Orange County Continuum of Care program for the homeless and persons and families at-risk of homelessness, including the two Navigation Centers recently developed in the nearby area. Support local churches in providing emergency overnight shelter to homeless individuals and families.

C. HOUSING PROGRAMS

The goals and policies contained in the Housing Element address Yorba Linda's identified housing needs, and are implemented through a series of housing programs. Housing programs define the specific actions the City will undertake to achieve the stated goals and policies. The City's overall strategy for addressing its housing needs has been defined according to the five issue areas previously described under goals and policies.

The City's Housing Element programs encompass existing programs; programs revised in response to the review of program accomplishments; and several new programs added to address unmet housing needs. The Housing Program Summary Table V-5 located at the end of this section specifies the following for each program: 2014-2021 objectives; funding sources; and agency responsible for implementation. Overall quantified objectives for new construction, rehabilitation and conservation are provided in Table V-6.

CONSERVE AND IMPROVE EXISTING HOUSING

1. Residential Rehabilitation Program. The City's program assists lower income home owners, including senior and disabled households, with funding for necessary materials and supplies for home repairs and improvements. The program provides grants for the following activities: accessibility improvements, exterior or interior home repair, repair of fencing and/or landscaping, plumbing, exterior painting, roof repair, and similar activities. The maximum grant amount is \$5,000 per household, unless for exceptional circumstances as approved by the Community Development Director. This program is also used to provide funds for neighborhood clean-ups which have included (but are not limited to) trash and debris removal, clean-up of unmaintained conditions, removal of inoperable vehicles, restoration of vandalized buildings, and removal of public nuisances.

To qualify for the program, a household needs to meet the following conditions:

- Current household income must be at or below 80 percent of the County median income based upon family size.
- The head of the household must be at least 55 years of age, or have a physical handicap that makes him/her unable to maintain the home.

***2021-2029 Objective:** The City will continue to use CDBG funds to assist lower income households with needed home repairs and improvements. The City's objective will be to provide assistance to 10 households per year, or 80 households over the 8-year planning period.*

2. Housing Community Preservation and Abatement. The City's Community Preservation program is designed to bring substandard housing units into compliance with City codes. The City's program combines a pro-active canvassing of the City to identify substandard housing and a re-active complaint driven inspection process. The City's goal is code compliance and vacation of substandard housing is not anticipated. Property owners in violation of City codes are provided information on rehabilitation loans or grants they may be eligible for in correcting code violations.

***2021-2029 Objective:** The City will continue to operate its community preservation and abatement program to stem housing deterioration.*

3. Multifamily Acquisition and Improvement. A key program in Yorba Linda's overall strategy to provide affordable housing to lower income households has been through the acquisition and rehabilitation of aging and/or deteriorating apartment complexes. The City and its prior Redevelopment Agency have funded non-profit developers to complete two large scale multi-family acquisition/rehabilitation projects to date: the 64-unit Arbor Villas and 76-unit Villa Plumosa. Covenants are placed on the properties acquired by the non-profit to ensure long-term affordability and strong property management.



While Redevelopment funds are no longer available to support this program, the City will continue to support non-profit sponsors in securing outside funds to acquire additional properties in the future. Currently, both the 4% and 9% Low Income Housing Tax Credit (LIHTC) programs are highly competitive and have a focus on new construction projects and permanent supportive housing, although this may change as the availability and focus of LIHTCs change throughout the planning period.

2014-2021 Objective: *Coordinate with multi-family property owners and non-profit sponsors in identifying potential apartment complexes for acquisition. Annually monitor the availability of Low Income Housing Tax Credits going forward as State budgets are released in order to determine the funding feasibility for acquisition and rehabilitation projects. Assist in preparation of funding applications for outside funds (such as Tax Credits).*

4. Section 8 Rental Assistance. The Section 8 rental assistance program extends rental subsidies to extremely low and very low income households, including families, seniors and the disabled. The Section 8 program offers a voucher that pays the difference between the current fair market rent (FMR) as established by HUD and what a tenant can afford to pay (i.e., 30% of household income). The voucher allows a tenant to choose housing that costs above the payment standard, providing the tenant pays the extra cost. The Orange County Housing Authority (OCHA) coordinates Section 8 rental assistance on behalf of the City, with 98 households receiving assistance as of October 2021.

2021-2029 Objective: *Maintain current levels of assistance. Contact owners of the major apartment complexes in town to inquire whether they participate in the Section 8 program and encourage them to register with Orange County Housing Authority.*

PROVISION OF AFFORDABLE HOUSING

5. Affordable Housing Development Assistance. The City can play an important role in facilitating the development of quality, affordable and mixed-income housing through the provision of regulatory incentives and direct financial assistance. The following are among the types of incentives the City can offer:

- Flexible development standards
- Density bonuses
- Expedited review/ no cost pre-application submittal meetings
- Financial assistance and/or land write-downs

While local City funding is somewhat limited, there are a number of housing assistance programs available (refer to Table IV-2) which can serve to reduce the amount of City assistance needed, as well as provide for deeper levels of affordability. The City will proactively reach out to developers on an annual basis to discuss development opportunities ~~The City and~~ also provide technical assistance to developers in support of affordable housing development, including: evaluation of projects for appropriate use of funding sources; assistance in completion of funding applications; and assistance in moving projects forward through the public review process.

2021-2029 Objective: Provide regulatory incentives, land write-downs and available financial assistance for the development of affordable and mixed-income housing, with particular consideration to projects in locations with access to high quality transit and projects that include extremely low- income units. Provide information on incentives during individual dealings with property owners. Transfer land to Orange Housing Development Corp for development of Altrudy II to provide 40 units of affordable senior housing.

6. Mortgage Assistance Program. The City has re-initiated the Mortgage Assistance Program (MAP) to assist low and moderate-income first-time homebuyers (earning up to 120% AMI) through the provision of “silent second” loans. Qualified participants can receive loans of up to \$50,000 to be used towards down payment and/or closing costs. The loan is interest-free and is paid back, along with an equity share percentage, once the homeowner decides to sell, transfer title, or lease the home. If the buyer owns and resides in the home for a minimum of 15 years, the MAP loan will be forgiven and no repayment to the Agency is required.

The program allows the borrower to select any new or resale residence within the City of Yorba Linda boundaries. Qualified units include condominiums, townhomes, paired homes, and single-family residences.

2021-2029 Objective: *Subject to funding availability, seek to provide at least five MAP loans over the planning period.*

7. Sustainability and Green Building. Green buildings are structures that are designed, renovated, re-used or operated in a manner that enhances resource efficiency and sustainability. These structures reduce water consumption, improve energy efficiency, generate less waste, and lessen a building’s overall environmental impacts. Yorba Linda has adopted the latest 2019 California Codes, including the Green Building Standards Code without local amendments. The Green Building Code establishes mandatory residential and non-residential measures related to planning and design, energy efficiency, water efficiency and conservation, material conservation and resource efficiency, and environmental quality.

A key goal of the Yorba Linda General Plan Update is to establish the foundation for creating a more sustainable community for existing and future residents. The City’s Multi-Family Design Guidelines integrate sustainable development principles derived from the LEED ND criteria (Leadership for Energy and Environmental Design for Neighborhood Development). The Design Guidelines include provisions for sustainable site planning and streetscape, and encourage multi-family development to achieve LEED certification. The Town Center Specific Plan also incorporates numerous sustainable design criteria specified in the LEED Neighborhood Design Program, as well as encouraging sustainability features such as cool roofs, solar panels, permeable paving, and water efficient irrigation and landscaping.

2021-2029 Objective: *Implement sustainability policies and actions within the City's updated General Plan, Town Center Specific Plan and Multi-family Design Guidelines. Provide outreach and education to developers, architects and residents on the Green Building Code, and ways to incorporate sustainability in project design and existing structures.*

PROVIDE ADEQUATE RESIDENTIAL SITES

8. Housing Opportunity Sites & Rezone Program. (New) The sites analysis conducted for the Housing Element identified a shortfall of sites with zoning in place to address the City's lower income regional housing needs (RHNA). As presented earlier in Table IV-1, the City has a current shortfall of zoning for 1,791 units, requiring an additional 32 acres of land zoned for 30 units/acre (lower income), 15 acres at 10-20 units/acre (moderate income), and 54 acres at 10 units/acre or below (above moderate income). After over a year-long process of input from the public, property owners and City decision-makers, staff identified a total of 27 high priority sites encompassing approximately nearly 200 acres for rezoning. Pursuant to State Housing Element statutes, sites identified for rezoning to address the City's lower income RHNA shortfall shall meet the following requirements:

- Permit owner-occupied and rental multi-family uses by-right
- Permit a minimum density of 20 units per acre
- Allow a minimum of 16 units per site
- Accommodate at least 50 percent of the lower income need on sites designated for residential use only

All sites proposed for rezoning will be subject to a vote of the electorate under the City's Measure B provisions (i.e., the "Yorba Linda Right to Vote Amendment" – Chapter 18.01 of the Municipal Code). Table V-3 presents a timeline which details each of the steps involved in rezoning sites under Measure B. The City will initiate the Measure B election, conduct community outreach and education on the benefits of higher density housing, and pay for all costs associated with the ballot measure. To the extent a shortfall exists in sites receiving Measure B approval, the City will propose alternative sites for rezoning, and amend the Housing Element for HCD review no later than three years after the start of the planning period (October 2024). Should a second Measure B vote designating adequate sites fail to pass the electorate, the City Council will seek a legal opinion from the State Attorney General's Office as to how to proceed.

**Table V-3
Milestones for Housing Element Adoption, Rezoning and Measure B Election**

Anticipated Date	Action	Requirements
January – February 2022	Planning Commission and City Council hearings on Housing, Land Use and Safety Elements.	Public hearings
February 8, 2022	Adoption of Housing and other General Plan elements	Public hearing
Spring 2022	Creation and Adoption of Congregational Land Overlay, Mixed-Use Overlay, and Affordable Housing Overlay zone text.	6 month process
July 2022	File intent to comply with Measure B requirements for public vote on density increases on recommended sites identified in Housing Element.	180 days after adoption of project
November 2022	Measure B Election Date for voter approval on proposed zone changes.	
If shortfall of sites receive Measure B approval:		
	Evaluate additional sites to make-up shortfall	Community meetings
	Amend Element for HCD review of new sites; conduct environmental on new sites	Public hearings
	Conduct Measure B Election on new sites	
If continued shortfall of Sites after second Measure B Election:		
	Request opinion from State Attorney General's Office as to City's options	

2021-2029 Objective: Undertake the following in support of rezoning: 1) Conduct public hearings and adopt Housing and other General Plan Elements; 2) Prepare and adopt new housing overlay zones (affordable housing, commercial mixed-use and congregational); 3) Conduct Measure B vote on proposed rezone sites. To the extent a shortfall exists in sites receiving Measure B approval, propose alternative sites for rezoning to address the City's regional housing needs for lower and moderate income households; amend the Housing Element for HCD review; conduct 2nd Measure B election. Process development applications on rezone sites ministerially, subject to the requirements under Government Code section 65584.09.

8a. Lot Consolidation Program

The success of development within several of the rezone opportunity sites will be dependent upon consolidation of individual parcels into larger development sites. While some of the individual parcels within these rezone areas are already under common ownership, most are individually owned. The City will conduct outreach to property owners in these areas to identify meaningful incentives to facilitate lot consolidation and redevelopment. Based on this feedback, within one year of Housing Element adoption, the City will develop a Lot Consolidation Ordinance to include specific incentives such as:

- Flexible development standards such as reduced setbacks, increased lot coverage, increased heights, reduced parking
- Reduced fees
- Streamlined permit processing through administrative staff review

Upon adoption of the Ordinance, the City will work in partnership with property owners that are receptive to lot consolidation to assist them in facilitating the parcel merge process in a streamlined and timely manner.

2021-2029 Objective: Conduct outreach to property owners and adopt Lot Consolidation Ordinance within one year of Housing Element adoption. Conduct a mid-cycle review in 2025 to evaluate the success of the program and make modifications as necessary to promote housing on small sites.

9. Affordable Housing Overlay. (New) Affordable Housing Overlay (AHO) zones provide a package of incentives to developers who include a specified percentage of affordable units in their projects. They are called “overlay” zones because they layer on top of established base zoning regulations, leaving in place opportunities for properties to develop under the base zoning. An important advantage of the overlay zone approach (in contrast to up-zoning) is that it does not create non-conforming uses.

In conjunction with the rezoning of sites to RM-20 to address the RHNA shortfall, the City will apply an Affordable Housing Overlay to these sites, allowing for 20 - 35 units/acre in exchange for inclusion of 20% lower income units in rental projects, or 20% moderate income units in ownership projects.

Implementing regulations will be crafted for the Affordable Housing Overlay zone which establish objective development standards and ministerial review processes, to include the following incentives:

- Increased densities
- Increased height limits
- Increased floor area ratios
- Reduced project-specific open space standards

As an additional incentive, developers can access state density bonus law in addition to using the densities allowed in the Overlay. *Because sites designated with the Affordable Housing Overlay are addressing a lower income RHNA shortfall, development applications will be processed ministerially, and be subject to the requirements under Government Code section 65584.09.*

2021-2029 Objective: Develop new Affordable Housing Overlay and adopt Zoning Code and Map amendment in 2022, conjunction with the Housing Element.

10. Commercial Mixed-Use Overlay. (New) The City is also developing a Commercial Mixed-Use Overlay to apply to commercial properties where housing could benefit the existing retail use. The concept is to allow for the integration of housing on underutilized or aging commercial sites, while retaining at least 50% of the existing commercial square footage to provide services to new residents and the surrounding community. Properties currently being examined for the commercial mixed-use overlay are of sufficient size to permit a marketable commercial retail center and sufficiently-sized housing development to be developed next to each other on the property. The overlay will allow development of at least three stories in height and 35 dwelling units per acre. More precise development standards, including height limits, parking requirements, setbacks, lot coverage and open space requirements, will be set through continuation of a study being undertaken by the City’s urban design consultant illustrating different potential conceptual site plans for commercial sites.

Because sites designated with the Mixed Use Overlay Overlay are addressing a lower income RHNA shortfall, development applications will be processed ministerially, and be subject to the requirements under Government Code section 65584.09.

2021-2029 Objective: *Develop new Commercial Mixed-Use Overlay and adopt Zoning Code and Map amendment in ~~2022~~.~~conjunction with the Housing Element.~~*

11. Congregational Land Overlay. (New) Yorba Linda is home to ~~25~~**numerous** religious institutions which are important components of the City's social fabric. The City has met with over a dozen of these congregations to discuss the concept of a Congregational Land Overlay zone which would allow for affordable housing on religious sites, while retaining the existing religious use. This approach has salience in the community because many congregations have large parking areas that are used sparingly, and other underutilized land that, with the necessary zoning in place, could be used for affordable housing that furthers the congregation's mission to help the underserved. Given the receptivity of local congregations, along with support of the City's decision-makers, the City has contracted with an urban design consultant to conduct site visits, develop conceptual site plans, and to create viable development standards for a Congregational Land Overlay Zone. Key features of the Congregational Land Overlay Zone include:

- Allowing congregations to decrease on-site parking and remove nonessential buildings in order to accommodate housing
- Requiring a minimum percentage and level of deed-restricted affordable housing
- Ensuring that conversion of auxiliary congregational areas such as parking lots to housing will not require a discretionary approval process to amend the religious institution's existing CUP
- Allowing congregations, in certain circumstances, to transfer their development rights under the Congregational Land Overlay to adjacent properties which have a lower density zoning

~~The overlay will allow development of at least three stories in height and 35 dwelling units per acre. More precise development standards, including height limits, parking requirements, setbacks, lot coverage and open space requirements, will be set through continuation of a study being undertaken by the City's urban design consultant. Because sites designated with the Congregational Land Overlay are addressing a lower income RHNA shortfall, development applications will be processed ministerially, and be subject to the requirements under Government Code section 65584.09.~~

~~Maximum densities will be established on a site-by-site basis. In most cases, the maximum density will be no lower than 30 dwelling units per acre.~~

2021-2029 Objective: *Develop new Congregational Land Overlay and adopt Zoning Code and Map amendment in ~~2022~~.~~conjunction with the Housing Element.~~ Help to connect congregations with non-profit developers to discuss options for affordable development on their sites, and will a follow-up meeting with the congregations and interested development partners.*

12. Promote Accessory Dwelling Units. (Modified) Between 2017-2019, the State adopted a series of additional requirements for local governments related to ADU ordinances. In response to these new ADU laws, the City has continually updated its ordinance to align with state law and better facilitate the production of ADUs and Junior ADUs. For example, the City eliminated the prior lot coverage requirement, provided reduced setbacks, and allowed for increased unit sizes.

The City of Yorba Linda is unique in its realistic development capacity of ADUs when compared to most other jurisdictions in the State due to the way Yorba Linda developed with large lot sizes. The majority of residential properties in the City have lot sizes of at least 15,000 square feet and lot coverages of 40% or less. Furthermore, most homes in the City have at least three car garages. These situations result in significant realistic development capacity for both ADUs and JADUs to be constructed as detached or attached, or converted from the main dwelling or from accessory structures.

Yorba Linda has been successful in its efforts, with 32 building permits issued for ADUs between 2014 - 2020, and in the first half of 2021, has averaged approximately one ADU application per week and trending towards exceeding its combined three-year prior production in one single year alone. One-quarter of the respondents to the Senior Housing Needs Survey indicated they were interested in information on how to provide an ADU on their property, and staff has followed up with these individuals. Furthermore, SCAG's affordability analysis estimates that in the Orange County subregion, 98 percent of ADUs are provided at rents affordable to lower and moderate-income households.

In order to further incentivize ADU production, in June 2021, the City Council adopted a pilot program to waive all City plan check and permit fees for ADUs, equating to approximately \$4,500 per unit. In addition, the City intends to utilize State LEAP funds to prepare updated ADU forms, brochures and website changes to help inform property owners about ADU regulations and opportunities. Finally, the Orange County Council of Governments (OCCOG) is compiling a series of ADU construction plans that can be pre-approved by cities and are customizable at minimal cost to the applicant.

The Orange County Analysis of Impediments to Fair Housing Choice (AI), of which Yorba Linda is a part, discusses a potential program to provide low-interest loans to single-family homeowners and grants to homeowners with household incomes of up to 80% AMI to develop accessory dwelling units with affordability restrictions on their property. As part of the City's efforts to address the needs of extremely low income households, by the end of 2022 the City will research this program including the availability of outside funds. If funding is available, the City will establish a pilot program by December 2023 with evaluation of the program by the end of 2024.

***2021-2029 Objective:** Achieve the production of an average of ~~50438~~ ADUs annually, for a total of ~~4004,400~~ ADUs over the planning period. Implement the Pilot Program to waive ADU plan check and permit fees, and reassess the program's effectiveness in 2023. Provide pre-approved ADU construction plans to streamline the project application and review process and reduce up-front project costs. Explore a program to provide ADU funding assistance to homeowners that provide affordability covenants. Promote ADUs to the community through handouts, simplified application forms and an ADU website page. Annually monitor ADU production and affordability as part of the Annual Performance Report (APR) on the Housing Element. Conduct a mid-cycle review in 2025 to evaluate if ADU production levels are being achieved, and if falling short, ensure adequate sites are available to address the lower income RHNA or commit to rezoning additional sites (as necessary) to offset any shortfall.*

13. Annexation of Areas in Sphere of Influence. Future, lower density housing growth can be accommodated through annexation of undeveloped land within Yorba Linda's northern Sphere of Influence. Annexation of the 84-acre Cielo Vista area was successfully completed during the prior planning period, with 42 acres allocated to 80 single-family lots, and 42 acres

preserved as open space. The 469-acre Esperanza Hills is still pending. The City's General Plan provides for up to 536 new units within the northeastern Sphere Area Plan, and encourages clustering in response to topographical and other physical limitations.

2021-2029 Objective: *Coordinate with the County and property owners to potentially annex Esperanza Hills during the planning period (depending on the ultimate entitlement of the project).*

REMOVAL OF GOVERNMENTAL CONSTRAINTS

14. Multi-family Development Standards and Processing Procedures. The City established development standards for its R-M-20 and R-M-30 multi-family zones in consultation with an urban design professional to ensure their cumulative impact did not constrain the ability to achieve maximum zoned densities. In tandem with establishing the new higher density zoning, Yorba Linda eliminated the prior multi-family Conditional Use Permit requirement and established Multi-Family Design Guidelines to provide upfront direction to the development community regarding the desired quality and character of multi-family development. Yorba Linda has established a review process, development standards and design guidelines which facilitate, and do not serve to constrain, quality multi-family housing.

2021-2029 Objective: *Implement the City's multi-family development standards and Design Guidelines to promote approval certainty, mitigate development costs and facilitate quality, sustainable multi-family housing.*

15. Affordable Housing Density Bonus. (Modified) Zoning Code Chapter 18.19 sets forth the City's density bonus incentives consistent with State law (Government Code Section 65915). In summary, applicants of residential projects of five or more units may apply for a density bonus and additional incentive(s) if the project provides for one of the following: applicants of residential projects of five or more units may apply for a density bonus and additional incentive(s) if the project provides for one of the following:

- Min. 5 percent of total units for very low income households
- Min. 10 percent of total units for lower income households
- Min. 10 percent of total units in for-sale condominium for moderate income households
- 100 percent of units for very low, low and moderate income households (with maximum 20 percent moderate)
- A senior citizen housing development or mobile home park that limits residency based on age requirements (no affordability requirement)

The amount of density bonus varies according to the amount by which the percentage of affordable housing units exceeds the established minimum percentage, but ranges from 20-80 percent above the specified General Plan density. In addition to the density bonus, eligible projects may receive one to four additional development incentives, depending on the proportion of affordable units and level of income targeting. The following development incentives may be requested:

- Reduced site development standards or design requirements
- Approval of mixed-use zoning in conjunction with the housing project

- Other regulatory incentives or concessions which result in identifiable and actual cost reductions

In addition to development incentives, applicants are also eligible to utilize the State's alternative parking ratio (inclusive of handicapped and guest spaces) of 1 space for 0-1 bedroom units, 1.5 spaces for 2-3 bedroom units, and 2.5 spaces for 4+ bedrooms. Lower parking ratios apply to specified projects, such as those near transit or serving special needs populations.

2021-2029 Objective: *Maintain a local density bonus ordinance as a means of enhancing the economic feasibility of affordable housing development, and update the ordinance in 2022 consistent with current State requirements. Provide information on available density and regulatory incentives in conjunction with discussions with development applicants.*

16. Administrative Adjustment Process. The City uses an Administrative Adjustment Process as a means of providing flexibility in residential development standards, improving feasibility and reducing development costs. This process has assisted many property owners in developing accessory dwelling units, as well as adding additions to their homes. Specific administrative adjustments pertaining to residential uses include the following:

- A decrease of not more than 10% of the required building site area, width, or depth;
- A decrease of not more than 20% of the required width of a side yard or the yard between buildings;
- A decrease of not more than 15% of the required front or rear yard with the combined total not to exceed 20%; and
- An increase of not more than 10% of the permitted projection of steps, stairways, landings, eaves, overhangs, masonry chimneys, and fireplaces into any required front, rear, side or yard between buildings.

Unlike the conditional use permit and variance processes, the Administrative Adjustment Process is a non-public hearing process and is not subject to the public noticing requirements of the Government Code. However, Administrative Adjustment applications do provide notice to all abutting property owners adjacent to the subject property.

2021-2029 Objective: *The City will continue to use the Administrative Adjustment Process to provide flexibility in residential development requirements.*

17. Zoning Text Amendments for Special Needs Housing. (New) As presented under the Governmental Constraints analysis and pursuant to recent changes in State law, several revisions to the Yorba Linda's Zoning Code have been identified as appropriate to better facilitate the provision of a variety of housing types. These Code revisions include:

- Allow supportive housing as a use by right in all zones where multi-family and mixed use is permitted; eliminate parking requirements for supportive housing located within ½ mile of public transit. (per AB 2162)
- Amend parking standards for emergency shelters from a ratio based on the size of the structure to a ratio based on the number of shelter staff. (per AB 139)
- Eliminate current spacing requirements between shelters and residentially zoned properties and schools.

- Develop and adopt by right processing procedures for Low Barrier Navigation Centers. (per AB 101)
 - Allow small employee housing (6 or fewer) in all zone districts where single-family residential is permitted.

2021-2029 Objective: Amend the Development Code by 2022 to facilitate housing for Yorba Linda's special needs populations.

18. SB 35 Streamlining. (New) In accordance with Government Code section 65913.4 (SB 35), applications for multi-family residential development that include a minimum of 50 percent lower income units may be eligible for a streamlined, ministerial approval process if they meet objective standards as outlined in the Government Code. Yorba Linda will create an SB 35 checklist and written procedures for processing SB 35 applications.

2021-2029 Objective: Create an SB 35 checklist and written procedures for processing SB 35 applications (2022).

EQUAL HOUSING OPPORTUNITIES AND SPECIAL NEEDS

19. Fair Housing/Affirmatively Furthering Fair Housing. (Modified) The City uses the services of the Orange County Fair Housing Council for fair housing outreach and educational information, fair housing complaints, tenant/landlord dispute resolution, and housing information and counseling. Many of the people who contact the Council have basic questions about landlord and tenant rights and responsibilities; housing counselors provide clients with comprehensive information to help resolve tenant/landlord issues. The Council conducts fair housing education and outreach throughout Orange County.

The biggest fair housing issues facing Yorba Linda are: need for additional affordable housing in new developments and existing neighborhoods, maintenance of older units, and fair housing outreach to seniors and persons with disabilities. The new Affirmatively Furthering Fair Housing (AFFH) component of the Housing Element connects these fair housing issues with programs in the Housing Element, as well as additional meaningful actions that the City will undertake to help address them. The Table on the following pages presents a summary of the issues, contributing factors, and the City's planned actions to address these issues.

Table V-4: Summary Matrix of Fair Housing Issues and Actions for Mitigation

<u>Fair Housing Issue</u>	<u>Contributing Factors</u>	<u>Priority Level</u>	<u>Action</u>
<p><u>Fair Housing Outreach</u> <i>(Housing Mobility)</i></p>	<ol style="list-style-type: none"> 1. <u>Outreach to seniors due to digital divide/unaware of available resources</u> 2. <u>Certain racial/ethnic groups have a higher percentage of tenant/landlord complaints compared to their percentage of the City's population overall</u> 3. <u>More education needed by the public sector for residents to become familiar with available resources</u> 	<p><u>Medium</u></p>	<p>City Action: By the end of 2022 have additional fair housing information posted at the Yorba Linda Senior Center site and on their digital platforms. Hold an informational workshop in 2023 and 2025. <u>Community Development Dept</u></p> <p>City Action: By December 2022, conduct a fair housing information session for the City Council. Invite local nonprofits (such as the Kennedy Commission, Making Housing Happen and People for Housing O.C.) to attend. <u>Community Development Dept</u></p> <p>City Action: Publish Fair Housing information, including any community meetings on non-traditional media such as Facebook or Instagram. <u>Community Development Department, Public Information Officer</u></p> <p>Action Outcomes: Taking the above actions will help publicize fair housing options to residents, including special needs groups and low income residents. Throughout the informational workshops and Council workshops, develop a comprehensive list of interested nonprofits, property owners and community members that can be utilized for future outreach.</p>
<p><u>Need for additional affordable housing and community revitalization in certain built out neighborhoods</u> <i>(Place based Strategies, Displacement)</i></p>	<ol style="list-style-type: none"> 1. <u>Levels of overpayment.</u> 4-2. <u>Low number of HCVs in the City compared to the County overall.</u> 3. <u>Affordable housing opportunities needed for special needs groups, including: the disabled (Tracts 218.24) and female headed households (Tracts 117.18 and 218.26)</u> 4. <u>Continued public Investment in infrastructure and accessibility improvements in moderate resource opportunity areas.</u> 	<p><u>High</u></p>	<p>City Action: Starting in 2022, work with the FHCOC to contact landlords of affordable multifamily complexes every two years and provide fair housing information and assistance. This outreach will focus on promoting the Section 8 voucher program to landlords who have not previously participated in the program and should include multi-lingual materials. Outreach should be targeted to the special needs Census Tracts 218.24, 117.18 and 218.26. <u>Community Development Dept</u></p> <p>City Action: Adopt an Ordinance to implement the provisions of SB 9 by 2022. <u>Community Development Dept</u></p> <p>City Action: Dedicate or seek funding to prioritize infrastructure and accessibility improvements in the moderate resource opportunity areas (Census Tracts 218.20 and 218.26). This should include the annual CDBG allocations. <u>Community Development Dept/Public Works</u></p>

			<p>City Action: <u>Coordinate with the Orange County Housing Authority in 2023 about utilizing the mobility counseling program in Yorba Linda. This OCHA program informs Housing Choice Voucher holders about their residential options in higher opportunity areas and provides holistic supports to voucher holders seeking to move to higher opportunity areas.</u> <i>Community Development Department</i></p> <p>Action Outcomes: <u>Increased public and private investment in areas of Yorba Linda that have been identified as moderate resource areas and portions of the City with higher percentages of special needs groups.</u></p>
<p><u>Need for Affordable Housing in New Developments</u> <i>(New Opportunities)</i></p>	<ol style="list-style-type: none"> <u>1. Availability of affordable housing in all areas of the City, including those where rents and sale prices have become exclusive (as shown on the Displacement Map).</u> <u>2. Need for affordable housing options throughout the City.</u> 	<p><u>High</u></p>	<p>City Action: <u>Adopt the Affordable Housing Overlay, Commercial Mixed Use Overlay and Congregational Land Overlay in conjunction with the Housing Element in 2022. Initiate rezoning and the Measure B election in 2022, and pay for all costs associated with the ballot measure. Promote and support the development of Accessory Dwelling Units (see Programs 8-12).</u> <i>Community Development Dept</i></p> <p>City Action: <u>Publish affordable housing information, including any community meetings on non-traditional media such as Facebook or Instagram. This should also include information about the City’s Mortgage Assistance Program.</u> <i>Community Development Department, Public Information Officer</i></p> <p>City Action: <u>During the public hearing processes for the Affordable Housing Overlay, Mixed-Use Housing Overlay, and Congregational Land Overlay, as well as the outreach process for the Measure B election (occurring in November 2022), utilize tools such as the “Myths and Facts About Affordable & High Density Housing” currently on the City’s website to show what affordable housing means and who it benefits. Contact Kennedy Commission, Making Housing Happen and People for Housing O.C. for potential input.</u> <i>Community Development Department/PIO</i></p> <p>City Action: <u>By the end of 2022, research the development of a program that would provide low-interest loans to single-family homeowners and grants to homeowners with household incomes of up to 80% of the Area Median Income to develop accessory dwelling units with affordability restrictions on their property. This research should also explore outside funds. If funding is available,</u></p>

			<p><u>establish a pilot program by December 2023 with evaluation of the program by the end of 2024.</u></p> <p>Action Outcomes: <u>An increased variety of housing options available to Yorba Linda residents throughout the city, including areas that have only had single-family ownership. Please see the RHNA sites inventory in this Element for specific target numbers of development.</u></p>
<p><u>Community Conservation</u></p> <p><u>(Place based strategies, Displacement)</u></p>	<p><u>1. Challenges for housing/property upkeep due to financial/physical constraints.</u></p> <p><u>2. Age of housing stock</u></p>	<p><u>Medium</u></p>	<p>City Action: <u>Include information about rehab and maintenance resources (including the Residential Rehabilitation Program and Community Preservation Program) in City newsletters and on the website. Include translated information when feasible.</u> <u>Community Development Department/PIO</u></p> <p>City Action: <u>Starting in 2022, conduct targeted outreach through annual mailings to Census Tracts 218.20 and 218.26. about available rehabilitation assistance.</u> <u>Community Development Dept</u></p> <p>Action Outcomes: <u>Given the age of Yorba Linda's housing stock, increased rehabilitation options will benefit all neighborhoods in the city. Through remediation of substandard housing conditions, return approximately six units/year to safe and sanitary conditions.</u></p>

1920. Housing Opportunities for Persons Living with Disabilities. As Yorba Linda's population continues to age, providing housing that is accessible to people of all abilities becomes increasingly important. The City adopts updates to Uniform Building and Housing Codes to reflect current accessibility requirements in new construction, and has adopted procedures for requesting a Reasonable Accommodation with respect to zoning, permit processing and building code for persons with disabilities. Lower income homeowners can receive grants for accessibility improvements through Yorba Linda's Residential Rehabilitation Program.

The Orange County Regional Center (OCRC) is among 21 regional centers operated by the State Department of Developmental Services to provide services and support for adults and children with developmental disabilities. The OCRC provides services to nearly 400 developmentally disabled residents within Yorba Linda's two zip codes. Approximately 60 percent of their adult clients live with their parents, and as these parents age and become more frail, their adult disabled children will require alternative housing options. The OCRC has identified several community-based housing types appropriate for persons living with a developmental disability, including: licensed community care facilities and group homes; supervised apartment settings with support services; and for persons able to live more independently, rent subsidized, affordable housing.

Yorba Linda supports the provision of housing for its disabled population, including persons with developmental disabilities, through several means, including:

- By-right zoning for licensed residential care facilities (6 or fewer residents) in all residential zones, and provisions for larger care facilities (7 or more residents) in multi-family residential zones subject to a conditional use permit.
- Treatment of supportive and transitional housing as a residential use of property, and subject only to those restrictions and processing requirements that apply to other residential dwellings of the same type in the same zone.
- Provision of residential rehabilitation loans and grants for lower income households which may be used for accessibility improvements.
- Programs to facilitate affordable housing, including Affordable Housing Development Assistance, Density Bonuses and new Affordable Housing Overlays.
- Encouraging affordable housing developers to integrate supportive housing units, increasing project competitiveness for Tax Credits and other funding sources.
- Supporting the creation of accessory dwelling units in all residential districts.

The City's Zoning Code provides a mechanism through which the City can grant reasonable adjustments to accommodate individuals with disabilities. In addition to adjustments to zoning requirements, the City will amend the Municipal Code to specify that adjustments may also be made to building codes or other land use regulations, policies or practices that act as a barrier to fair housing opportunities for the disabled.

In their review of Yorba Linda's Housing Element, the State Department of Housing and Community Development (HCD) identified the City's CUP requirement for large community care facilities as a potential constraint on housing for persons with disabilities. In order to address this concern, the City will amend the Zoning Code to ensure requirements for community care facilities of more than six persons are consistent with State law and fair housing requirements, including replacing or modifying the CUP requirement to provide greater objectivity and certainty.

2021-2029 Objective: *Continue to support a variety of housing types to help address the diverse needs of persons living with disabilities, and work in cooperation with the OCRC to publicize information on available resources for housing and services. Pursue use of State and Federal funds available for supportive housing and services in future affordable housing projects. Review and amend the Municipal Code regarding community care facilities of more than six persons and to expand provisions for reasonable accommodation.*

210. Housing Unit Replacement Program. Pursuant to Government Code 65583.2(g)(3), the Housing Element must include a program requiring the replacement of units affordable to the same or lower income level as a condition of any development on a nonvacant site consistent with those requirements set forth in Density Bonus Law (Government Code 65915(c)(3)). Replacement requirements shall be required for sites identified in the inventory that currently have residential uses, or within the last five years have had residential uses that have been vacated or demolished, and were either rent or price restricted, or were occupied by low or very low income households.

2021-2029 Objective: *Update the Municipal Code to specify replacement housing requirements on nonvacant sites consistent with Government Code 65583.2(g)(3).*

22. Housing for Extremely Low Income Households. The City will support the development of housing for extremely low-income (ELI) households through a variety of activities such as coordinating with potential housing developers, providing financial assistance or land write-downs, providing expedited processing, identifying grant and funding opportunities, applying for or supporting applications for funding on an ongoing basis, and/or offering additional incentives beyond the density bonus. The following specific activities will support ELI housing during the planning period:

- Creating pre-approved and customizable ADU plans, including at least one smaller sized, lower cost option
- Pursuing an ADU funding program to assist homeowners who agree to place affordability restrictions on their ADU
- Amending the Zoning Code to specify incentives for the development of ELI housing, including priority development processing and flexible development standards

2021-2029 Objective: Update the Zoning Code in 2022 to incentives for ELI units.

Table V-5: Housing Program Summary 2021-2029

Housing Program	Program Goal	2021-2029 Objective	Funding Source	Responsible Agency	Time Frame
CONSERVE AND IMPROVE EXISTING HOUSING					
1. Residential Rehabilitation	Provide financial assistance for home repairs to lower income households.	Assist 10 households annually, or 80 over the 2014-2021 period.	CDBG	Community Development Department	2021-2029
2. Housing Community Preservation and Abatement	Bring substandard housing into compliance with City codes	Continue to operate the Community Preservation Program.	General Fund	Community Development Department	2021-2029
3. Multifamily Acquisition and Improvement	Improve dilapidated rental housing; improve neighborhoods; preserve affordability.	Coordinate with multi-family property owners and non-profit sponsors to ID apartment complexes for acquisition. Assist in preparing applications for funding.	Housing Asset Fund; HOME; Tax Credits; other outside sources	Community Development Department	Annually monitor the availability of LIHTC to determine funding feasibility for acq/rehab projects.
4. Section 8 Rental Assistance	Provide rental assistance to extremely low and very low income households.	Continue current levels of Section 8; Outreach to landlords to encourage their participation.	HUD Section 8	OCHA	Landlord outreach 2022-2023
PROVISION OF AFFORDABLE HOUSING					
5. Affordable Housing Development Assistance	Provide regulatory and financial assistance in support of affordable and mixed income housing	Incentives include: - Flexible development standards - Density bonuses - Financial assistance - Land write-downs Transfer land to Orange Housing Development Corp (OHDC) for development of Altrudy II affordable senior housing.	Housing Asset Fund; HOME; Tax Credits; other outside sources	Community Development Department	2021-2029 Transfer land to OHDC in 2023.
6. Mortgage Assistance Program	Assist moderate income households purchase their first home.	Provide "silent second" loans to at least 5 first time homebuyers.	Housing Asset Fund	Community Development Department	2021-2029

Table V-5: Housing Program Summary (cont'd)

Housing Program	Program Goal	2021-2029 Objective	Funding Source	Responsible Agency	Time Frame
7. Sustainability and Green Building	Promote energy conservation and sustainable design in new and existing development.	Implement sustainability policies thru General Plan, Town Center, and Multi-family Design Guidelines. Educate residents and development community on Green Building and sustainability practices.	Department Budgets	Community Development Department; Parks and Recreation	2021-2029
PROVIDE ADEQUATE SITES					
8. Housing Opportunity Sites and Rezone Program	Provide adequate sites to address the City's RHNA and incentivize the production of affordable units.	1) Conduct public hearings and adopt Housing Element; 2) Prepare and adopt new housing overlay zones; 3) Conduct Measure B vote on rezone sites; 4) Rezone sites accordingly, <u>and process ministerially consistent with requirements under Government Code section 65584.09.</u>	Department Budget	Community Development Department	Complete Measure B rezoning in Nov 2022. If shortfall in sites to meet RHNA, amend Element for HCD review by Feb 2023; conduct 2nd Measure B vote by Nov 2023.
8a. Lot Consolidation Program	<u>Provide incentives for the consolidation of parcels into larger development sites.</u>	<u>Conduct outreach to property owners in the Housing Element rezone sites and adopt a Lot Consolidation Ordinance to codify available incentives.</u>	<u>General</u>	<u>Community Development Department</u>	<u>Adopt Ordinance in 2022. Conduct a mid-cycle review in 2025 and make modifications as necessary to promote housing on small sites.</u>
9. Affordable Housing Overlay (AHO)	Incentivize development of affordable housing on designated multi-family sites.	Create AHO to provide incentives for affordable housing on designated sites: - Increased densities - Increased heights - Increased floor areas - Reduced open space	Department Budget	Community Development Department	Adopt Zoning Code amendment in <u>Spring 2022.</u>
10. Commercial Mixed Use Overlay	Expand site opportunities by integrating housing on underutilized commercial sites.	Develop new Commercial Mixed-Use Overlay	Department Budget	Community Development Department	Adopt Zoning Code amendment in <u>Spring 2022.</u>

Table V-5: Housing Program Summary (cont'd)

Housing Program	Program Goal	2021-2029 Objective	Funding Source	Responsible Agency	Time Frame
11. Congregational Land Overlay	Expand site opportunities by allowing affordable housing on religious sites.	Develop new Congregational Land Overlay and help to connect congregations with affordable housing development partners.	Department Budget	Community Development Department	Adopt Zoning Code amendment in Spring 2022 . Conduct follow-up meeting w/h congregations (2023).
12. Promote Accessory Dwelling Units	Provide additional sites for rental housing within existing neighborhoods. Expand housing opportunities for seniors, caregivers, and other modest income households.	Achieve production of 50438 ADUs annually. Implement Pilot Program to waive ADU plan check and permit fees. Research program for funding assistance for deed restricted ADUs . Provide pre-approved construction plans. Promote ADUs through handouts, simplified forms and website. Conduct mid-cycle review on production.	Department Budget; LEAP funds	Community Development Department	Reassess Pilot Program for fee waivers in 2023. Provide pre-approved plans and promotional materials in 2022. Research funding assistance in 2022, and est. pilot program in 2024 as appropriate . Conduct mid-cycle review in 2025, and if production falling short, ensure adequate sites to meet lower income RHNA or commit to rezoning.
13. Annexation of Areas in Sphere of Influence	Increase the City's capacity to accommodate future housing growth.	Coordinate with the County and property owners to potentially annex Esperanza Hills during the planning period should the project obtain final entitlement approval.	General Fund	Community Development Department	2021-2029
REMOVAL OF GOVERNMENTAL CONSTRAINTS					
14. Multi-family Development Standards and Processing Procedures	Provide well defined development standards and Design Guidelines to facilitate an efficient development review process.	Implement City's multi-family development standards and Design Guidelines to promote approval certainty, mitigate development costs and support quality, sustainable multi-family housing.	General Fund	Community Development Department	2021-2029

Table V-5: Housing Program Summary (cont'd)

Housing Program	Program Goal	2021-2029 Objective	Funding Source	Responsible Agency	Time Frame
15. Affordable Housing Density Bonus	Provide density and other incentives to facilitate affordable housing development.	Promote density bonus and other regulatory incentives in conjunction with discussions with development applicants.	Department Budgets	Community Development Department	Update the ordinance in 2022 consistent with current state statutes.
16. Administrative Adjustment Process	Provide flexibility in residential development standards.	Continue to use the administrative process for specific adjustments to residential uses.	Department Budget	Community Development Department	2021-2029
17. Zoning Text Amendment for Special Needs Housing	Provide zoning standards to facilitate the provision of housing for persons with special needs.	Amend the Zoning Code to better facilitate a variety of housing types for the City's special needs populations.	Department Budget	Community Development Department	Amend the Zoning Code in 2022.
18. SB 35 Streamlining	Provide streamlined processing for qualifying affordable projects.	Create an SB 35 checklist and written procedures for processing SB 35 applications	Department Budget	Community Development Department	Create checklist and processing procedures in 2022.
EQUAL HOUSING OPPORTUNITIES AND SPECIAL NEEDS					
19. Fair Housing/ Affirmatively Furthering Fair Housing	Promote fair housing practices and prevent discrimination.	Refer to objectives in Table V-4	General Fund; County CDBG	Community Development Department; OC Fair Housing Council	2021-2029 Refer to time frames in Table V-4
20. Housing Opportunities for Persons with Disabilities	Support housing options for persons with disabilities through zoning, partnerships with housing providers, and pursuit of funding.	Work with OCRC to publicize info on resources. Pursue State and Federal funding. Amend the Municipal Code re: community care facilities of more than six persons and to expand reasonable accommodation provisions.	Department Budget; MHP - Supportive Housing component; HOME, Tax Credits; other outside sources	Community Development Department	Pursue supportive housing funding in conjunction with affordable housing projects. Amend the Code by 2023.
21. Replacement Housing Program	Ensure no net loss of units affordable to lower income households	Update Code to specify replacement housing requirements consistent with Government Code 65583.2(g)(3).	General	Community Development Department; City Attorney's Office	Update Code within one year of Housing Element adoption

Table V-5: Housing Program Summary (cont'd)

Housing Program	Program Goal	2021-2029 Objective	Funding Source	Responsible Agency	Time Frame
<u>22. Housing for Extremely Low Income (ELI) Households</u>	<u>Support a variety of housing options for ELI households.</u>	<u>Create off-the-shelf ADU plans, pursue funding program for deed-restricted ADUs, amend Code to specify incentives for ELI housing</u>	<u>General fund; potential State and county funds</u>	<u>Community Development Department</u>	<u>Amend Zoning Code in 2022.</u>

Table V-6: 2021–2029 Quantified Objectives

Income Level	New Construction Objectives	Rehabilitation Objectives	Conservation Objectives
Extremely Low (0% - 30% AMI)	382	46	49
Very Low (31% - 50% AMI)	383	20	49
Low (51% - 80% AMI)	451	14	
Moderate (81% - 120% AMI)	457		<u>5</u>
Above Moderate (>120% AMI)	742		
Totals	2,415	80	103

Notes:

AMI – Area Median Income

New Construction Objective: Reflects City's 2021-2029 RHNA. Of allocation for 765 very low income units, half is allocated to extremely low income households, and half to very low income households.

Rehabilitation Objective: Reflects loans/grants through CDBG-funded Housing Rehabilitation Program. Income distribution based trends from 2014-2020 period.

Conservation Objective: Reflects conservation of existing tenant-based Section 8 vouchers through OCHA, and providing home purchase assistance through the City's MAP program.

Appendix A

Glossary

Appendix A: Glossary

This glossary is for ease of use of the Yorba Linda Housing Element only; for full definitions related to the City of Yorba Linda Municipal Code, please see Chapter 18 - ZONING.

A. Abbreviations

ACS:	American Community Survey
ADA:	Americans with Disabilities Act
ADU:	Accessory Dwelling Unit
AFFH:	Affirmatively Furthering Fair Housing
AFH:	Assessment of Fair Housing
AI:	Analysis of Impediments to Fair Housing Choice
AMI:	Area Median (Household) Income
APN:	Assessors Parcel Number
CARE:	California Alternate Rates for Energy
CBC:	California Building Code
CDBG:	Community Development Block Grant
CEQA:	California Environmental Quality Act
CHAS:	Comprehensive Housing Affordability Strategy
CUP:	Conditional Use Permit
DDS:	California Department of Social Services
DFEH	California Department of Fair Employment and Housing
DOF:	California Department of Finance
EDD:	California Employment Development Department
EENRC:	Energy, Environment, and Natural Resources Commission
EIR:	Environmental Impact Report
ELI:	Extremely Low Income
FAR:	Floor Area Ratio
FEMA:	Federal Emergency Management Agency
FEHA:	California Fair Employment and Housing Act
FHA:	Fair Housing Act
GHG:	Greenhouse Gas
HCD:	California Department of Housing and Community Development
HERO:	Home Energy Renovation Opportunity
HMDA:	Home Mortgage Disclosure Act
HOME:	HOME Investment Partnership Program
HRC:	Housing Rights Center
HUD:	U.S. Dept. of Housing and Urban Development
LRA:	Local Responsibility Area
North SPA:	North Orange County Service Planning Area
OCHA:	Orange County Housing Authority
RCOC	Regional Center of Orange County

R/ECAP: Racial and Ethnic Characteristics/Concentrations
RHNA: Regional Housing Needs Allocation
SCAG: Southern California Association of Governments
SFPA: Special Fire Protection Areas
SPA: Service Planning Area
SRO: Single Room Occupancy
TCAC: California Tax Credit Allocation Committee
UBC: Uniform Building Code
UWMP: Urban Water Management Plan
VHFHSZ: Very High Fire Hazard Severity Zone
VLI Very Low Income

B. Definitions

Accessory Dwelling Unit: An accessory dwelling unit (also known as second units or granny flats) is an attached or detached structure that provides independent living facilities for one or more persons and includes permanent provisions for living, sleeping, eating, cooking, and sanitation on the same parcel as a single-family dwelling unit.

Acreage: Gross acreage refers to the entire acreage of a site. Most communities calculate gross acreage to the centerline of proposed bounding streets and to the edge of the right-of-way of existing or dedicated streets. Net acreage refers to the portion of a site that can actually be built upon. Public or private road right-of-way, public open space, and flood ways are not included in the net acreage of a site.

Accessible Housing Unit: An accessible housing unit is designed and built to be usable to a person with physical disabilities.

Affirmatively Furthering Fair Housing (AFFH): This new legislation requires all housing elements due on or after January 1, 2021 contain an Assessment of Fair Housing to ensure that laws, policies, programs, and activities affirmatively further fair housing opportunities throughout the community for all persons regardless of race, religion, sex, marital status, ancestry, national origin, color, familial status, disability, and other characteristics protected by the California Fair Employment and Housing Act.

Affordable Unit: A dwelling unit within a housing development which will be reserved for, and restricted to, income qualified households at an affordable rent or is reserved for sale to an income qualified household at an affordable purchase price.

American Community Survey: The American Community Survey (ACS), part of the United States Census Bureau, collects sample population and housing data on an ongoing basis, January through December. The Housing Element update uses the five year average ACS data from the 2014-2018 period.

Area Median Income: As used in State of California housing law with respect to income eligibility limits established by HUD. The Area Median Income referred to in this Housing Element is that of Orange County.

At Risk: Deed-restricted affordable housing projects at risk of converting to market rate.

California Department of Housing and Community Development (HCD): The State agency that has principal responsibility for assessing, planning for, and assisting communities

to meet the needs of low- and moderate-income households. HCD is responsible for reviewing Housing Element's and determining whether they comply with State housing statutes.

California Environmental Quality Act (CEQA): A State law requiring State and local agencies to regulate activities with consideration for environmental protection.

Census: The official decennial enumeration of the population conducted by the federal government.

City Council: The City Council serves as the elected legislative and policy-making body of the City of Yorba Linda

, enacting all laws and directing any actions necessary to provide for the general welfare of the community through appropriate programs, services, and activities.

Community Development Block Grant (CDBG): This grant allots money to cities and counties for housing and community development activities, including public facilities and economic development.

Conditional Use Permit (CUP): Conditional Use Permits are required for uses which may be suitable only in specific locations in a zoning district, or which require special consideration in their design, operation or layout to ensure compatibility with surrounding uses.

Condominium: A condominium consists of an undivided interest in common in a portion of real property coupled with a separate interest in space called a unit, the boundaries of which are described on a recorded final map, parcel map, or condominium plan in sufficient detail to locate all boundaries thereof.

Condominium Conversion: The conversion of existing real estate and/or structures to separate, salable condominium units, regardless of present or prior use and whether substantial improvements have been made to such structures.

Default Density: Housing Element statutes provide for the use of "default densities" to assess affordability when evaluating the adequacy of sites to address the affordability targets established by the RHNA. Based on its population and location within Orange County, Yorba Linda falls within the default density of 30 units per acre for providing sites affordable to very low and low income households.

Density Bonus: An increase in the density (number of dwelling units allowed per acre or parcel), above that normally allowed by the applicable zoning district, in exchange for the provision of a stated percentage of affordable units.

Development Fees: City imposed fees to partially cover the costs for processing and providing services and facilities; and fund capital improvements related to fire, police, parks, and libraries and correlate the increased demands on these services.

Dissimilarity Index: A measure of residential segregation is the dissimilarity index, which is a commonly used measure of community-level segregation.

Dwelling Unit: Any building or portion thereof which contains living facilities, including provisions for sleeping, eating, cooking and sanitation, for not more than one family.

Emergency Shelter: An establishment operated by an Emergency Shelter Provider that provides homeless people with immediate, short-term housing for no more than six months in a 12-month period, where no person is denied occupancy because of inability to pay.

Environmental Impact Report (EIR): Required by CEQA, this document serves to inform governmental agencies and the public of a project's potential environmental impacts and provides mitigation measure if impacts are found to be significant.

Family: A group of persons who maintain a single common household, but who otherwise are not a Community Care Facility.

General Plan: A statement of policies, including text and diagrams setting forth objectives, principles, standards, and plan proposals, for the future physical development of the city or county (see Government Code Sections 65300 et seq.). California State law requires that a General Plan include elements dealing with seven subjects—circulation, conservation, housing, land use, noise, open space and safety—and specifies to various degrees the information to be incorporated in each element.

Hillside Zoning Ordinance: This ordinance was established to facilitate and permit the development within the hillside areas through a set of hillside development standards focused on protecting the public, health, safety, and welfare; natural and biological resources, and the community at large.

Homeless: Persons and families who lack a fixed, regular, and adequate nighttime residence. Includes those staying in temporary or emergency shelters or who are accommodated with friends or others with the understanding that shelter is being provided as a last resort. California Housing Element law requires all cities and counties to address the housing needs of the homeless.

Household: All persons living in a housing unit.

Householder: The head of a household.

Housing Element: One of the seven State-mandated elements of a local general plan, it assesses the existing and projected housing needs of all economic segments of the community, identifies potential sites adequate to provide the amount and kind of housing needed, and contains goals, policies, and implementation programs for the preservation, improvement, and development of housing.

Infill Development: Development of land (usually individual lots or left-over properties) within areas that are already largely developed.

Infrastructure: Public services and facilities, such as sewage-disposal systems, water-supply systems, other utility systems, and roads.

Land Use Regulation: A term encompassing the regulation of land in general and often used to mean those regulations incorporated in the General Plan, as distinct from zoning regulations (which are more specific).

Lot or Parcel: A portion of land shown as a unit on a recorded subdivision map or an approved minor subdivision map, parcel map or otherwise existing as of record with the Orange County Office of the Assessor.

Low Income Household: A household earning less than 80 percent of the Orange County median income based on information provided by HCD/HUD.

Manufactured Housing/Mobile Home: A dwelling unit built in a factory in one or more sections, transported over the highways to a permanent occupancy site, and installed on the site either with or without a permanent foundation.

Measure M: The Revised Traffic Improvement and Growth Management Plan (Measure M) was adopted by Orange County voters in 1990 and extended in 2007, establishing a one-half cent sales tax for countywide transportation improvements. Eligible jurisdictions receive a portion of this sales tax revenue to use for local projects provided they have a local Growth Management Plan. In response, the City of Yorba Linda has adopted a Growth Management Element as part of its General Plan.

Mixed-use: The combination of various uses, such as office, retail and residential, in a single building or on a single site in an integrated development project with significant functional interrelationships and a coherent physical design.

Moderate Income Household: A household earning 80% to 120% of the Orange County median income based on information provided by HCD/HUD.

Multi-family Residential: Usually two or more dwelling units on a single site, which may be in the same or separate buildings.

Ordinance: A law or regulation set forth and adopted by a governmental authority, usually a city or county.

Overcrowding: Household living in a dwelling unit where there are more than 1.01 persons per room, excluding kitchens, porches and hallways. Severe overcrowding is where there are more than 1.51 persons per room.

Overpayment: Housing overpayment occurs when a household spends more than 30 percent of its income on housing costs; severe overpayment refers to spending greater than 50 percent of income on housing.

Persons with Disability: A person with a long lasting physical, mental, or emotional condition that impairs their mobility, ability to work, or ability for self-care.

Planning Commission: The Yorba Linda Planning Commission conducts public hearings and makes decisions on applications for discretionary projects, considers appeals of decisions by the Director of Community Development, and serves as the advisory body to the Yorba Linda City Council on planning issues.

Poverty Level: As used by the U.S. Census, families and unrelated individuals are classified as being above or below the poverty level based on a poverty index that provides a range of income cutoffs or "poverty thresholds" varying by size of family, number of children, and age of householder.

Reasonable Accommodation: The federal Fair Housing Act and the California Fair Employment and Housing Act impose an affirmative duty on local governments to make reasonable accommodations in their zoning and other land use regulations when such accommodations may be necessary to afford disabled persons an equal opportunity to use a dwelling.

Regional Housing Needs Allocation (RNHA): A quantification by SCAG and HCD of existing and projected housing need -- the City's fair share of the regional housing needs by household income group.

Rezoning: An amendment to the map and/or text of a zoning ordinance to effect a change in the nature, density, or intensity of uses allowed in a zoning district and/or on a designated parcel or land area.

Special Fire Protection Areas: Orange County has designated much of the hillsides Special Fire Protection Areas (SFPA) for wildland and urban interface fire risks. SFPA are geographic areas subject to uncontrollable fires due to formidable fire conditions, such as topography and native vegetation.

Single-family Residential: A single dwelling unit on a building site.

Special Needs Population: Under Housing Element statutes, special needs populations include the elderly, persons with disabilities, female-headed households, large households, and the homeless.

Supportive Housing: Permanent affordable housing with no limit on length of stay that is linked to on- or off-site services that assist the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live, and where possible, work in the community.

Transitional Housing: A dwelling unit or group of dwelling units for residents in immediate need of temporary housing. Transitional housing is configured as rental housing, but operated under program requirements that call for the termination of assistance and recirculation of the assisted unit to another eligible program recipient at some predetermined time, which shall be no less than six months.

U.S. Department of Housing and Urban Development (HUD): A cabinet-level department of the federal government that administers housing and community development programs.

Vacant: Lands or buildings that are not actively used for any purpose.

Very Low Income Household: A household with an annual income usually no greater than 50 percent of the area median family income, based on the latest available eligibility limits established by HCD/HUD.

Zoning Ordinance: Regulations adopted by the City which govern the use and development of land within its boundaries and implements policies of the General Plan.

Zoning District: A designated section of a city or county for which prescribed land use requirements and building and development standards are uniform.

Appendix B

Affirmatively Furthering Fair Housing

APPENDIX B

AFFIRMATIVELY FURTHERING FAIR HOUSING

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 Furthering Fair Housing (AFFH) Final Rule of July 16, 2015.¹ 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 ~~projected~~protected characteristics”.² The AFFH analysis must contain the following:

- Part 1: Outreach
- Part 2: Assessment of Fair Housing
 - A. Key Data and Background Information
 - B. Fair Housing Enforcement and Outreach Capacity
 - C. Integration and segregation patterns and trends
 - D. Racially or ethnically concentrated areas of poverty
 - E. Disparities in access to opportunity
 - F. Disproportionate housing needs in the jurisdiction, including displacement risk
- Part 3: Sites Inventory
- Part 4: Identification of Contributing Factors
- Part 5: Goals and Actions

While this appendix provides a focused analysis of fair housing issues in Yorba Linda, several other sections of the housing element address the issue and are included in this appendix by reference.

¹ California Department of Housing and Community Development, *AB 686 Summary of Requirements in Housing Element Law*, April 23, 2020.

² Government Code Section 8899.50 (a)(1)

PART 1. OUTREACH

A. HOUSING ELEMENT PUBLIC PARTICIPATION PROGRAM

Detailed information about the Housing Element public participation program is provided in the Introduction of this Element. Highlights included:

- **Housing Element Website** – A City website specifically for the Housing Element update was established to provide a variety of information including allowing for citizen input on potential housing sites and provide other comments.
- Public workshops before City Council and Planning Commission – three public workshops were held. Many comments were received and staff explained the proposed overlays. Residents also expressed support for the facilitation of ADUs.
- **Workshop with Religious Congregations** – In January 2021, staff partnered with an organization called Making Housing Happen, which focuses its efforts on working with local churches to consider housing opportunities on underutilized portions of their property. One of the ideas discussed was the creation of a congregational housing overlay zone, which could potentially allow for housing to be built on religious sites. Staff invited the 37 religious' congregations from Yorba Linda and had nearly 20 participants in attendance representing 12 different congregations. The concept was well-received and several congregations that were unable to attend the meeting requested additional information. The meeting was recorded and has been made available upon request to the other congregations.
- **Property Owner Workshop** – In June 2021, staff conducted a hybrid in-person/virtual stakeholder meeting with property owners of all previously identified candidate housing sites at the Yorba Linda Community Center. The focus of the meeting was to explain the purpose of the Housing Element, RHNA, and the housing sites inventory. Over 250 invitations were sent out and nearly 100 individuals participated in the meeting. Staff invited all the property owners to reach out individually to staff to share their level of interest in participating as a candidate housing site, resulting in dozens of follow up meetings with property owners to discuss their specific sites.
- **Housing Element Survey** - In October 2020, the City released an online survey for residents to provide input on what they see as the community's most important housing needs and to provide feedback on their preference for various policy options. The survey was posted on the City website for approximately four months, with a link advertised in the City's eNews, on the City's website, and on the City's social media accounts (i.e., Facebook, Instagram, Twitter). The City received 105 responses to the survey, which closed on January 28, 2021.
- **Housing Element Senior Survey** - In order to solicit input from one of Yorba Linda's most vulnerable populations – senior citizens – the City conducted a Senior Housing Needs survey. The survey was distributed in a variety of ways, including online and distribution of hard copies at the Senior Center. A total of 72 seniors completed the Housing Needs Survey, with 60 responding electronically and 12 submitting written responses.

1. Outreach to Groups Representing Lower Income Populations

As part of the Housing Element update, the City conducted outreach to a variety of stakeholders who represent lower income and other vulnerable populations (refer to Appendix C for list of stakeholders who received ongoing email notification of meetings and release of documents for the 6th cycle Housing Element). Input from these stakeholders was considered and incorporated into the Housing Element update. For example:

- The Kennedy Commission provided written correspondence urging the City to “prioritize the development of new affordable homes and adopt strong policies and programs that will achieve this goal;” the Housing Element includes regulatory and financial incentives to facilitate affordable housing including the new Affordable Housing, Congregational Land and Mixed Use Overlays; a Mortgage Assistance Program; land write-down assistance; and density bonus incentives.
- Making Housing Happen advocates for the provision of housing for extremely low and lower income households on religious sites, and staff convened a meeting of Yorba Linda’s congregations and invited this organization to speak about the benefits of incorporating affordable housing on their properties. The City subsequently contracted with an urban design professional to develop conceptual site plans for the religious site, and to develop a Congregational Land Overlay to provide the zoning mechanism to facilitate.
- People for Housing O.C. commented that they were concerned the public wouldn’t have the opportunity to hear, see, or attend a particular Planning Commission meeting on the Housing Element. Staff responded promptly to provide the organization with a Zoom link to the to attend the virtual meeting in real time and to provide their public input.

2. Comments Received Related to Affirmatively Furthering Fair Housing

Throughout the community outreach process described above, the City received comments from the surveys and workshops that related to fair housing. These comments include:

- Overall, residents supported the promotion of ADUs in the City as well as the development of a congregational land overlay.
- Participants wanted to see the maintenance and rehabilitation of housing in older neighborhoods.
- Participants wanted housing established for residents with special needs, including seniors, persons with disabilities and veterans.

B. FAIR HOUSING PLAN OUTREACH

Yorba Linda is one of thirteen cities that participate in the Orange County Urban County Program, along with the County's unincorporated areas. The Orange County Analysis of Impediments to Fair Housing Choice (County AI) was adopted in June 2020 and "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)"³.

For the County AI, a variety of tools were used for the community participation process, including community meetings, focus groups and public hearings. The AI preparers also reached out to tenants, landlords, homeowners, fair housing organizations, civil rights and advocacy organizations, legal services providers, social services providers, housing developers, and industry groups to hear directly about fair housing issues affecting residents of Orange County. Evening community meetings were held in Mission Viejo, Westminster/Garden Grove, Santa Ana, and Fullerton. Additional outreach was conducted for members of protected classes, including the Latino and Vietnamese communities. All community meetings had translation services available if requested in Spanish and Vietnamese. In addition, all meetings were held in locations accessible to people with mobility issues.⁴

The County AI includes regional goals and associated strategies to address contributing factors to fair housing issues. Two of these goals apply to Yorba Linda and are listed below. The applicable strategies are included in the meaningful action table at the end of this AFFH appendix.

Regional AI Fair Housing Goals that Apply to Yorba Linda:

Goal 1: Increase the supply of affordable housing in high opportunity areas.

Goal 5: Expand access to opportunity for protected classes.

³ *Orange County Analysis of Impediments to Fair Housing Choice*, Prepared by the Orange County Jurisdictions and the Lawyers' Committee for Civil Rights Under Law, May 5, 2020.

⁴ *Orange County Analysis of Impediments to Fair Housing Choice*, Prepared by the Orange County Jurisdictions and the Lawyers' Committee for Civil Rights Under Law, May 5, 2020.

PART 2. ASSESSMENT OF FAIR HOUSING

A. KEY DATA AND BACKGROUND INFORMATION

The Orange County Historical Society chronicles the County's development. Farming was the backbone of the area economy and the first town in the County was Anaheim, founded in 1857. Development in the first half of the 20th Century was fueled by transportation expansions, including railroads and highways. Agriculture continued to be the key economic engine of the County until the mid-1950s, when it was being replaced by tract housing. Tourism (including the opening of Disneyland), manufacturing and the service industry became the key economic sectors. Development in south Orange County started to grow in the 1960s with master planned communities. Today, Orange County has 34 incorporated cities and more than 3 million residents⁵.

Yorba Linda has a similar development history to the County. The land that was to become Yorba Linda was occupied by Gabrielino Indians, who were named for their later association with the San Gabriel Arcángel Mission. In the early 1900s, Yorba Linda was a small farming town. In 1909, a tract map of the new town of Yorba Linda was completed and the Yorba Linda Water Company was formed to create a new irrigation system. This increased agricultural productivity in the area and it also attracted new settlers. Furthermore, a Pacific Electric Railway line was extended from Los Angeles to Yorba Linda in 1911; the establishment of a passenger and freight depot in 1912 solidified the new town's identity as a growing urban center within a farming region. The core of the town was established by the late 1910s, with a small commercial downtown concentrated primarily along Main Street and residential development found in small tracts surrounding the downtown. Similar to much of Orange County, beginning in the 1950s, the orchards began to give way to residential and commercial developments leading to the town's incorporation in 1967. Between 1957 and the mid-1960s, nearly 2,000 homes were constructed, transitioning Yorba Linda from a rural farming town into a suburban residential community. During the 1970s, continued population growth prompted the city to extend its boundaries and by 1980, the city had annexed over 10,000 acres. Despite the growth that occurred over time, Yorba Linda has retained a "small town" character in its historic downtown core and in its older residential neighborhoods.

Both the County AI and the Housing Needs Assessment in Section 2 of this Housing Element examine key demographic factors for Yorba Linda and the County as a whole, summarized below. Additional regional and local analysis is provided under Part 2 of this section.

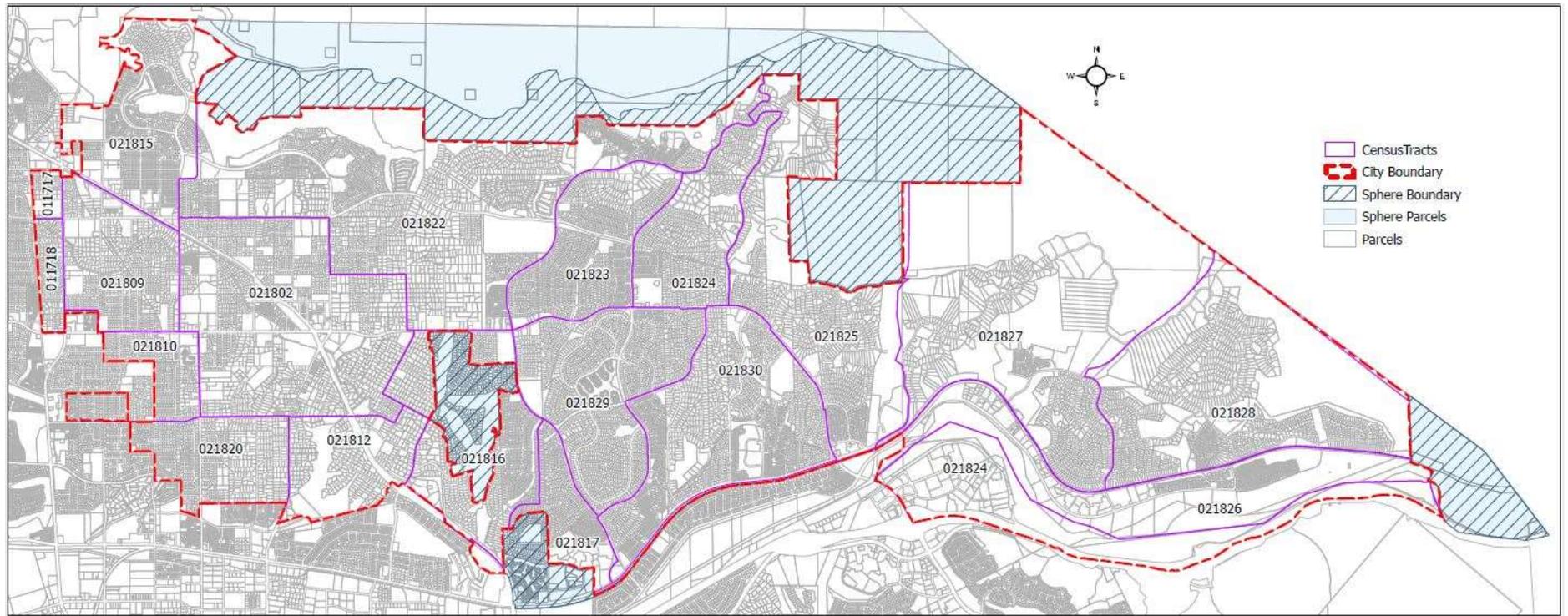
- Between 2010 and 2020, the population in Yorba Linda grew by seven percent, similar to the six percent Countywide;
- Yorba Linda's senior population (65+ years) continues to grow and was 21 percent of the City's population in 2020, compared to 15 percent Countywide. Yorba Linda's median age in 2020 was 42.1 years while the County's was 38.3 years;

⁵ The Orange County Historical Society, "A Brief History of Orange County, <https://www.orangecountyhistory.org/wp/>.

- In 2020, more than half of the City's population (59%) was White, over one-third (34%) was Asian/Pacific Islander, approximately 16 percent was Hispanic and two percent was African American. Yorba Linda is less diverse than the County as a whole.
- In 2020, Yorba Linda's population had more families with children (33%) compared to the County (30%).
- Between 2010 and 2020, Yorba Linda's housing stock grew twice as much as the County (14% versus 7%).
- Yorba Linda has a significantly higher percentage of owner-occupied units than Orange County, with a homeownership rate of 84 percent, compared to 57 percent.

A total of twenty census tracts comprise the City of Yorba Linda. Figure B-1 shows the tract boundaries.

Figure B-1: Census Tract Boundaries



B. FAIR HOUSING ENFORCEMENT AND OUTREACH CAPACITY

1. Orange County

The County AI describes the departments and organizations that handle fair housing enforcement and outreach in Yorba Linda. The California Department of Fair Employment and Housing (DFEH) investigates complaints of employment and housing discrimination. The Fair Housing Council of Orange County (FHCOC) provides services throughout the Urban County, including Yorba Linda, to ensure equal access to housing. The Council's services include outreach and education, homebuyer education, mortgage default counseling, landlord-tenant mediation, and limited low-cost advocacy. The Fair Housing Council investigates claims of housing discrimination and assists with referrals to DFEH. Community Legal Aid SoCal is a legal service provider serving low-income people in Orange County and Southeast Los Angeles County.

The 2020 Orange County AI reports that the FHCOC received 363 allegations of housing discrimination between 2015 and 2019 within the Urban County (which includes Yorba Linda). Of those allegations, 179 cases were opened for further investigation and/or action. Also, FHCOC assisted 7,664 households in addressing 24,766 tenant/landlord issues, disputes and/or inquiries. The Urban County area has an approximate population of 545,000 and around 193,000 households. The number of fair housing cases and tenant/landlord issues addressed by FHCOC represents approximately 0.03 percent of the population and four percent of households in the Urban County area.

The FHCOC also conducted a variety of outreach activities in the Urban County between 2015 and 2019. Regionally, the organization conducted or participated in 467 education and/or outreach activities. The FHCOC also held training sessions, seminars and workshops for managers and owners of rental property.

2. Yorba Linda

As outlined in the Constraints Section of the Housing Element, Yorba Linda has numerous procedures in place to address potential impediments to fair housing choice to persons with disabilities and other special needs populations. The City continues to contract with the FHCOC to implement the regional Fair Housing Plan (AI) and to offer fair housing services and tenant/landlord counseling to residents. At the FHCOC between 2014 and 2020, four cases were opened for housing discrimination in Yorba Linda. Three of these complaints were based on physical disabilities, with one having the reasonable accommodation granted, one referred to HUD (HUD then closed the case for no cause) and one resulted in no action possible. The fourth case was based on race and source of income, but the client didn't follow through so the case was closed.

In addition to housing discrimination cases, the FHCOC has also compiled data on landlord/tenant assistance provided in Yorba Linda. Between 2014 and 2020, the Fair Housing Council assisted 338 households in addressing a total of 993 issues. The most prevalent issues included tenant notices (22%), rental agreements (19%), repairs/substandard conditions (13%), security deposits (5%) and retaliation (5%). Of these reported issues, 989 were resolved without referral to other agencies or organizations, two were referred to Code Enforcement, one was handled in small claims court and one was referred to Legal Aid. Similar to the Urban County, the percentage of people and households

in Yorba Linda that had fair housing complaints and landlord tenant issues was low (.0001% of the population and 1.5% of households). However, it is important to see if certain households experience fair housing issues at a greater rate. The following table (Table B-1) provides a breakdown of households assisted by housing type, ethnicity, income levels, age group and female-headed households as well as the percentage of these groups as part of Yorba Linda's total households.

Table B-1: Landlord/Tenant Statistics in Yorba Linda 2014-2020

	Number of Households Assisted by FHCOC	% of Total Households Assisted	% of Total YL Households
Housing Type			
Single Family*	172	50%	88%
Multi Family	133	39%	10%
Mobile Homes	3	1%	2%
Other (rented room, guest house, hotel)	30	10%	
Income Level			
Extremely Low	223	66%	6%
Very Low	41	12%	9%
Low	53	16%	13%
Age Group			
Under 65	263	78%	66%
65 and over	75	22%	34%
Race/Ethnicity**			
White	222	66%	72%
Hispanic	47	14%	11%
African American	13	4%	1%
Asian	11	3%	14%
Female Headed HH	49	14%	6%

Source: Fair Housing Council of Orange County, March 2021; Dept. of Finance 2020 Population and Housing Estimates

Note: *Single family includes homes, condominiums, duplexes and townhomes.

**Household percentages for race/ethnicity are from the 2010 US Census.

As can be seen from the table, households in multi-family units, extremely low income households and female headed households appear to face housing issues at a greater rate than others in the City. Whites and Asians made up a smaller percentage of the landlord/tenant complaints compared to their proportion of Yorba Linda's total population. In contrasts, Hispanics and African Americans made up higher percentages.

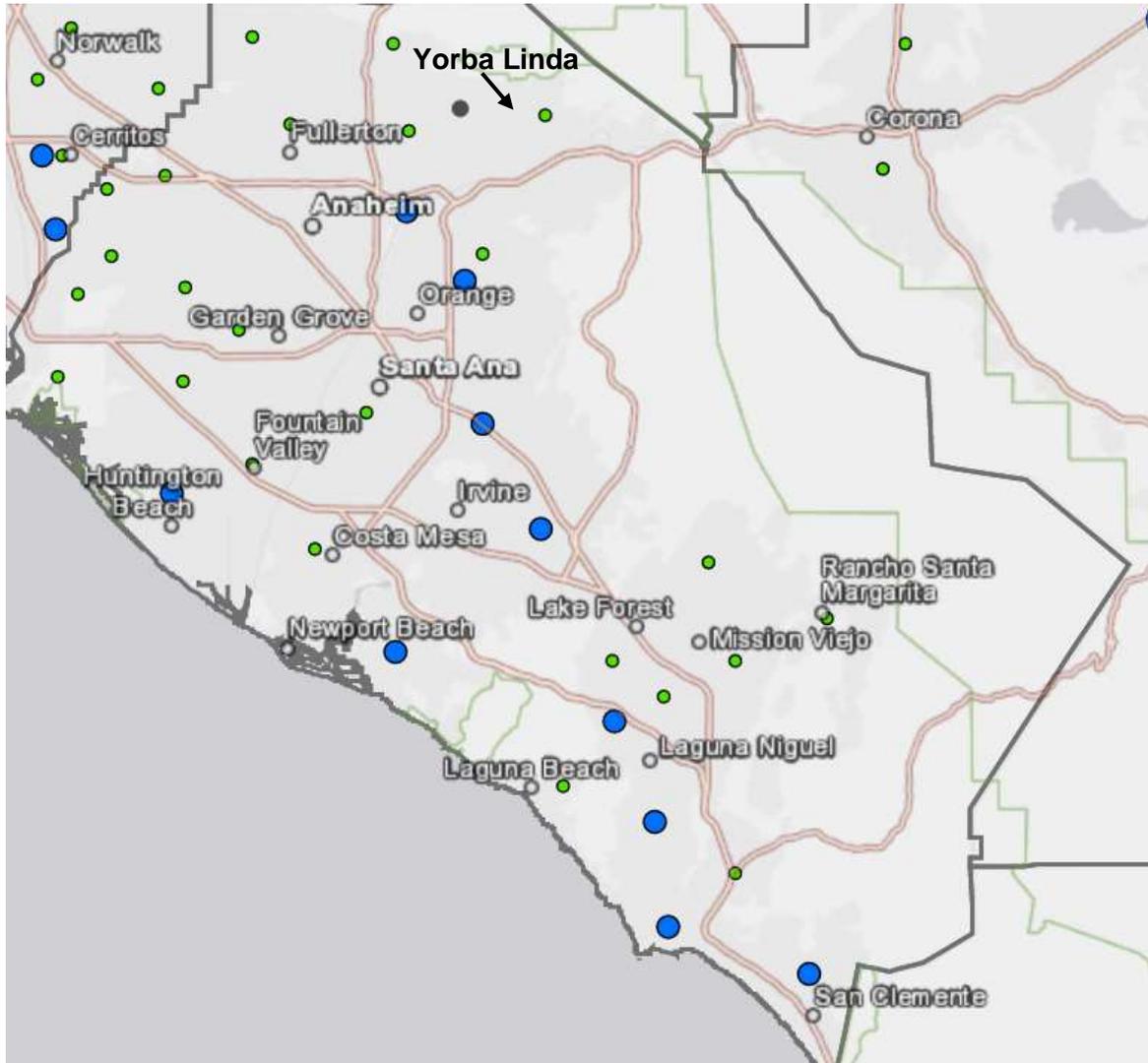
A Public Records Act request was submitted to both the California Department of Fair Employment and Housing (DFEH) and the U.S. Department of Housing and Urban Development (HUD) to see if any fair housing cases from Yorba Linda had been submitted to their agencies between 2014 and 2020. In a letter dated in April 2021 the Department stated that no records involving cases in the city had been found.

HUD's records showed three cases in Yorba Linda. A case in 2015 was filed on the basis of race and the case was closed due to a no cause determination. The same determination was made in a case filed in 2016 with a basis of familial status. The third case, filed in 2020 was based on gender and retaliation; however, the complaint was withdrawn by the complainant after a resolution was reached.

Figure B-2 below shows the HUD data for Fair Housing Enforcement and Outreach Cases between 2013 and 2021. The figure illustrates the number of inquiries per one thousand people. Yorba Linda falls within the lowest category at less than .25 inquires per one thousand people. This is similar to many of the North Orange County communities as well as some areas in south Orange County including Mission Viejo and Rancho Santa Margarita. The remaining areas of the County have less than .5 inquiries per one thousand residents.

As of ~~March~~ October 2021, Yorba Linda had ~~422~~ 98 Section 8 Housing Choice Vouchers (HCVs). This represents less than 0.5 percent of the City's housing units. The majority of HCVs were located in three tracts – Tract 218.02 had 32 (26%), Tract 218.09 had 29 (24%) and Tract 218.25 had 28 (23%). These three tracts also had a senior population between 22 and 26 percent of the overall population. The Orange County 2020 AI stated that 2,286 HCVs were used for units in the County. This makes up approximately one percent (1.04%) of the total housing units in the County. The AI also states that HCV households are the most evenly distributed across racial/ethnic groups. In terms of geographic distribution of HCVs, the AI found that "Overall, publicly supported housing in the County is far more likely to be concentrated in the northernmost part, nearer to Los Angeles, than in the southern part. Developments are concentrated along the main thoroughfare of Highway 5, and are particularly prevalent in Anaheim, Santa Ana, and Irvine. It should be noted that there is a particularly high concentration of Housing Choice Voucher use in the Garden Grove-Westminster area, which does not seem to have a particularly high concentration of hard units of publicly supported housing. These areas correspond with areas of high Hispanic and Asian American or Pacific Islander segregation and concentration"(page 234).

Figure B-2 Fair Housing and Outreach Cases in Orange County



City/Town Boundaries

(R) FHEO Inquiries by City (HUD, 2013-2021)

- < .25 Inquiries
- < .5 Inquiries
- < 1 Inquiry
- Greater than 1 Inquiry

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C. INTEGRATION AND SEGREGATION

The majority of the land area within the City is developed with single-family homes built between the 1960s and 1990s. Apartments, townhomes and condominiums can also be found throughout the City. Commercial development is mainly located along Yorba Linda Boulevard and Imperial Highway, along with smaller neighborhood-serving retail centers scattered within residential areas. The City's built-out nature presents opportunity for infill development and redevelopment to accommodate changing needs, market conditions, and demographics.

1. Race and Ethnicity

Table B-2 shows the racial and ethnic makeup of Yorba Linda from the 2010 Census. Figure B-3 shows the racial demographics by block group in Yorba Linda as well as Orange County and Figure B-4 shows the diversity index of Yorba Linda and the County. As shown in the table and figures below, the most diverse portion of the city is located between Bastanchury Road and Yorba Linda Boulevard east of the Imperial Highway. In describing the County-wide racial and ethnic make-up, the County AI states that, "In general, White residents tend to reside towards the outer edges of the county, while Hispanic and sometimes Asian residents are found more in the center of the county" (page 122). As shown in Table B-2, the percentages of Black residents is fairly constant across all Census Tracts (1%-3%). The Tracts with the largest Asian/Pacific Islander populations (218.15 and 219.24) are large tracts with only portions within the City boundaries. Tract 218.22, located in the northern portion of the City has an Asian/Pacific Islander population of 27%. The Tract with the largest Hispanic population (27%) is 218.12, located in the southwestern portion of the City on either side of the Imperial Highway and borders the cities of Anaheim and Placentia. Over the last two decades, the percentage of Hispanic or Latino residents has increased from ten percent in 2000 to 16 percent in 2020 and the percentage of Asian residents has increased from 11 percent to 18 percent. These percentages are lower than the County overall, which has a Hispanic population of 21 percent and an Asian population of 34 percent.

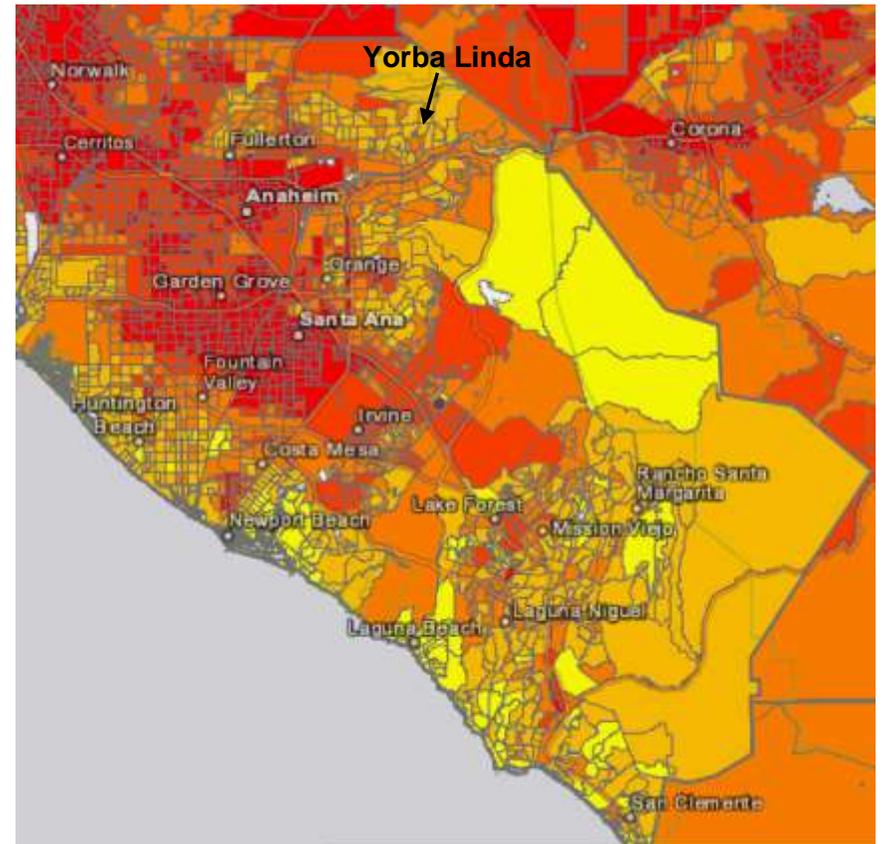
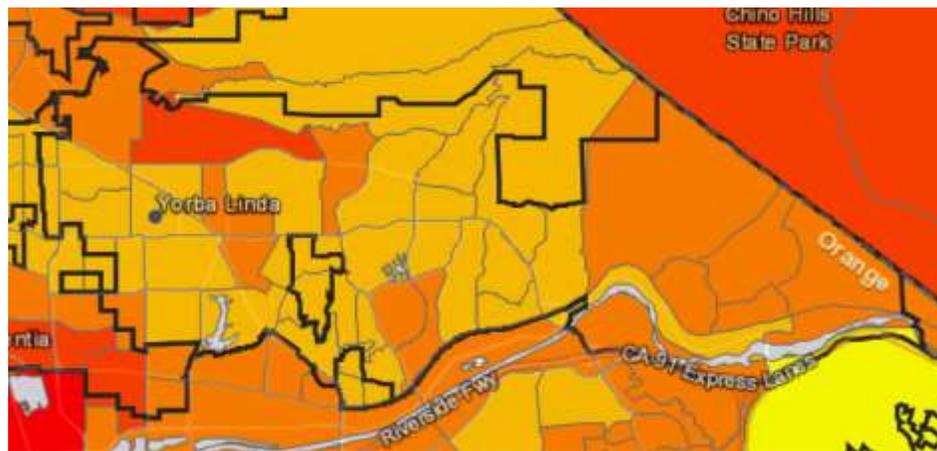
Table B-2: Race/Ethnicity Trends by Census Tract – 2010

Census Tract	Race/Ethnicity			
	% White	% Black	% Asian/Pacific Islander	% Hispanic
117.17	67%	2%	10%	20%
117.18	67%	2%	11%	20%
218.02	67%	2%	9%	21%
218.09	73%	2%	8%	16%
218.10	68%	2%	10%	19%
218.12	56%	3%	13%	27%
218.15*	49%	2%	36%	13%
218.16	74%	1%	9%	15%
218.17	70%	2%	11%	17%
218.20	59%	1%	24%	15%
218.22	58%	2%	27%	12%
218.23	68%	1%	14%	16%
218.24	71%	1%	15%	12%
218.25	70%	2%	16%	11%
218.26	63%	2%	17%	17%
218.27	62%	2%	22%	14%
218.28	61%	2%	24%	12%
218.29	66%	1%	21%	10%
218.30	69%	1%	17%	12%
219.24*	52%	2%	30%	15%
Citywide	59%	1%	18%	16%

Source: HUD AFFH Mapping and Data Tool, February 2021

*Tracts 218.15 and 219.24 cover large areas outside of the Yorba Linda city boundaries.

Figure B-3 Fair Housing and Outreach Cases in Orange County



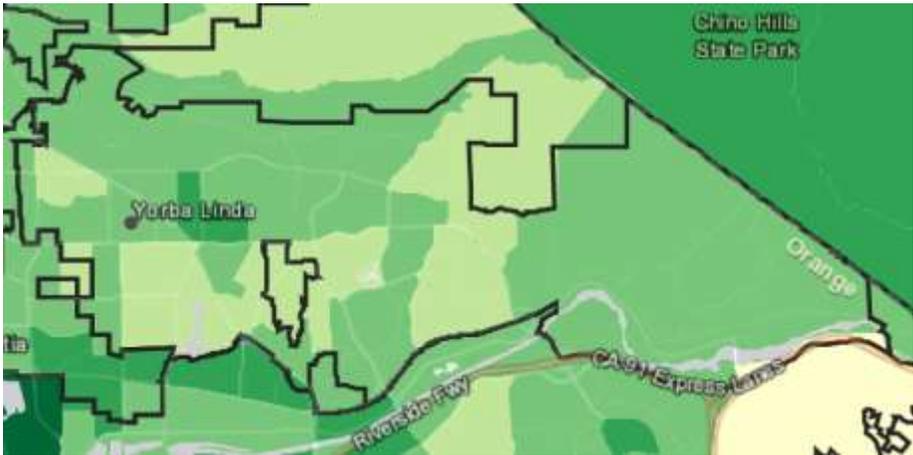
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- City/Town Boundaries
- (R) Racial Demographics (2018) - Block Group
- ≤ 20%
- 21 - 40%
- 41 - 60%
- 61 - 80%
- > 81%

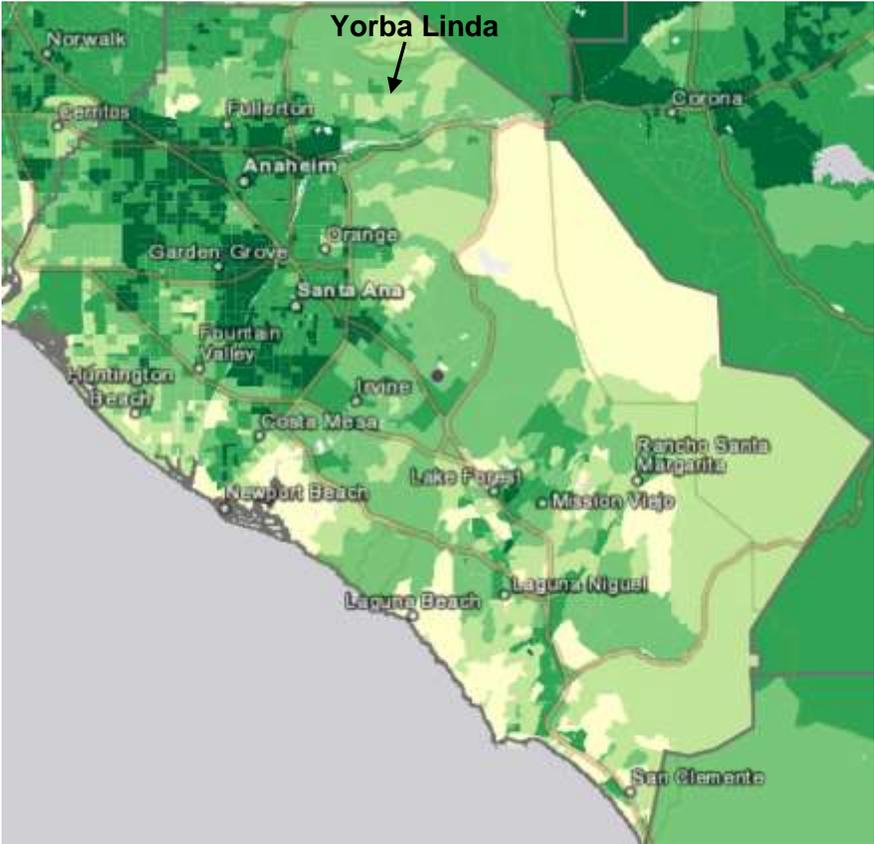
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Figure B-4 Diversity Index for Yorba Linda and Orange County



- City/Town Boundaries
- (A) Diversity Index (2018) - Block Group
- Lower Diversity
- 40 - 55
- 55 - 70
- 70 - 85
- Higher Diversity



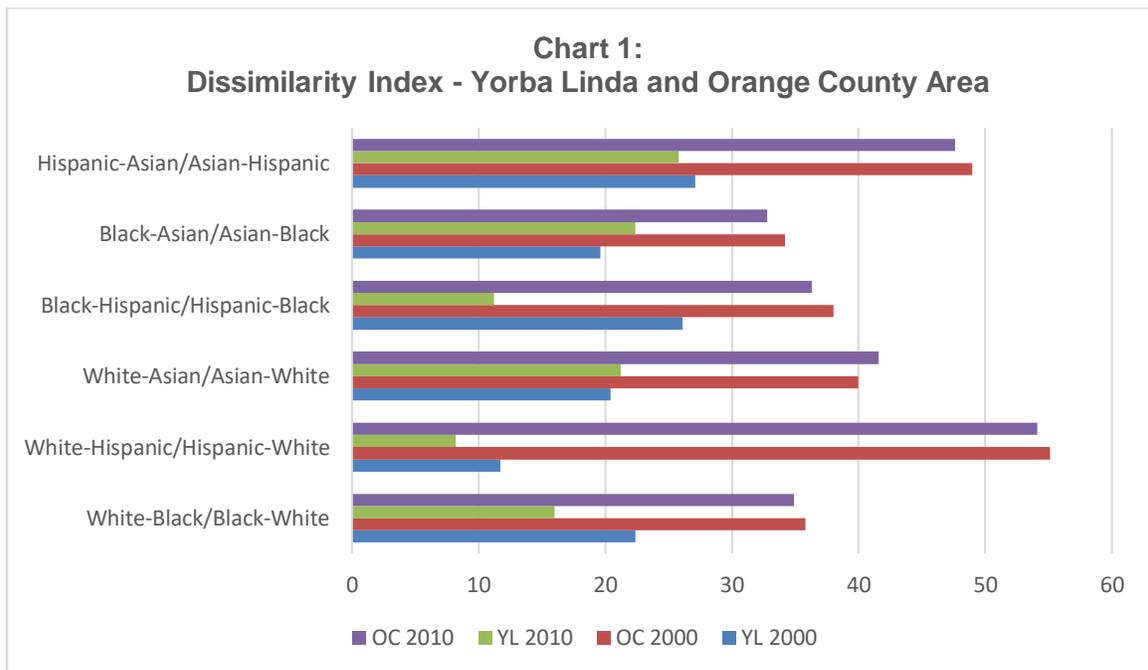
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Data for integration and segregation patterns is available through the Spatial Structures in the Social Sciences at Brown University. The Index of Dissimilarity (D) measures whether a particular group is distributed across census tracts in the same way as another group. A high value indicates that the two groups tend to live in different tracts. The index value ranges from 0 to 100. For instance, a value of 60 (or above) means that 60% (or more) of the members of one group would need to move to a different tract for the groups to be equally distributed. Values of 40 or 50 are usually considered a moderate level of segregation and values of 30 or below are considered low levels of segregation.

The following chart shows the dissimilarity index between different groups for Yorba Linda and the County during 2000 and 2010.

Using the thresholds above, overall Yorba Linda has a low dissimilarity index for all groups and is much lower than the County as a whole. For the County, in 2010 the highest index values were located in the central part of the County including the cities of Orange, Santa Ana and Tustin. Of its neighboring cities, Yorba Linda's Index is most similar to Brea, and is lower than Placentia and Anaheim.



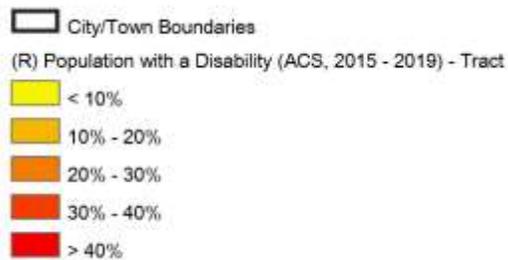
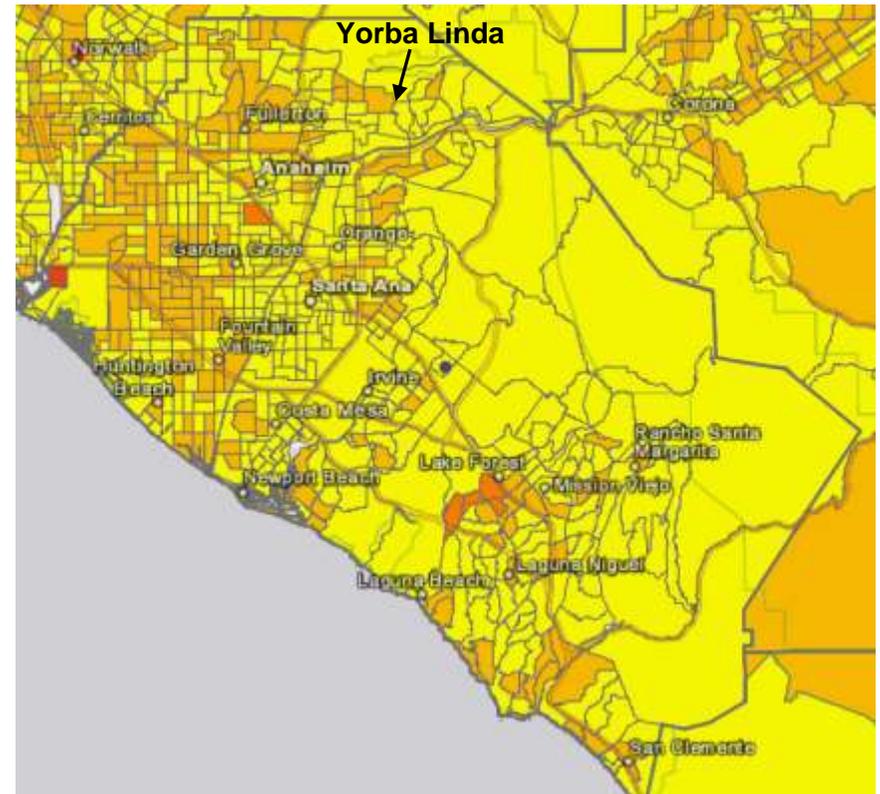
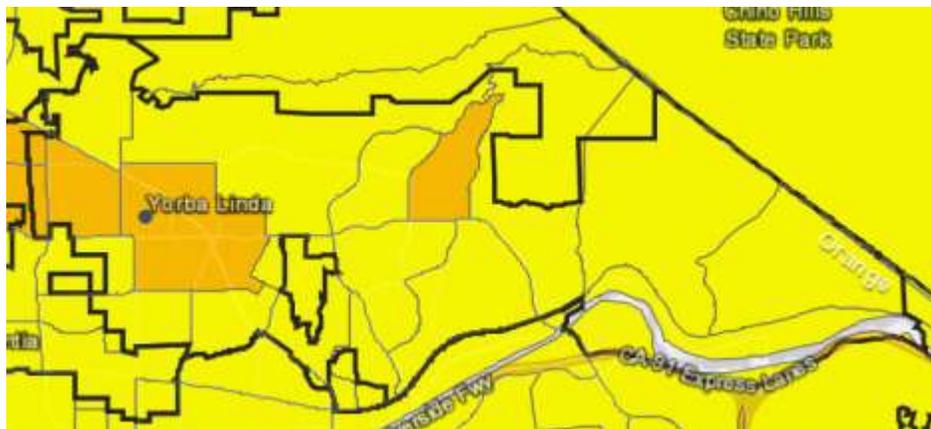
Source: Spatial Structures in the Social Sciences at Brown University

2. Persons with Disabilities

The Orange County AI discusses disability information for the County. According to 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”. This is reflected in the fact that six of the eight cities that have higher concentrations of persons with disabilities are in northern Orange County. Maps in the AI illustrate that greater concentrations of persons with disabilities are located in La Habra, Stanton, Garden Grove, Santa Ana and Orange. Brea, Yorba Linda, Placentia and Fullerton has fewer disabled residents.

As shown on Figure B-5, the HCD AFFH Data Viewer tool shows that disabled residents comprise less than ten percent of the overall population in a majority of the Yorba Linda (including the two moderate resource tracts). The two tracts that have percentages greater than ten percent are Census Tract 218.02 (11.1 percent) and 218.24 (11.4 percent). The percentages of disabled residents in different Census Tracts does not appear to depend on the age of the residents. Many tracts have a similar percentage of seniors yet have a lower level of disabled residents.

Figure B-5: Population with a Disability in Yorba Linda and Orange County



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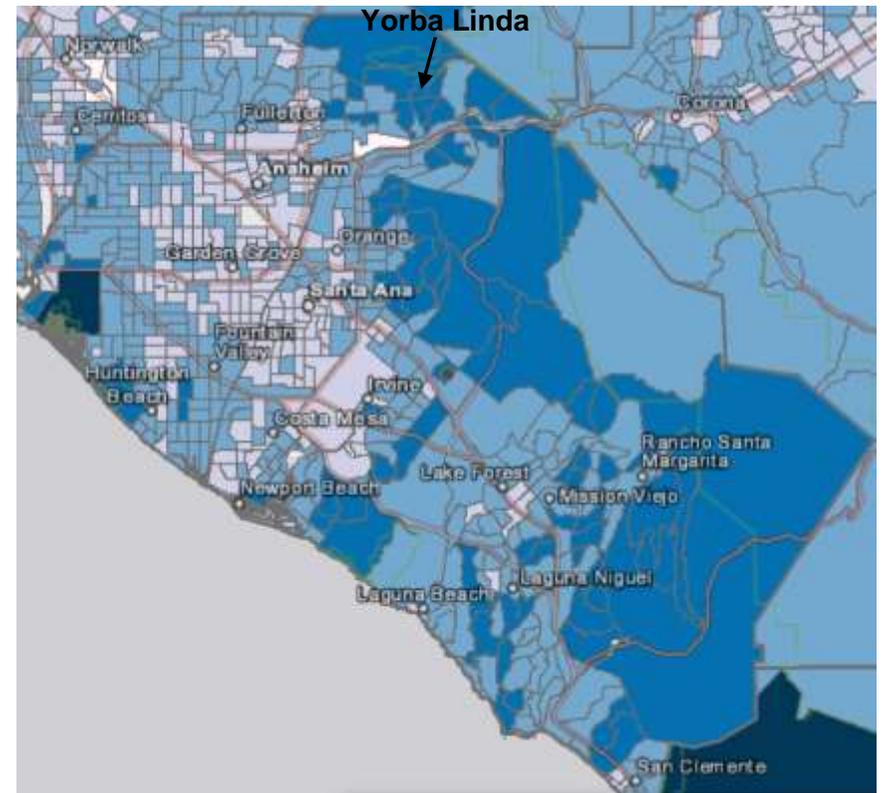
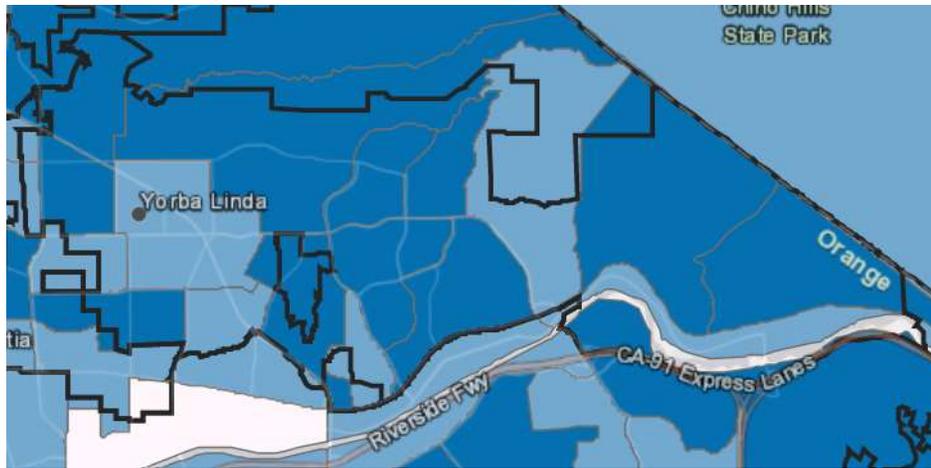
3. Familial Status

Family makeup, including married couples (with or without children), persons over the age of 18 living alone and female-headed households can provide insight into potential segregation issues in a community. The HCD AFFH Data Viewer maps these categories and are shown in the figures below. The figures also include Orange County for comparison.

- A majority of Yorba Linda census tracts have 60 to 60 percent of its population in married households, with a few tracts with a lower percentage (40% to 60%). As shown on the County map, a majority of the eastern and southern portions of the county are in the 60 to 80 percent range while the central portions have lower percentages.
- A large portion of children in Yorba Linda are from married households although five tracts located in the east and southern areas of Yorba Linda have lower percentages (60% to 80%). Overall, the percentage of children from married households in the City is similar to the eastern and southern portions of the County as well as certain locations along the coast.
- A low percentage (<20%) of residents in Yorba Linda live alone. The County areas with higher percentages include Seal Beach (Leisure World community), Placentia, Costa Mesa, Newport Beach and Mission Viejo. The area south of Yorba Linda in Anaheim shows a high percentage but there are only four people over the age of 18 that live in that location.
- Two Census Tracts (117.18 and 218.26) in Yorba Linda have between 20 and 40 percent of children living in female-headed households. The remaining tracts in the city have less than 20 percent of children in female-headed households. Similar to the other familial categories, the patterns are similar in the eastern and southern portions of Orange County.

Overall, tracts 117.17, 117.18, 218.12, 218.17 and 218.26 have lower percentages of married households and children living in married households. In addition, tracts 117.18 and 218.26 have higher percentages of female-headed households than the rest of the city. Families in these tracts may face more challenges than other households in Yorba Linda.

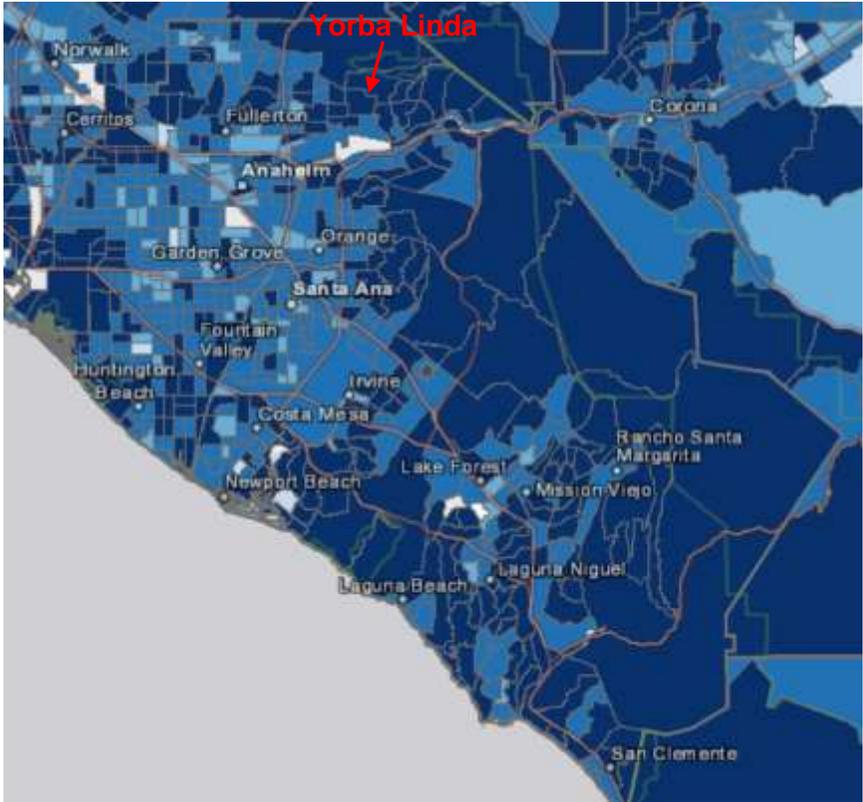
Figure B-6: Familial Status – Percent of Population 18 and Over Living with Spouse/Partner in Yorba Linda and Orange County



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Figure B-7: Familial Status – Percent of Children in Married Couple Households in Yorba Linda and Orange County



City/Town Boundaries

(R) Percent of Children in Married - Couple Households (ACS, 2015-2019) - Tract

- 20% - 40%
- 40% - 60%
- 60% - 80%
- > 80%

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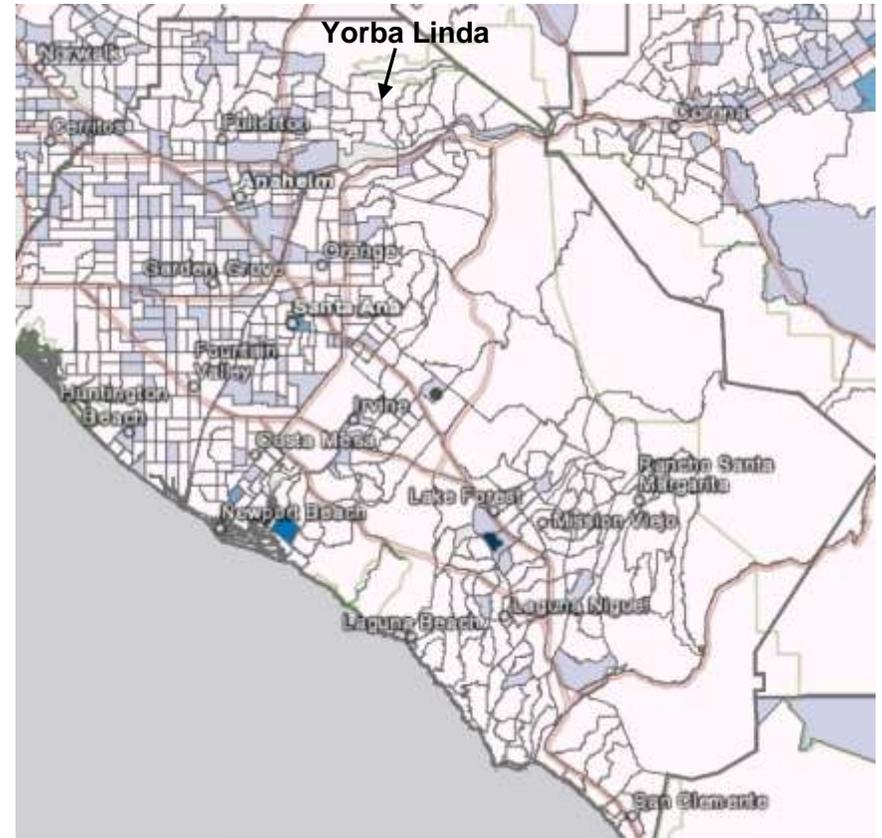
Figure B-8: Familial Status – Percent of Population 18 and Over Living Alone in Yorba Linda and Orange County



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Figure B-9: Familial Status – Percent of Children in Female-Headed Households in Yorba Linda and Orange County



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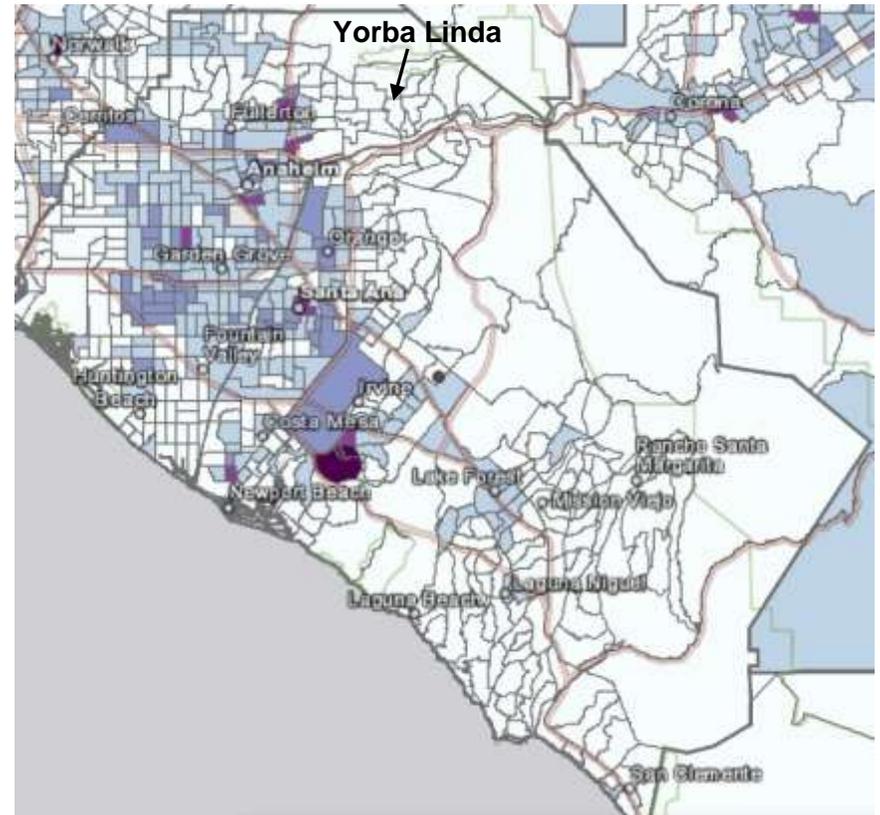
4. Income Level

Another factor that can contribute to either integration or segregation is income level. The HCD AFFH Data Viewer has information on the population living in poverty as well as the percentage of low to medium income populations. Figures B-10 and B-11 illustrate this data for Yorba Linda and Orange County.

As shown in Figure B-10, the percentage of the population living below the poverty level is less than ten percent for all Census Tracts in the City. Higher poverty levels are located in the central portion of the County and pockets of 30 to 40 percent of residents in poverty are located in portions of Placentia, Anaheim, Santa Ana, Costa Mesa and Irvine. The student population at UC, Irvine has the highest percentage of poverty Countywide (over 40 percent).

Regarding the low and moderate income population in Yorba Linda, Figure B-11 shows that several Census blocks bordering the Imperial Highway as well as portions north of Yorba Linda Boulevard has between a quarter and a half of the population earning low to moderate incomes. Three Census blocks have more than 50 percent of low or moderate households: 218.024 (59% low/mod), 218.261 (52%) and 218.304 (56%). The lowest percentages of lower and moderate households in the County are in the northeast, east and southern areas of the County.

Figure B-10: Percentage of the Population Below the Poverty Level in Yorba Linda and Orange County

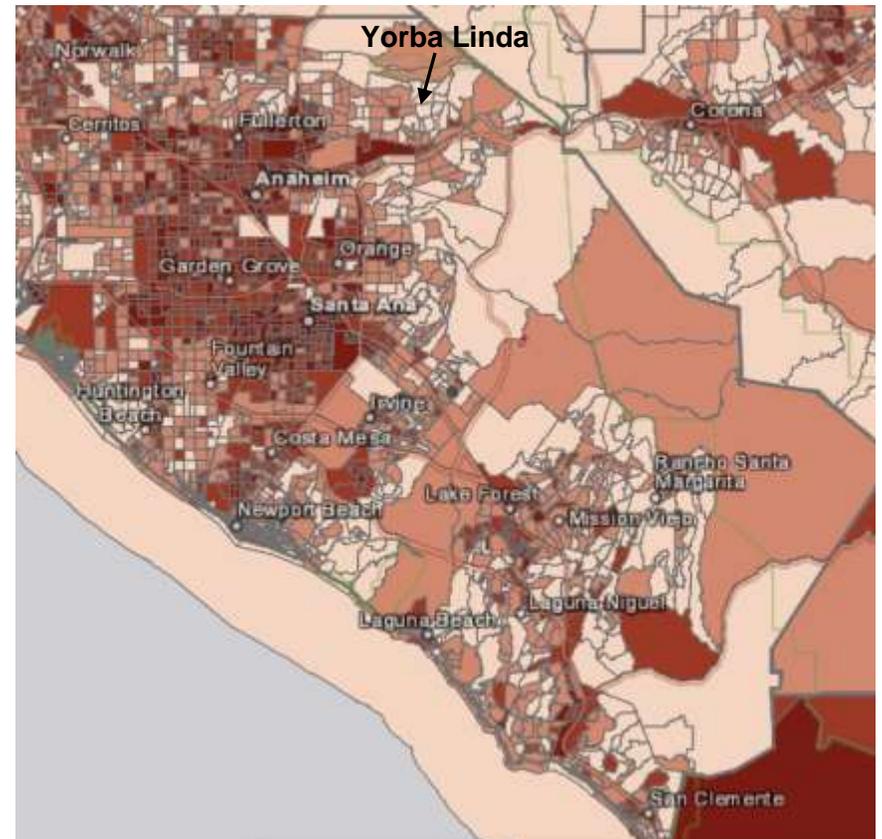
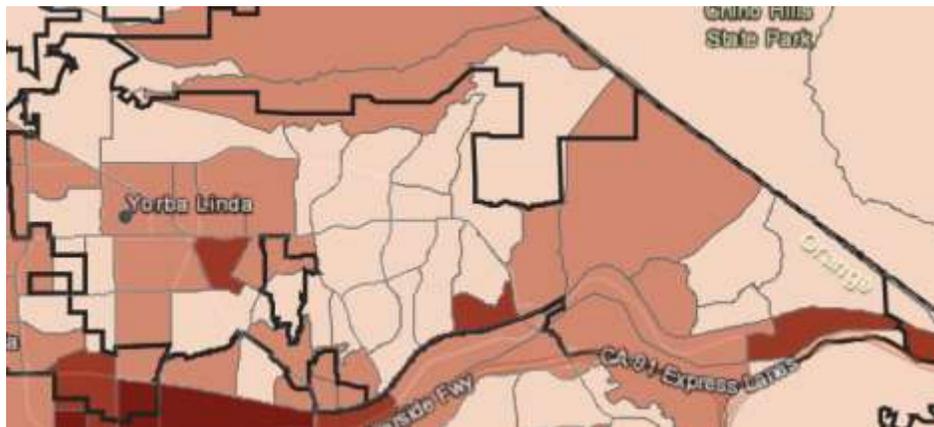


- City/Town Boundaries
- (R) Poverty Status (ACS, 2015 - 2019) - Tract
- < 10%
- 10% - 20%
- 20% - 30%
- 30% - 40%
- > 40%

County of Los Angeles, Bureau of Land Management, Esri, HERE, Garmin, USGS, EPA, NPS, Esri, HERE, Garmin, © OpenStreetMap contributors, and the GIS user community

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Figure B-11: Percentage of Low and Moderate Income Households in Yorba Linda and Orange County



City/Town Boundaries
 (A) Low to Moderate Income Population (HUD) - Block Group
 < 25%
 25% - 50%
 50% - 75%
 75% - 100%

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D. RACIALLY OR ETHNICALLY CONCENTRATED AREAS

1. Racially/Ethnically Concentrated Areas of Poverty

The HUD database website (<https://data.world/hud/recap>) defines Racially or Ethnically Concentrated Areas of Poverty (R/ECAP) threshold as an area that must have a non-white population of 50 percent or more. For 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” (HUD RECAP dataset website). According to the HUD database, no Yorba Linda census tracts are R/ECAP areas. Additionally, none of the County AI maps indicate Yorba Linda as having R/ECAP tracts. The County AI identifies four R/ECAPs: two located in Santa Ana and two located in Irvine.

According to HUD’s AFFH data, census tract 218.02 (located on either side of the Imperial Highway and divided by Yorba Linda Boulevard) and tract 218.27 (located in the eastern portion of the City) experience higher exposure to poverty than other areas in the City. The score for Tract 218.02 is 56 and Tract 218.27 is 65. The other tracts in the City have scores in the 70s to the 90s.

2. Racially/Concentrated Areas of Affluence

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.⁶ While HCD does not have a standard definition for RCAAs, looking at the percentage of the White population and median household income can provide a good indicator for areas of affluence.

Table B-3 looks at the median household incomes of White residents in Yorba Linda as well as the County as a whole. As can be seen, the percentage of White residents in Yorba Linda is higher than the County. While the overall median income in Yorba Linda is higher than the County’s (\$129,391 in Yorba Linda versus \$85,398 in the County) the median income of Whites is lower than the median income of the overall population in the City. The 2014-2018 ACS shows in Yorba Linda that the median income of Hispanic residents is \$122,991, White residents is \$125,343, Black residents is \$133,750 and Asian residents is \$157,155. Based on this information, Yorba Linda is an Area of Affluence but, on average, there is little disparity in income levels among the City’s racial and ethnic groups.

⁶California Department of Housing and Community Development, *Affirmatively Furthering Fair Housing: Guidance for All Public Entities and for Housing Elements*, April 2021 Update.

Table B-3: White Median Household Income and Population – Yorba Linda and Orange County

	Yorba Linda	Orange County
Median HH Income		
White Alone	\$125,343	\$97,369
All Households	\$129,391	\$85,398
% of White Population	59%	40%

Source: U.S. Census 2000; ACS 2014-2018

E. DISPARITIES IN ACCESS TO OPPORTUNITY

Since 2017, the California Fair Housing Task Force has provided research, evidence-based policy recommendations and other strategic recommendations to HCD and other state agencies to further fair housing goals. Part of this research involves opportunity mapping. Areas of opportunity are places that provide resources people need to thrive, including education, quality employment, transportation and low poverty.

The most recent opportunity maps (known as TCAC/HCD Opportunity Maps) were adopted in December of 2020. The following indicators were used by the Task Force to determine the opportunity level by census tract as well as an indicator score (0-100) for each category:

- **Economic**
 - *Poverty* – percent of population with income above 200% of federal poverty line
 - *Adult Education* – percent of adults with a bachelor’s degree or above
 - *Employment* – percent of adults ages 20-64 who are employed in the civilian labor force or in the armed forces
 - *Job Proximity* – number of jobs filled by workers with less than a BA that fall within a given radius of each census tract population
 - *Median Home Value* – value of owner-occupied units

- **Education**
 - *Math and Reading Proficiency* – percentage of 4th graders who meet or exceed math and literacy proficiency standards
 - *High School Graduation Rates* – percentage of high school cohort that graduated on time
 - *Student Poverty Rate* – percentage of students not receiving free or reduced-price lunch

- **Environmental**
 - *CalEnviroScreen 3.0 indicators* - such as Ozone, PM2.5, drinking water – the higher the index score, the greater the exposure.

Figure B-12 shows the TCAC/HCD Opportunity Areas and Housing Element Sites Inventory for the City. Table B-4 identifies the resource levels by census tract and the corresponding scores for economic, education and environmental indicators.

Figure B-12: TCAC/HCD Opportunity Areas



Table B-4: Yorba Linda Opportunity Resource Levels

Census Tract	Resource Level	Indicator Score		
		Economic	Education	Environmental
117.17	Highest	75	97	24
117.18	Highest	86	95	54
218.02	High	57	79	25
218.09	High	84	77	40
218.10	High	70	73	42
218.12	High	87	69	20
218.15**	Highest	93	96	7
218.16	Highest	62	100	24
218.17	Highest	67	98	36
218.20	Moderate	71	61	31
218.22	Highest	82	97	16
218.23	High	59	98	19
218.24	Highest	70	96	39
218.25	High	80	95	18
218.26	Moderate	42	93	13
218.27	High	52	93	16
218.28	High	83	90	14
218.29	Highest	80	98	25
218.30	Highest	88	90	40
219.24**	High	47	94	10

Source: California TCAC Opportunity Mapping Homepage, Open Street Map and CARTO/Otherings & Belonging Institute December 2020.

**Tracts 218.15 and 219.24 cover large areas outside of Yorba Linda city boundaries.

Of the twenty census tracts within the City, two are designated as having a “moderate” resource level on the TCAC map. The remaining 18 tracts have either a “high” or “highest” resource level. Tracts identified as having moderate resources include tract 218.20, located at the southwestern edge of the city adjacent to Placentia, and tract 218.26, located at the southeastern edge of the city immediately north of the Santa Ana River. Table B-5 below takes a closer look at these two tracts.

Table B-5: Census Tracts 218.20 and 218.26

	Census Tract	
	218.20	218.26
TCAC Resource Level	Moderate	Moderate
TCAC Economic Index	71	42
TCAC Education Index	61	93
TCAC Environmental Index	31	13
Race/Ethnicity		
White	59%	63%
Black	1%	2%
Asian/Pacific Islander	24%	17%
Hispanic	15%	17%
Low Poverty Score	90	95
% of Population in Poverty	2.3%	3.0%
% of Population that is Disabled	7.6%	9.6%
Total #/Type of Housing	1,400 units 91% are Single Family	1,099 units 47% Single Family 52% Multi Family
Age of Housing Stock		
<30 yrs old	45%	22%
>30 yrs old	55%	78%
% Owner/% Renter Households	88% owner 12% renter	50% owner 50% renter
# of Housing Choice Vouchers	0	0
% of Total Rental Units that are Affordable for ELI and VLI Households	<2%	2%
City Rehab Grants	0	2
Overcrowding		
Owner	2%	0%
Renter	0%	6%
Severe	0%	4%

	Census Tract	
	218.20	218.26
Overpayment		
Owner (>30%)	28%	33%
Renter (>30-50%)	19%	33%
Severe (>50%)	36%	39%
Land Uses	Varying Residential Uses, Open Space	Varying Residential Uses, Manufacturing, General Commercial, Open Space

Source: HUD AFFH Mapping and Data Tool; California TCAC Opportunity Mapping Homepage, Open Street Map and CARTO/Otherings & Belonging Institute; City of Yorba Linda Zoning Map, ACS 2014-2018.

Yorba Linda makes up the majority of Tract 218.20 and this portion is entirely single-family homes. The multifamily portion of the Tract is located in the adjacent city of Placentia. A significant portion of the single-family neighborhood consists of large ranch-style homes in a rural setting. Due to the rural feel, there are intentionally no sidewalks in this area, which may make walkability more of a challenge.

Tract 218.26 includes a variety of land uses, including residential. One of the County Fire Stations (#53) is located in this Tract, as is a library annex.

A visual survey in 2021 found that most of the homes in these two census tracts are in decent condition. One neighborhood in Tract 218.20 was in need of some yard maintenance. These neighborhoods, like much of the northern part of Orange County, have homes that were built over 50 years ago. Housing age and the need for more maintenance is a larger issue here compared to the newer developed areas of Yorba Linda.

The City's Capital Improvements Plan (CIP) identifies the following improvements in these areas:

Tract 218.20 –

- Lakeview Ave Street Improvements (Yorba Linda Blvd to South City Limits)
- Lakeview Ave/ Buena Vista Ave Intersection Improvements
- Pavement Rehabilitation
 - ADA Ramp program
- Highland Ave Trail Design/Construction

Tract 218.26 –

- Savi Ranch Parkway Improvements
- Yorba Linda Blvd Widening (La Palma Ave to Santa Ana Canyon Rd)
- Pavement rehabilitation
 - ADA Ramp program
 - Zone 7 Pavement rehabilitation (FY 24-25)

1. Education

In terms of educational opportunities, the County AI describes disparities in access across Orange County (pg. 144).

- Across all tracts in Orange County, non-Hispanic Whites exhibit the highest exposure to educational opportunity (index score of about 59) and non-Hispanic Asians second-highest (53). Hispanics have the lowest access to these opportunities (31), with non-Hispanic Blacks in between (46).
- Several jurisdictions score highly (index values at or above 60) on educational opportunity across all racial categories. These cities include Aliso Viejo, Huntington Beach, Irvine, Laguna Niguel, La Palma, Mission Viejo, and Rancho Santa Margarita.
- Other jurisdictions obtain low scores on the index. San Juan Capistrano has low educational opportunity, scoring below 10 on the index for all races/ethnicities. San Clemente, Anaheim, and Santa Ana fare similarly poorly, although non-Hispanic Whites score higher (39) than other race/ethnic groups in that city. Buena Park, Costa Mesa, Garden Grove, Orange City, La Habra and Westminster are other cities that struggle with educational opportunity, all with scores in the 30s to 40s on the composite education index.
- Finally, a few cities have educational opportunity patterns that mirror those of Orange County overall. Non-Hispanic Whites in Fountain Valley have high exposure to educational opportunity (scores of about 60), whereas Hispanics in the city do not (30). In both Fullerton and Tustin, Non-Hispanic Whites and Asians have much higher access than do Blacks and Hispanics.

As shown on the Opportunity Resource Table above (please refer to Table B-4), the overall education opportunity scores in Yorba Linda are high, with many Census Tracts showing scores in the 90s. The lowest education opportunity scores are in Tract 218.12 (69) and 218.20 (61). These tracts are in the southern portion of Yorba Linda and border the City of Placentia. Tract 218.12 has the highest percentage of Hispanic residents in the City.

The Southern California Association of Governments' (SCAG) Local Profile for Yorba Linda shows that the public school enrollment in the City increased by about 9.7 percent (approximately 718 students) from the year 2000.⁷ Yorba Linda is served by the Placentia-Yorba Linda Unified School District. According to the California Department of Education's School Dashboard website (www.caschooldashboard.org), the District has over 25,000 students. The racial/ethnic make up is: 43% Hispanic, 34% White, 16% Asian/Pacific Islander, 3% Two or more races, 2% Filipino and 1% African American. Approximately 38% of the District students come from socioeconomically disadvantaged households, 15 percent are English learners, almost 13 percent are homeless and 11 percent have disabilities. The District exceeds the state standards in both English Language Arts and Mathematics and has a 95 percent graduation rate.

⁷Southern California Association of Governments, 2019 Profile of the City of Yorba Linda. Center for Demographic Research, CSUF, Orange County Projections, Prepared July 18, 2018.

2. Economic

According to the County AI, there are significant disparities in access to economic opportunity in Orange County.

- Non-Hispanic White residents have the greatest access to economic opportunity. Asian and Pacific Islander residents (49), Native Americans (46), and Black residents (46) have lower index scores in the high to mid-40s. Hispanic residents (32) have the lowest access to economic opportunity of all racial and ethnic groups in Orange County.
- Among residents living below the poverty line, there are significant disparities between groups. White residents have the highest economic opportunity score (30) followed by Black residents (27) and Asian Americans and Pacific Islanders (23). Poor Native Americans and Hispanic residents have the lowest economic opportunity scores (19).
- Economic Opportunity Index scores are generally lower in North Orange County than in South Orange County.
- Areas in Orange County with the highest index scores tend to have large concentrations of non-Hispanic and Asian residents.

The Census Tract in Yorba Linda with the lowest economic opportunity score is Tract 218.26. This tract is located in the southeastern portion of the City and is one of the two “Moderate” Opportunity Resource areas as shown in Figure B-12 and Tables B-4 and B-5.

Two factors in measuring the Economic Opportunity Score are job proximity and labor market engagement. In Orange County, job proximity tends to be located along the main thoroughfares. A Local Profile report for Yorba Linda prepared by the Southern California Association of Governments (SCAG) listed the number of jobs in the City at 17,522, a decrease of 9.6 percent from 2007⁸. The report also stated that in 2018, the mean travel time to work was 32.9 minutes compared to 27.4 minutes Countywide. In terms of labor market engagement, the HUD AFFH data tool shows Yorba Linda having high labor market index scores, with the lowest numbers being in Tract 117.18 (58) and Tract 218.26 (57). Yorba Linda is similar to much of the east, south and coast locations of Orange County. Central cities in the County such as Santa Ana, Garden Grove and Westminster have much lower labor market engagement in general.

Supporting continued economic growth and health is important for Yorba Linda. One example of how this can happen is one housing site that has been identified as part of this Element. The Bryant Ranch Shopping Center in tract 218.26, which will be designated with a Mixed Use Overlay, will provide for multi-family residential to be integrated within this ten acre site and likely serve as a catalyst for improvements to the older shopping center.

3. Transportation

According to the County AI, low transportation cost index scores as well as transit index scores are generally higher in North Orange County than in South Orange County. Scores are generally higher in jurisdictions with greater levels of density. While the transit trip index for Yorba Linda’s transit trips are generally high, those with lower scores (mid 60s) tend to be

⁸ Southern California Association of Governments, 2019 Profile of the City of Yorba Linda. Center for Demographic Research, CSUF, Orange County Projections, Prepared July 18, 2018.

located in the eastern portion of the City, where density is lower in the hillsides. This is similar to the eastern portion of the County and cities in the south. The Orange County Transportation Authority has bus routes and schedules, including those that stop in Yorba Linda and the surrounding cities of Placentia, Brea and Anaheim.

4. Environmental

The County AI addresses environmental opportunities Countywide:

- Countywide, there are disparities across racial/ethnic groups in access to environmental opportunities, measured as lower exposure to and effects from pollution. Across all tracts in Orange County, non-Hispanic Whites exhibit the highest access to environmentally healthy neighborhoods (index score of about 54). All other racial/ethnic groups obtain lower index scores in the 40s: Hispanics score lowest at 41, followed by non-Hispanic Blacks (45), non-Hispanic Asian/Pacific Islander (47), and non-Hispanic Native American (48).
- Several jurisdictions score especially highly on environmental opportunity across all racial categories. Laguna Niguel, Aliso Viejo, Mission Viejo, and Rancho Santa Margarita all have index scores in the 70s to 90s for all racial and ethnic groups. Fountain Valley and Huntington Beach also have higher access to environmental health, scoring in the 50s to low-70s on the index.
- Other cities are low-scoring across the board. Orange City, La Habra, and Fullerton are the least environmentally healthy, with index scores in the 20s. Anaheim, Buena Park, Irvine, Santa Ana, and Westminster also have low access to environmental opportunity, scoring in the 30s to 40s on the index.

As seen in Table B-4, the Environmental Index scores range from 7 to 54 in Yorba Linda for the TCAC Environmental Score. This score is based on the *CalEnviroScreen 3.0 indicators* - such as Ozone, PM2.5, drinking water where the higher the index score equals the greater the exposure.

F. DISPROPORTIONATE HOUSING NEEDS AND DISPLACEMENT RISK

1. Housing Vacancy

As described in the Needs Assessment, the 2014-2018 residential vacancy rate in Yorba Linda is estimated at 5 percent for rental units, indicating a healthy market. Meanwhile, the vacancy rate for ownership units was 0.4 percent, highlighting a pent up demand for ownership housing.

2. Cost Burden/Housing Overpayment

Overpayment is an issue for Yorba Linda residents, particularly for low income households. Approximately 36 percent of owner households are spending more than 30 percent of their income on housing (it is 40% Countywide). Approximately 35 percent of renter households face overpayment (compared to 27% Countywide) and 27% face severe overpayment (comparable to the County). Almost all renter households earning less than \$20,000 a year face either overpayment (8%) or severe overpayment (87%). The impact of housing overpayment on Yorba Linda's lower income households is significant, with the community's special needs populations – seniors, persons with disabilities, and female-headed households with children - most vulnerable to losing their housing due to an inability to pay.

The HUD AFFH Data tool shows that that the area of the City with the most affordable rental units are located along Imperial Highway. In Tracts 218.02 and 218.09, approximately 30 percent of the rental units are affordable (for Extremely Low and Low Income Households). The location of these units are similar to many other parts of the County – close to major highways, such as I-5 and the 405 Freeway and in the core areas of the communities.

3. Overcrowding

The State defines an overcrowded housing unit as one occupied by more than 1.01 persons per room (excluding kitchens, porches, and hallways). A unit with more than 1.51 occupants per room is considered severely overcrowded. The incidence of overcrowded housing is a general measure of whether there is an available supply of adequately sized housing units.

Owner overcrowding in Yorba Linda is very minor, with one percent of owner households experiencing overcrowding and less than one percent facing severe overcrowding (Orange County has three percent overcrowding and one percent severe overcrowding). Yorba Linda's renters experience more overcrowding conditions than owners (7% for renters versus 1% for owners). While renter overcrowding has increased since 2010, when it was measured at 4 percent for these households, the percentage is still lower than the County as a whole (10%). Severe renter overcrowding is at one percent, while it is at six percent Countywide.

4. Displacement Risk

All of the City's affordable rental projects (totaling 657 lower income affordable rental units) have long-term affordability restrictions and none are at-risk of conversion to market rate.

The Urban Displacement Project shows the Census Tracts throughout the County by level of displacement risk⁹. The areas most susceptible to displacement in north Orange County are portions of Buena Park, Fullerton, Anaheim and Garden Grove. Figure B-13 shows the displacement levels for Yorba Linda. A vast majority of the City's housing is only available to high income households and prices/rents continue to increase. Tracts 218.02 and 218.26 have housing that is still affordable for moderate income households, but there is risk that increases in housing prices and rents will cause moderate households to be priced out of these areas.

5. Substandard Housing

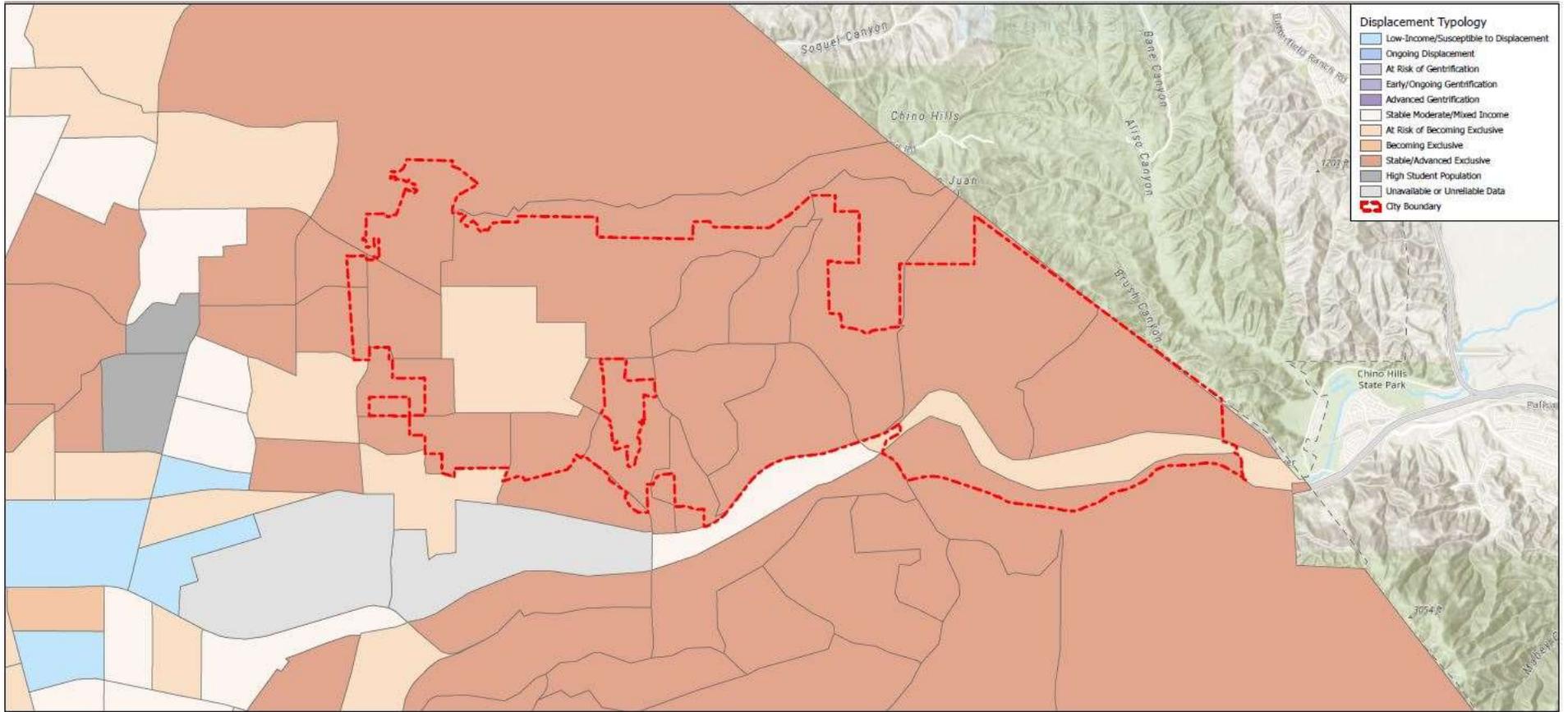
Three-fourths of Yorba Linda's housing stock was 30 years or older in 2020 (built prior to 1989) and almost half is 40 years or older (built prior to 1979). Despite the age of its housing, problems with property maintenance and housing deterioration have not been a significant issue thus far in Yorba Linda. Nonetheless, given the community's aging housing stock, combined with a growing senior population who may face difficulties maintaining their homes, both code enforcement and housing rehabilitation programs remain important. Between 2014 and 2019, the City provided rehabilitation assistance to 96 households using CDBG funds. Two of these households were located in Tract 218.26; one received assistance for front yard landscaping while the second was for a slab leak repair. The City also conducts ongoing code enforcement, and between 2014-2019, the Community Preservation Division performed 8 forced abatements on residential properties to bring these properties into compliance with City codes.

The 2014-2018 American Community Survey estimates the number of housing units without kitchen facilities and/or complete plumbing, another indicator of the condition of the housing stock. Within Yorba Linda, the ACS identifies 285 occupied dwelling units as lacking complete kitchen facilities, representing 1.2 percent of the City's households. A total of 54 units were identified as lacking plumbing, which is 0.2 percent of households. These percentages are similar to the County, where substandard conditions affect 1.5 percent of the housing stock (1.2% lacking complete kitchen facilities and 0.3% lacking plumbing facilities).

The City will continue the Residential Rehabilitation Program and Housing Community Preservation and Abatement program to help assist with rehab and repair needs in Yorba Linda.

⁹ Urban Displacement Project, <https://www.urbandisplacement.org/los-angeles/los-angeles-gentrification-and-displacement>, March 2021.

Figure B-13: Displacement Risk



6. Homelessness

As described in the Needs Assessment of this Element, the latest Point-In-Time Homeless County and Survey in 2019 counted 2,765 individuals in the North Service Planning Area (North SPA). Yorba Linda had one unsheltered individual located in the City on the night of the PITS count. Yorba Linda is actively involved with local and regional initiatives to help the homeless, including:

- Participating in the North SPA to develop a regional approach to address homelessness, including the development of two Navigation Centers in the region. These Navigation Centers will be located in Buena Park and Placentia and will provide a variety of services to the homeless including shelter (Buena Park – 100 beds, Placentia – 100 beds), health resources, substance abuse services, job skills and the opportunity to reunite with family and friends.
- One City Council member is appointed to represent Yorba Linda on the Orange County Bridges at Kraemer Place Advisory Board. Bridges at Kraemer Place is a year-round emergency shelter located in Anaheim that serves 200 men and women;
- Through the Orange County Sheriff's Department, the City has its own Homeless Liaison Officer (HLO) assigned to patrol and provide resources to the homeless community. HLOs receive additional training on mental illness and how to connect the homeless population with available services and resources; and
- Yorba Linda's affordable housing program that extends both home ownership and rental housing opportunities to low- and moderate-income households in the city. A list of affordable housing locations (including those for seniors) is included on the City's website.

7. Local Knowledge

Neighborhood Development and Housing

As described earlier in the Needs Assessment of this Element, the City of Yorba Linda primarily developed between 1960 and 1990. Approximately 70 percent of the housing stock was built during this 30-year period. Generally, the western portion of the City developed first with the central east area developed in the 1980s.

Historical Patterns Due to Racial Covenants

Despite the majority of the housing stock being built after 1960, similar to many communities, evidence of racial covenants may still be present in Yorba Linda. While the Supreme Court ruling in 1948 banned the use of racial covenants on property deeds, this language can still exist for properties built prior to 1948 since there has not been a systematic way to remove the language. In 2020, the Orange County Clerk Recorder was going through the process of removing this language on property deeds¹⁰. In September of 2021, the Governor signed AB 1466 into law, which requires the County recorder of each County to establish a program to redact unlawful covenants.

¹⁰ www.nbclosangeles.com, September 22, 2020.

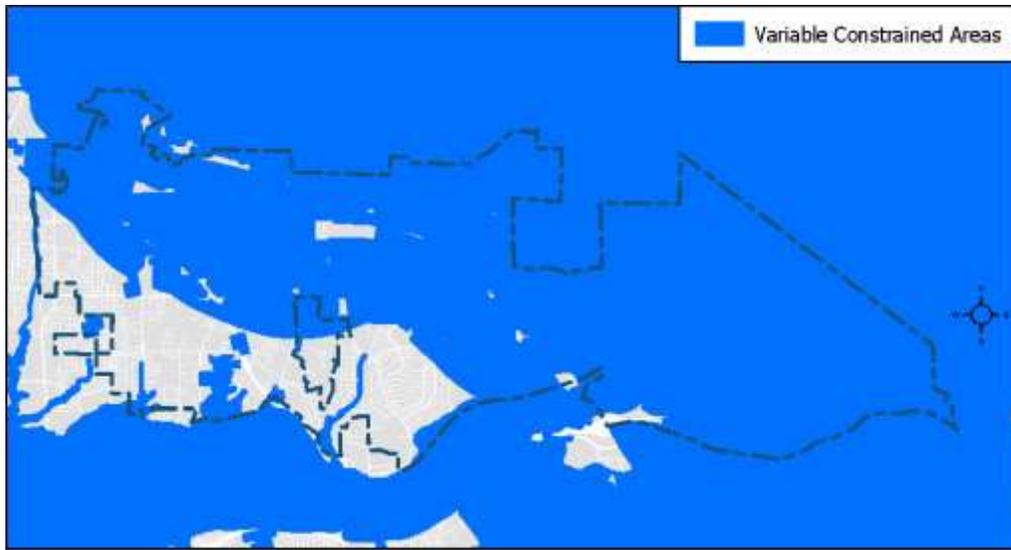
Environmental and Topography Constraints

Similar to many communities building near hillside areas, Yorba Linda has many growth constraints that hinder development. Per State law, the Southern California Association of Governments (SCAG) has established a growth vision that forecasts development patterns in priority growth areas while avoiding areas considered to be absolute constraints (e.g. existing open space, conserved land, military use, farmland, etc) and variable constraints (e.g. wildland urban interface, agriculture-grazing land, 500-year flood plains, wildfire-prone areas, and natural land and habitat corridors).¹¹ The figures below illustrate this information (Source for all the figures is the City of Yorba Linda)

Figure B-14: Absolute Growth and the City of Yorba Linda



Figure B-15: Variable Growth Constraints and the City of Yorba Linda



¹¹ City of Yorba Linda Regional Housing Needs Assessment Appeal Summary and Connect SoCal, Sustainable Communities Strategy Technical Report.

Figure B-16: Wildland Urban Interface Constraints in Yorba Linda

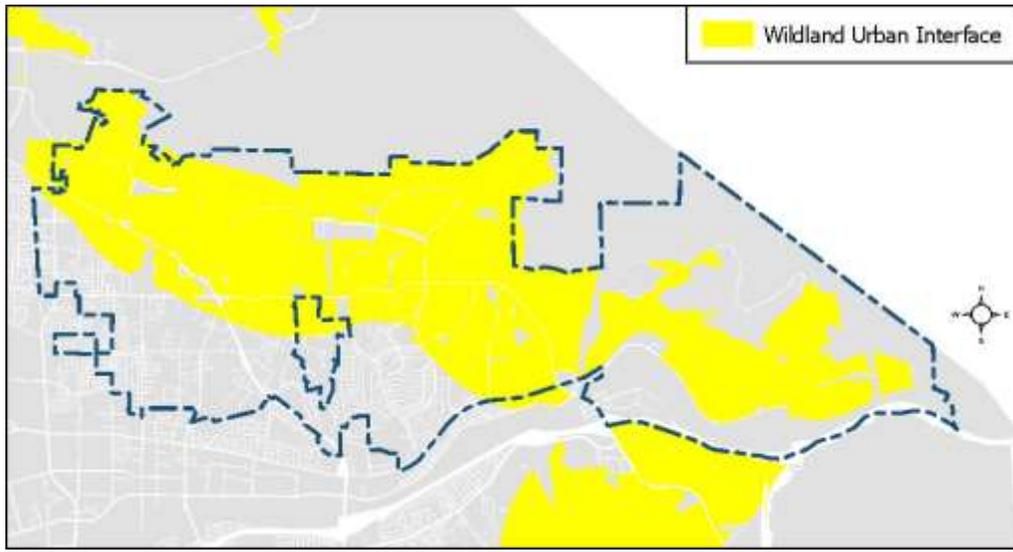


Figure B-17: FEMA Flood Zones in Yorba Linda

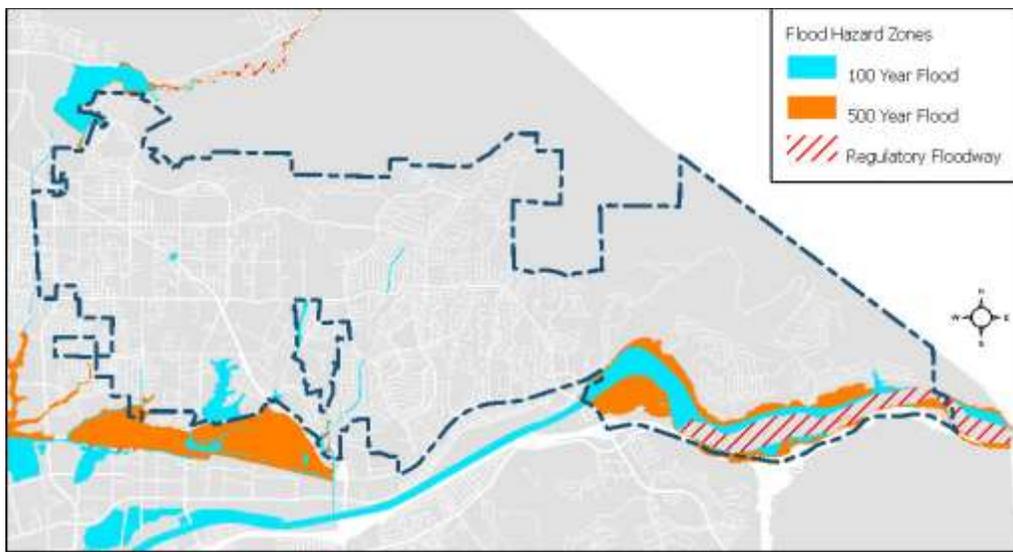


Figure B-18: Very High Fire Hazard Severity Zones in Yorba Linda

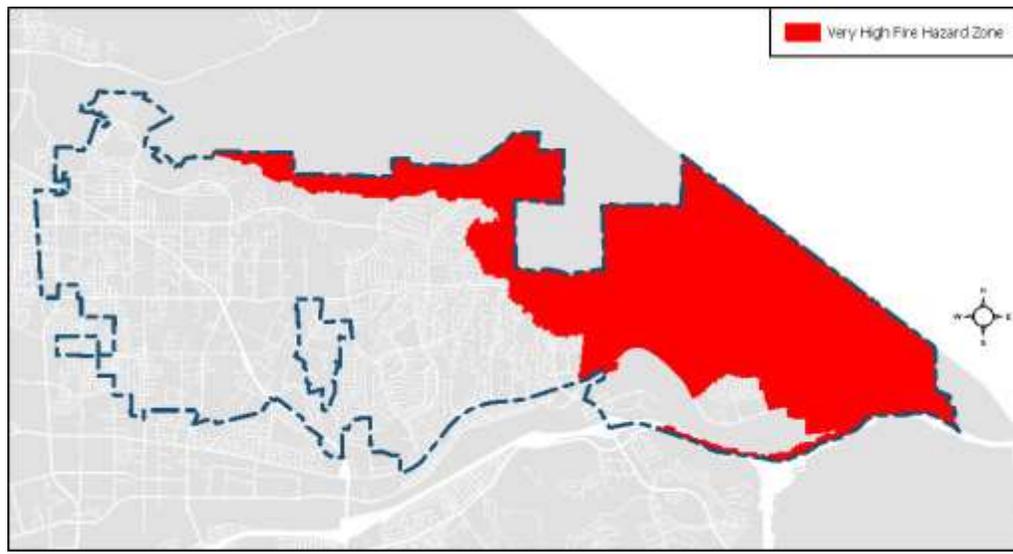


Figure B-19: Landslide Zones in Yorba Linda

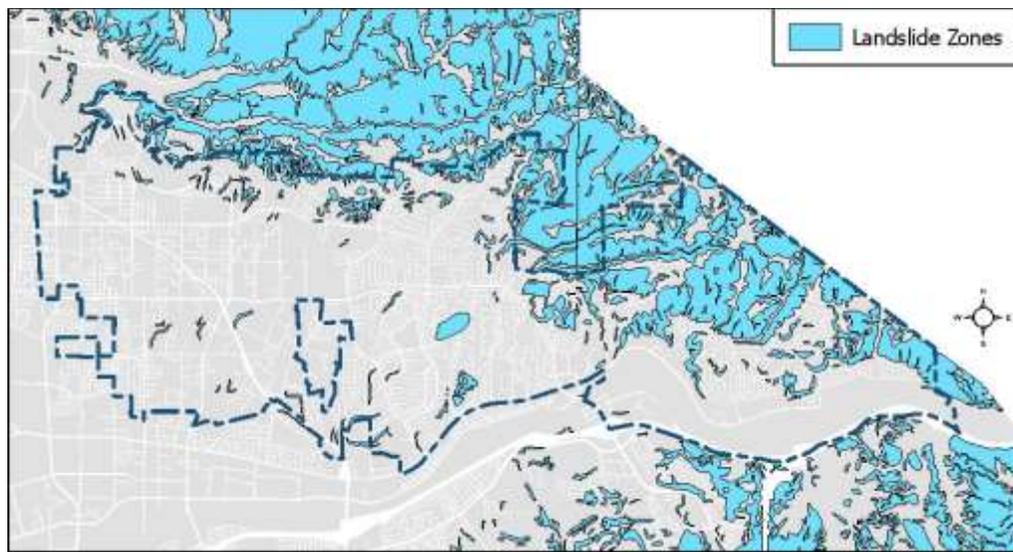


Figure B-20: Liquefaction Zones in Yorba Linda

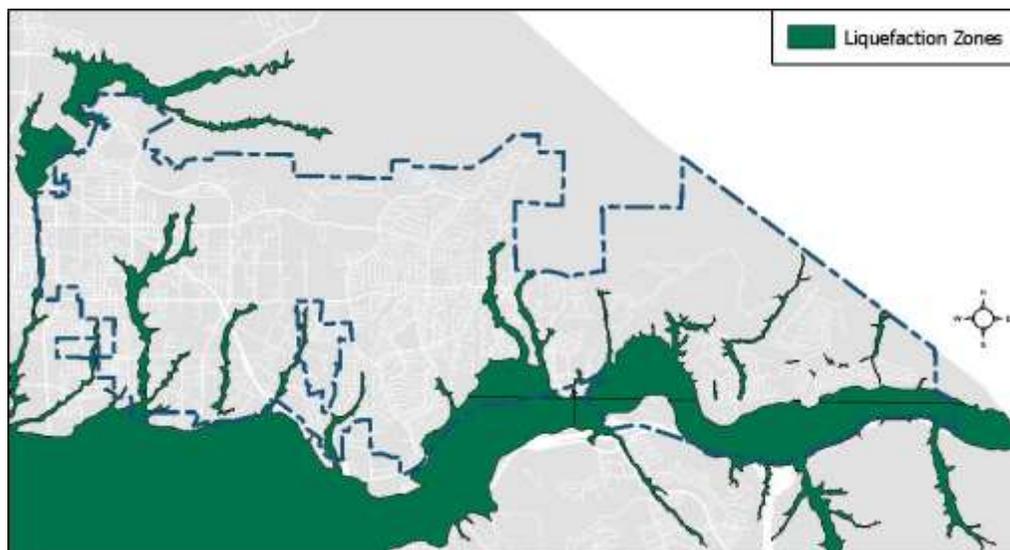


Figure B-21: Endangered Species Zones in Yorba Linda



Figure B-22: Earthquake Fault Zones in Yorba Linda

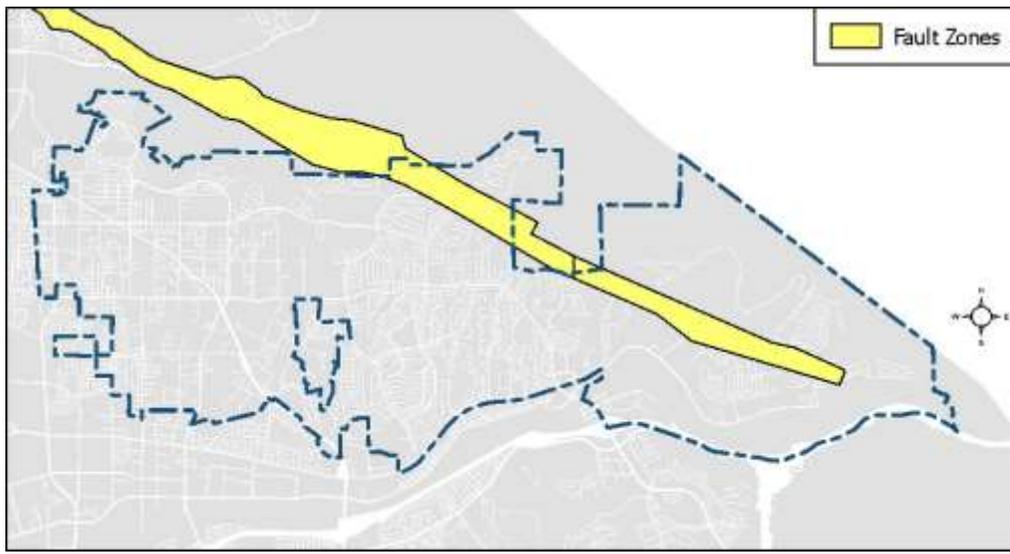


Figure B-23: Wells in Yorba Linda

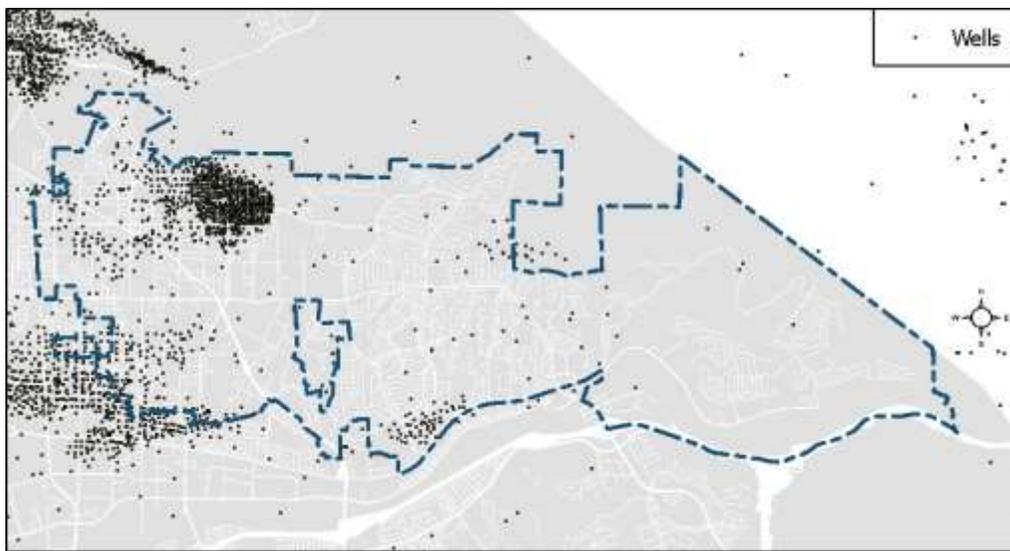
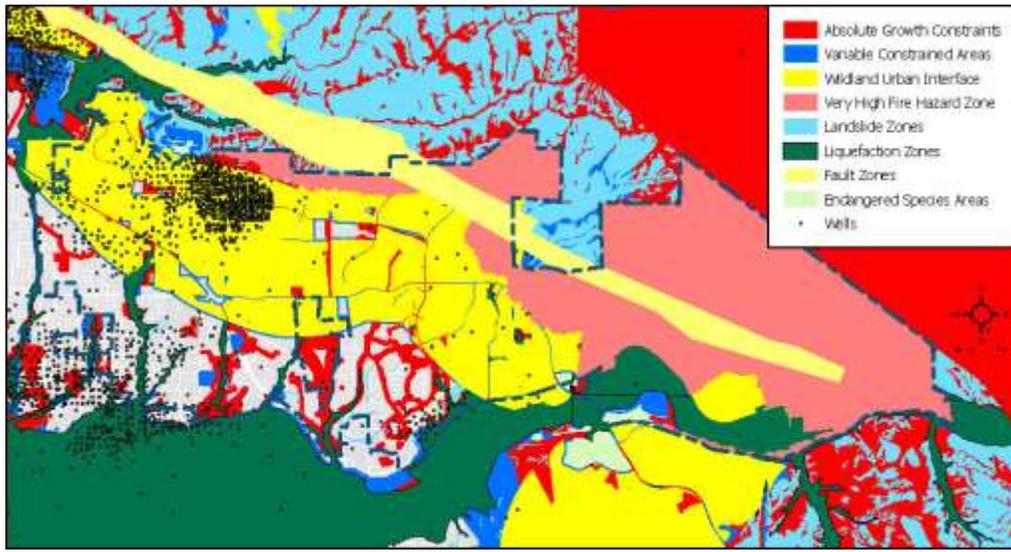


Figure B-24: All Constraints in Yorba Linda



These maps illustrate that Yorba Linda has significant environmental constraints in a large portion of the City. These constraints limit the amount and type of growth that can safely be developed outside of infill locations within existing developed areas.

Measure B (Yorba Linda Right-To-Vote Amendment)

Measure B is a citizen sponsored, voter-approved initiative, incorporated within Yorba Linda's Municipal Code. This measure was in large part a reaction to the potential development contemplated in the Town Center/Downtown redevelopment project area. By way of background, in 2003 the City Council adopted the Downtown Master Plan which focused on Main Street revitalization and was widely supported by the community. The City Council subsequently entered into an exclusive negotiating agreement with a developer to implement the Master Plan and develop the downtown area with added commercial space and housing. With the City's adoption of the Town Center Planned Development Zoning Regulations in December 2005, community opposition mounted as residents didn't feel the City Council was transparent in permitting 501 housing units and 560,000 square feet of commercial space in the Town Center, along with the Council's last minute inclusion of a new planning area (Yorba Station) that hadn't been vetted with the community or the center owners or merchants. Due to the community's reaction and under threat of referendum, the City Council subsequently rescinded their approval of the Zoning Regulations and dismissed the developers in February 2006. The same citizens group that opposed the Town Center later formulated Measure B, which was passed by the electorate in June 2006.

Measure B requires a majority vote of the electorate for major amendments to "planning policy documents" that increase residential density above the currently allowed density. These planning policy documents include: General Plan Land Use Element; Land Use Policy Map; Zoning Code; Zoning Map; Specific Plan; or Development Agreement.

Major amendments to these planning policy documents are defined to include any of the following changes to the development standards which:

- Increase the number of residential units which may be constructed on a parcel designated for residential uses
- Increase the number of separate parcels which may be created from an existing parcel
- Changes any residential land use to allow any other land use
- Changes any non-residential land use to allow any residential land use greater than ten (10) net dwelling units per acre or allow mixed-use
- Increases the allowed maximum height of development
- Provides for the private development of land owned by a government entity within five years of the date of the approval to develop the land
- Repeals any of the Planning Policy Documents

Measure B also establishes a maximum height of 35 feet for all structures in the City. Exempted from the height limit are church steeples, public schools, and other structures exempted by state or federal law.

A key focus of Yorba Linda's 2008-2014 Housing Element was to identify suitable sites to accommodate the City's regional housing needs for all income levels. Default densities of 30 units per acre are typically needed to accommodate affordability for lower income households, and densities of 10 to 20 units per acre are necessary for moderate income households. After an extensive public process, an inventory of 14 sites were identified for rezoning and were incorporated within the Element adopted by City Council in October 2011. The City then undertook a 2008-2014 Housing Element Implementation Measure B Election Community Outreach Program. A Measure B vote was placed on the June 5, 2012 Primary Election and separated into two measures, the Savi Ranch Planned Development (Measure H) and nine rezoning sites (Measure I). Both Measures H and I received a majority vote of the Yorba Linda electorate.

While the 5th cycle, 2014-2021 Housing Element did not require a Measure B vote, given the significantly higher RHNA allocated to the City for the 6th cycle Housing Element, additional rezoning will be necessary. Similar to the prior vote, the City will initiate the Measure B election, and pay for all costs associated with the ballot measure. Housing Element Program #8 details the steps involved in rezoning and conducting the Measure B election.

Development Patterns in Yorba Linda

Due to the historical development and environmental constraints described above, Aa majority of the housing stock in Yorba Linda is single-family homes (88 percent) and owner occupied units comprise 84 percent of the units in the City. However, Yorba Linda has worked on bringing multi-family and rental options into various parts of the City, most notably the Savi Ranch site that is in the southeast portion of the City and has two affordable housing projects.

The City's continued efforts for affordable housing will be done with the input of the Yorba Linda residents as well as local advocacy groups including: The Kennedy Commission, Making Housing Happen and People for Housing O.C.

Infrastructure and Accessibility Improvements

Several infrastructure and accessibility improvements have occurred or are planned in Yorba Linda. With CDBG funds, there is an ongoing program for ADA ramp modifications throughout the City. These include the moderate access to opportunities tracts (218.20 and 218.26) described earlier in this appendix.

Accessibility improvements have recently been made to City Hall, including the Council Chambers. Also, the City's website update that occurred three years ago included it being fully compliant with accessibility standards.

PART 3. SITES INVENTORY

1. Proposed Sites

Figure 1 in Appendix C shows the sites inventory for this RHNA cycle. As described in the Housing Resources section of this Housing Element, Yorba Linda's site inventory consists of the following components:

- **Projects with Entitlements -**
 - ETCO Homes project – senior, continuing care facility with 82 independent living units, 76 assisted living units and 82 units for residents with memory care needs.
 - West Bastanchury project – 23 homes are being developed on the 13.1 acre site.
- **Sites with Zoning in Place –**
 - Postal Annex and self-serve car wash site was rezoned as part of Yorba Linda's 4th cycle Housing Element.
 - Town Center Specific Plan area has limited opportunities for residential mixed use.
- **Accessory Dwelling Units -** Between 2018-2020, the City has approved 31 ADUs or approximately 10 ADUs per year; however, in 2021, the City has seen a trend of approximately one ADU application per week (or 50 per year). This has been accomplished without any public outreach or promotion of the ADU opportunity. Given Yorba Linda's growing track record in providing ADUs, combined with the additional incentives of fee waivers, pre-approved plans, and ADU promotion and outreach, the sites inventory projects a minimum of 138 new ADUs to be produced annually, or 1,100 over the 2021-2029 planning period.¹² The projected affordability of these ADUs is based on SCAGs Regional Accessory Dwelling Unit Affordability Analysis (December 2020).
- **Sites for Rezoning -** A rezone program has been included in the Housing Element (Program #8) to fulfill the requirements of Government Code section 65583.2(h). More than half of Yorba Linda's shortfall in its lower income RHNA will be accommodated

¹² City staff had a consultation meeting with HCD staff on March 24, 2021, to discuss the City's projection for 1,100 ADUs during the planning period. HCD confirmed that this program would be an acceptable approach provided the City committed to the fee waiver, pre-approved plans, and mid-cycle monitoring provisions.

on sites designated for exclusively residential use, therefore the City will not be subject to requirements to allow 100 percent residential on mixed use sites. A key tenet of Yorba Linda's approach to providing sites to address its lower income housing needs will be through the creation of several new Housing Overlay zones: an Affordable Housing Overlay, a Mixed-Use Housing Overlay, and a Congregational Land Overlay. The City has contracted with an urban design consultant to conduct site visits and create site development concepts as a foundation for establishing recommended development standards for each of the overlay zones such as height limits, parking requirements, setbacks and transitional height requirements.

- Housing Resulting from Duplexes and Lot Splits in Single Family Zones (SB 9)

Senate Bill 9, effective January 1, 2022, allows property owners to split a single-family zoned lot into two lots and/or place up to two housing units on a single-family zoned lot.

The creation of duplexes and/or lot splits on single-family parcels under SB 9 are subject only to ministerial review, and are exempt from environmental review under CEQA. Yorba Linda Planning staff have been receiving numerous inquiries from property owners about the ability to add additional housing under SB 9, and in September 2021, the Yorba Linda Planning Commission authorized staff to initiate an amendment to the Zoning Code to address this new legislation.

UC Berkeley's Turner Center for Housing Innovation has conducted a study to assess the potential impact of SB 9 on housing supply. Through use of an economic model to test market feasibility on existing parcels with detached single-family homes, the Turner Center study indicates that approximately ten percent of Orange County's single-family parcels would be financially feasible to develop under SB 9's provisions. Within the City of Yorba Linda, the study identifies approximately 2,600 additional units that would become market feasible under SB 9. While it is premature to forecast production, the increase in development capacity under SB 9 will certainly contribute to addressing a portion of Yorba Linda's housing needs.

Development under SB 9 will help to affirmatively further fair housing (AFFH) in Yorba Linda by providing the opportunity to integrate smaller-scale housing within higher-resource, single-family neighborhoods. In addition, the ability to convey new units under separate ownership affords a wider range of financing options for property owners than are available for ADU construction. According to the Turner Center study, there are few loan products available to finance the construction of ADUs, and those that are available often do not cover the entire cost of development. Development under SB 9 will expand homeownership opportunities for modest income households who will be able to apply for a traditional mortgage to purchase the home.

Table B-6 (from the Housing Resources section of this Element), shows the potential housing units during the planning period.

Table B-6: Potential Housing Units during 2021-2029 Planning Period

Income Levels	Very Low	Low	Moderate	Above Mod	Total
2021-2029 RHNA Targets	765¹	451	457	742	2,415
Existing Zoning					
Entitled Projects (post 6/30/2021 occupancy)				181	181
Town Center Specific Plan			31		31
RM-30			12		12
Accessory Dwelling Units	100	172	120	8	400
Existing Site Capacity	272		163	189	624
RHNA Shortfall	(944)		(294)	(553)	(1,791)
Rezone Sites					
Planned Development			64	130	194
RM			129	209	338
RM-20	40		26	40	106
Affordable Housing Overlay	710			72	782
Mixed Use Housing Overlay	26		136	163	325
Congregational Land Overlay	355				355
Total Site Capacity (Existing + Rezone Sites)	1,403		518	803	2,724
RHNA Buffer	+187		+61	+61	+309

2. Analysis of Sites and AFFH Data

The following is a summary of comparing the proposed site locations with the data in this Appendix. Overall, the sites inventory helps to expand housing options and promotes a pattern of interspersed multi-family residential uses rather than in concentrated locations. The analysis below illustrates that Yorba Linda's sites inventory: (1) improves integration; (2) does not exacerbate racially or ethnically concentrated areas of affluence; (3) improves areas of opportunity for all Yorba Linda residents; and (4) does not exacerbate displacement risk for Yorba Linda's residents.

Segregation and Integration –

- The sites are located throughout many of the Census Tracts in the City, which will further promote racial/ethnic diversity in Yorba Linda's neighborhoods.
- Many of the sites are in Census Tract 218.02, which has a higher percentage of disabled residents, thereby supporting them in available affordable housing and furthering housing mobility.

- Regarding familial status, sites west of the Imperial Highway and in the southeastern portion of the City (Tract 218.26) will help provide more housing options for female headed households (shown to be higher in these portions of the City).
- Sites located in the Census Tracts with low and moderate income households will provide needed affordable housing to these residents.
- ADUs will allow for housing mobility throughout Yorba Linda and provide opportunities for further neighborhood integration.
- Many of Yorba Linda's sites are for multi-family development and will include housing for a variety of income levels, fostering mobility of households in the City.
- The City will further encourage and facilitate production of affordable units through regulatory and financial incentives, including the Affordable Housing, Congregational Land and Mixed Use Overlays; density bonus incentives; and land write-down assistance.
- Since the passage of SB 9, Yorba Linda Planning staff have been receiving numerous inquiries from property owners about the ability to add additional housing under SB 9, and in September 2021, the Yorba Linda Planning Commission authorized staff to initiate an amendment to the Zoning Code to address this new legislation. Development under SB 9 will integrate a variety of housing types throughout Yorba Linda.

Racially or Ethnically Concentrated Areas of Affluence –

- As described earlier in this appendix, the overall median income in Yorba Linda is higher than the County's (\$129,391 in Yorba Linda versus \$85,398 in the County) and the median income of Whites, is lower than the median income of the overall population in the City. The 2014-2018 ACS shows in Yorba Linda that the median income of Hispanic residents is \$122,991, Black residents is \$133,750 and Asian residents is \$157,155. The sites inventory will allow for affordable housing options for all of these racial and ethnic groups to help those residents who fall below the median income figures.
- Much of the eastern portion of Yorba Linda is characterized by hillside topography and is located within Very High Fire Severity Zones, and therefore not well suited to multi-family development. However, the large parcels in this area are well suited to accessory dwelling units which can help to integrate lower cost housing options in the more affluent areas of the City.

Areas of Opportunity –

- The sites are located throughout the City and in the Highest, High and Moderate opportunity areas, thereby distributing new housing throughout Yorba Linda and placing affordable units in high resource areas.

- The new Affordable Housing Overlay, which provides for increased densities and ministerial development processing in exchange for the provision of 20% lower income units (rental) or 20% moderate income units (ownership), will provide housing opportunities for low and moderate income households in high resource areas of the community. The increased density allowance is higher than has ever been permitted in the City. Furthermore, the City has never had any kind of affordable housing requirement. These two provisions will help to affirmatively further fair housing in new and innovative ways for the City.
- The new Congregational Land Overlay will provide for the integration of affordable housing on religious sites, while retaining the existing religious use. Many of Yorba Linda's congregations have large parking areas that are used sparingly, and other underutilized land that, with the necessary zoning in place, could be used for affordable housing that furthers the congregation's mission to help the underserved. All of the religious sites designated with the Overlay are located in high resource census tracts.
- Of the twenty census tracts within Yorba Linda, two are designated as having a "moderate" resource level on the TCAC map (tracts 218.20 and 218.26), with the remaining 18 tracts having either a "high" or "highest" resource level. The Housing Element sites inventory has not identified any Affordable Housing Overlay sites within these moderate resource tracts. Just one housing site has been identified, the Bryant Ranch Shopping Center in tract 218.26, which will be designated with a Mixed Use Overlay, providing for multi-family residential to be integrated within this ten acre site and likely serving as a catalyst for improvements to this older shopping center.

Disproportionate Housing Needs and Displacement Risk -

- Sites located in Tracts 218.02 and 218.26 will allow these areas to continue to be affordable to moderate income households (please refer to displacement map).
- The HUD AFFH Data tool shows that that the area of the City with the most affordable rental units are located along Imperial Highway. In Tracts 218.02 and 218.09, approximately 30 percent of the rental units are affordable (for Extremely Low and Low Income Households). The sites inventory will provide additional affordable options outside of these tracts and allow for greater mobility within the City.
- The City's Mortgage Assistance Program provides financial assistance to first-time homebuyers, expanding opportunities for moderate income purchasers.

PART 3. IDENTIFICATION OF CONTRIBUTING FACTORS

Through the analysis in this appendix, several items have been identified as contributing factors to fair housing in Yorba Linda.

Fair Housing Outreach (*Housing Mobility*)

Similar to the Urban County, the percentage of people and households in Yorba Linda that had fair housing complaints and landlord tenant issues was low (.0001% of the population and 1.5% of households). However, it is important to analyze if certain households experience fair housing issues at a greater rate. Households in multi-family units, extremely low income households and female headed households appear to face housing issues at a greater rate than others in the City. Whites and Asians made up a smaller percentage of the landlord/tenant complaints compared to their proportion of Yorba Linda's total population. In contrast, Hispanics and African Americans made up higher percentages.

The City conducted a senior survey regarding the fair housing issues for the Housing Element and this AFFH section. This was a successful effort and should continue over the course of this housing cycle including reaching out in a variety of ways (print, digital media and information at the Senior Center).

Contributing Factors:

- Outreach to seniors due to digital divide/unaware of available resources
- Certain racial/ethnic groups have a higher percentage of tenant/landlord complaints compared to their percentage of the City's population overall
- More education needed by the public sector for residents to be familiar with resources

Need for additional affordable housing and community revitalization in certain built out neighborhoods (*Place based Strategies, Displacement*) [Encompasses the County AI goal of expanding access to opportunity for protected classes](#)

As of March 2021, Yorba Linda had 122 Section 8 Housing Choice Vouchers (HCVs). This represents 0.5 percent of the City's housing units. The majority of HCVs were located in three tracts – Tract 218.02 had 32 (26%), Tract 218.09 had 29 (24%) and Tract 218.25 had 28 (23%). These three tracts also had a senior population between 22 and 26 percent of the overall population. The Orange County 2020 AI stated that 2,286 HCVs were used for units in the County. This makes up approximately one percent (1.04%) of the total housing units in the County.

Approximately 36 percent of Yorba Linda's owner households are spending more than 30 percent of their income on housing (compared to 40% Countywide). Approximately 35 percent of renter households face overpayment (compared to 27% Countywide) and 27% face severe overpayment (comparable to the County). Almost all renter households earning less than \$20,000 a year face either overpayment (8%) or severe overpayment (87%). The impact of housing overpayment on Yorba Linda's lower income households is significant, with the community's special needs populations – seniors, persons with disabilities, and female-headed households with children - most vulnerable to losing their housing due to an inability to pay.

The HUD AFFH Data tool shows that that the area in the City with the most affordable rental units is located along Imperial Highway. In Tracts 218.02 and 218.09, approximately 30 percent of the rental units are affordable (for Extremely Low and Low Income Households). The location of these units are similar to many other parts of the County – close to major highways, such as I-5 and the 405 Freeway and in the core areas of the communities.

Regarding familial status, overall, tracts 117.17, 117.18, 218.12, 218.17 and 218.26 have lower percentages of married households and children living in married households.

As described in the Disparities in Access to Opportunity section above, the City’s Capital Improvements Plan (CIP) has identified a variety of improvements in the Census Tracts that fall under the Moderate Resource category. It is important that improvements continue in these areas.

Contributing Factors:

- Levels of overpayment
- Low number of HCVs in the City compared to the County overall.
- Affordable housing opportunities needed for special needs groups, including: the disabled (Tracts 218.24) and female headed households (Tracts 117.18 and 218.26)
- Continued public investment in infrastructure and accessibility improvements in moderate resource opportunity areas.

Need for Affordable Housing in New Developments (*Place based Strategies, Displacement*) [Encompasses the County AI goal of expanding access to opportunity for protected classes].

Generally, the western portion of Yorba Linda developed first with the central east area developed in the 1980s. Similar to many communities building near hillside areas, steep topography has played a role in how the eastern portion of Yorba Linda has developed with larger residential lots and lower densities. This can also be seen in the surrounding hillside areas in Brea, Anaheim and Diamond Bar.

A majority of the housing stock in Yorba Linda is single-family homes (88 percent) and owner occupied units comprise 84 percent of the units in the City. However, Yorba Linda has worked on bringing multi-family and rental options into various parts of the City, most notably in Savi Ranch in southeast Yorba Linda where the City helped fund two affordable housing projects.

A vast majority of the City’s housing is only available to above moderate income households and prices/rents continue to increase. Tracts 218.02 and 218.26 have housing that is still affordable for moderate income households, but there is risk that increases in housing prices and rents will cause moderate households to be priced out of these areas.

Contributing Factors:

- Availability of affordable housing in all areas of the City, including those where rents and sales prices have become exclusive (as shown on the Displacement Map).

- Need for affordable housing options throughout the City.

Community Conservation (*Place based strategies, Displacement*)

Three-fourths of Yorba Linda's housing stock was 30 years or older in 2020 (built prior to 1989) and almost half is 40 years or older (built prior to 1979). Despite the age of its housing, problems with property maintenance and housing deterioration have not been a significant issue thus far in Yorba Linda. Nonetheless, given the community's aging housing stock, combined with a growing senior population who may face difficulties maintaining their homes, both code enforcement and housing rehabilitation programs remain important. Between 2014 and 2019, the City provided rehabilitation assistance to 96 households using CDBG funds. Two of these households were located in Tract 218.26; one received assistance for front yard landscaping while the second was for a slab leak repair. The City also conducts ongoing code enforcement, and between 2014-2019, the Community Preservation Division performed eight forced abatements on residential properties to bring these properties into compliance with City codes.

The City will continue the Residential Rehabilitation Program and Housing Community Preservation and Abatement program to help assist with rehab and repair needs in Yorba Linda.

Contributing Factors:

- Challenges for housing/property upkeep due to financial/physical constraints.
- Age of housing stock

PART 5. GOALS AND ACTIONS

The biggest fair housing issues facing Yorba Linda are: fair housing outreach, affordable housing available in a range of sizes and maintenance of older units. Table B-7 connects fair housing issues with the corresponding contributing factors and the meaningful actions Yorba Linda can take to address them.

Table B-7: Yorba Linda Fair Housing Issues and Meaningful Actions

Fair Housing Issue	Contributing Factors	Priority Level	Action
<p>A. Fair Housing Outreach <i>(Housing Mobility)</i></p>	<ol style="list-style-type: none"> 1. Outreach to seniors due to digital divide/unaware of available resources 2. Certain racial/ethnic groups have a higher percentage of tenant/landlord complaints compared to their percentage of the City’s population overall 3. More education needed by the public sector for residents to become familiar with available resources 	<p>Medium</p>	<p>City Action: By the end of 2022 have additional fair housing information posted at the Yorba Linda Senior Center site and on their digital platforms. Hold an informational workshop in 2023 and 2025. <i>Community Development Dept</i></p> <p>City Action: By December 2022, conduct a fair housing information session for the City Council. Invite local nonprofits (such as the Kennedy Commission, Making Housing Happen and People for Housing O.C.) to attend. <i>Community Development Dept</i></p> <p>City Action: Publish Fair Housing information, including any community meetings on non-traditional media such as Facebook or Instagram. <i>Community Development Department, Public Information Officer</i></p> <p>Action Outcomes: <u>Taking the above actions will help publicize fair housing options to residents, including special needs groups and low income residents. Throughout the informational workshops and Council workshops, develop a comprehensive list of interested nonprofits, property owners and</u></p>

Fair Housing Issue	Contributing Factors	Priority Level	Action
			<u>community members that can be utilized for future outreach.</u>
<p>B. Need for additional affordable housing and community revitalization in certain built out neighborhoods</p> <p><i>(Place based Strategies, Displacement)</i></p> <p><u>[Encompasses the County AI goal of expanding access to opportunity for protected classes]</u></p>	<ol style="list-style-type: none"> 1. Levels of overpayment. 2. Low number of HCVs in the City compared to the County overall. 3. Affordable housing opportunities needed for special needs groups, including: the disabled (Tracts 218.24) and female headed households (Tracts 117.18 and 218.26) 4. Continued public Investment in infrastructure and accessibility improvements in moderate resource opportunity areas. 	High	<p>City Action: Starting in 2022, work with the FHCOG to contact landlords of affordable multifamily complexes every two years and provide fair housing information and assistance. This outreach will focus on promoting the Section 8 voucher program to landlords who have not previously participated in the program and should include multi-lingual materials. Outreach should be targeted to the special needs Census Tracts 218.24, 117.18 and 218.26. <i>Community Development Dept</i></p> <p><u>City Action: Adopt an Ordinance to implement the provisions of SB 9.</u></p> <p>City Action: Dedicate or seek funding to prioritize infrastructure and accessibility improvements in the moderate resource opportunity areas (Census Tracts 218.20 and 218.26). This should include the annual CDBG allocations. <i>Community Development Dept/Public Works</i></p> <p><u>City Action: Coordinate with the Orange County Housing Authority in 2023 about utilizing the mobility counseling program in Yorba Linda. This OCHA program informs Housing Choice Voucher holders about their residential options in higher opportunity areas and provides holistic supports to voucher holders seeking to move to higher opportunity areas.</u></p> <p><u>Community Development Department</u></p> <p><u>Action Outcomes:</u> Increased public and private investment in areas of Yorba Linda that have been</p>

Fair Housing Issue	Contributing Factors	Priority Level	Action
			<u>identified as moderate resource areas and portions of the City with higher percentages of special needs groups.</u>
<p>C. Need for Affordable Housing in New Developments</p> <p><i>(New Opportunities)</i></p> <p><u>[Encompasses the County AI goal of increasing the supply of affordable housing in high opportunity areas]</u></p>	<ol style="list-style-type: none"> 1. Availability of affordable housing in all areas of the City, including those where rents and sale prices have become exclusive (as shown on the Displacement Map). 2. Need for affordable housing options throughout the City. 	High	<p>City Action: Adopt the Affordable Housing Overlay, Commercial Mixed Use Overlay and Congregational Land Overlay in conjunction with the Housing Element in 2022. Initiate rezoning and the Measure B election in 2022, and pay for all costs associated with the ballot measure. Promote and support the development of Accessory Dwelling Units (see Programs 8-12). <i>Community Development Dept</i></p> <p>City Action: Publish affordable housing information, including any community meetings on non-traditional media such as Facebook or Instagram. This should also include information about the City’s Mortgage Assistance Program. <i>Community Development Department, Public Information Officer</i></p> <p>City Action: During the public hearing processes for the Affordable Housing Overlay, Mixed-Use Housing Overlay, and Congregational Land Overlay, as well as the outreach process for the Measure B election (occurring in November 2022), utilize tools such as the “Myths and Facts About Affordable & High Density Housing” currently on the City’s website to show what affordable housing means and who it benefits. Contact Kennedy Commission, Making Housing Happen and People for Housing O.C. for potential input. <i>Community Development Department/PIO</i></p>

Fair Housing Issue	Contributing Factors	Priority Level	Action
			<p>City Action: <u>By the end of 2022, research the development of a program that would provide low-interest loans to single-family homeowners and grants to homeowners with household incomes of up to 80% of the Area Median Income to develop accessory dwelling units with affordability restrictions on their property. This research should also explore outside funds. If funding is available, establish a pilot program by December 2023 with evaluation of the program by the end of 2024.</u></p> <p>Action Outcomes: <u>An increased variety of housing options available to Yorba Linda residents throughout the city, including areas that have only had single-family ownership. Please see the RHNA sites inventory in this Element for specific target numbers of development.</u></p>
<p>D. Community Conservation</p> <p><i>(Place based strategies, Displacement)</i></p>	<ol style="list-style-type: none"> 1. Challenges for housing/property upkeep due to financial/physical constraints. 2. Age of housing stock 	<p>Medium</p>	<p>City Action: Include information about rehab and maintenance resources (including the Residential Rehabilitation Program and Community Preservation Program) in City newsletters and on the website. Include translated information when feasible. <i>Community Development Department/PIO</i></p> <p>City Action: Starting in 2022, conduct targeted outreach through annual mailings to Census Tracts 218.20 and 218.26. about available rehabilitation assistance. <i>Community Development Dept</i></p> <p>Action Outcomes: <u>Given the age of Yorba Linda's housing stock, increased rehabilitation options will</u></p>

Fair Housing Issue	Contributing Factors	Priority Level	Action
			<u>benefit all neighborhoods in the city. Through remediation of substandard housing conditions, return approximately six units/year to safe and sanitary conditions.</u>

Appendix C

Residential Sites Inventory

Housing Element Rezone Sites

Site ID	Site Description and Address	Acres	Current Zoning	Proposed Zoning Action	Total Net Unit Potential	Realistic Unit Potential
Affordable Housing Overlay (AHO) Sites – up to 35 units/acre						
S1-200	SEC Rose Dr/Blake Rd	5.94	RE	RM-20 with AHO	208	178
S3-207	5300-5392 Richfield Rd	9.7	RU	RM-20 with AHO	340	291
S3-074	Yorba Linda Preschool 18132 Yorba Linda Blvd	0.42	CG	RM-20 with AHO	15	13
S3-082	4791 and 4811 Eureka Ave	1.75	CG	RM-20 with AHO	61	53
S4-075	4742 Plumosa Drive	1.62	CG	RM-20 with AHO	57	48
S6-015	Prior John Force Racing 22722 Old Canal Road	2.56	PD	PD with AHO	89	77
S6-020	Extended Stay America 22711 Oak Crest Circle	10.35	PD	RM-20 with AHO	143	122
Realistic Unit Potential on AHO Sites:						782
Congregational Land Overlay (CLO) Sites – up to 35 units/acre						
S2-008	Friendship Baptist Church 17151 Bastanchury Rd	4.92 (2.01 developable)	RE	RE with CLO	60	60
S3-012	Richfield Community Church 5320 Richfield Rd	9.48 (3.7 developable)	RU	RU with CLO	55	55
S2-013	Messiah Lutheran Church 4861 Liverpool St	6.2 (2.03 developable)	RU	RU with CLO	40	40
S3-024	Friends Church Overflow Parking	17.45 (1.61 developable)	RE	RE with CLO	48	48
S4-204A	Chabad Center 19045 Yorba Linda Blvd	1.85 (0.93 developable)	RE	RE with CLO	17	17
S3-033	Islamic Center of Yorba Linda 4382 Eureka Ave	3.88 (1.58 developable)	RS	RS with CLO	30	30
S3-210	Shinnyo-En USA 18021-18111 Bastanchury Rd	9.23 (4.09 developable)	PD-26	PD-26 with CLO	105	105
Realistic Unit Potential on CLO Sites:						355
Mixed Use Overlay (MUO) Sites – up to 35 units/acre						
S1-021	Vacant Parcel (W of 16951 Imperial Hwy) APN 322-121-07	1.76	CG-(I)	CG-(I) with MUO	62	53
S7-001	Bryant Ranch Shopping Center 23611-23801 La Palma Ave	9.15	CG	CG with MUO	320	272
Realistic Unit Potential on MUO Sites:						325
RM-20 – up to 20 units/acre						
S4-200	18597-18602 Altrudy Lane	2.0	RS	RM-20	40	40
S4-204B	19081-19111 Yorba Linda Blvd	3.90	RE	RM	78	66
Realistic Unit Potential on RM-20 Sites:						106

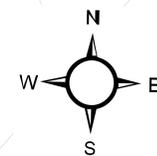
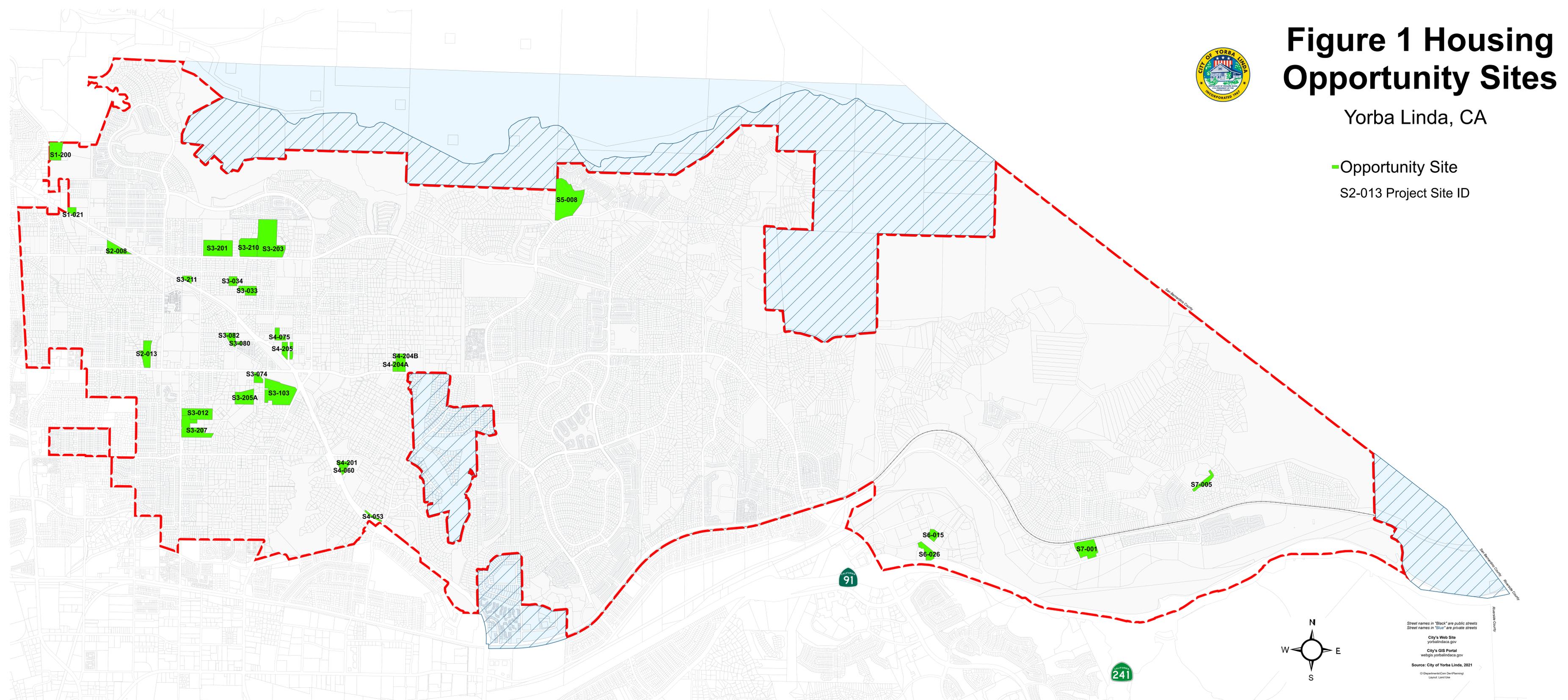
Site ID	Site Description and Address	Acres	Current Zoning	Proposed Zoning Action	Total Net Unit Potential	Realistic Unit Potential
RM – up to 10 units/acre						
S3-034	4341 Eureka Avenue	2.19	RS	RM	22	19
S3-205A	5225-5227 Highland Ave	7.08	RE	RM	71	60
S3-211	17651 Imperial Highway	2.32	RS	RM	23	20
S4-053	SWC Kellogg Dr/ Grandview Ave	0.98	RE	RM	10	9
S4-060	5541 South Ohio St	0.96	RE	RM	10	9
S4-201	5531 South Ohio St	1.82	RE	RM	18	15
S5-008	Fairmont Blvd	23.01	PD	RM	230	196
S7-005	NWC Camino de Bryant/ Meadowland	3.06	RU	RM	30	10
Realistic Unit Potential on RM Sites:						338
PD						
S3-203	18101-19251 Bastanchury	22.83	PD	PD	228	194
Realistic Unit Potential on PD Sites:						194
Realistic Potential on all Opportunity Sites:						2,100



Figure 1 Housing Opportunity Sites

Yorba Linda, CA

- Opportunity Site
- S2-013 Project Site ID



Street names in "Block" are public streets
Street names in "Strip" are private streets
City's Web Site
yorbalinda.gov
City's GIS Portal
webgis.yorbalinda.gov
Source: City of Yorba Linda, 2021
© Department/Com Dev/Planning
Layout: Land Use

Site S1-021 – West of 16951 Imperial Highway



Site Acreage: 1.76 acres
Current Zoning: CG
Proposed Zoning:
Commercial Mixed Use
Overlay
Total Unit Potential: 62
**Realistic Unit
Development:** 53

Description of Site and Factors Supporting Development:
This flat, vacant parcel is located immediately west of an existing LA Fitness. The proposal would create a commercial mixed use overlay zone to apply to the property to incentivize housing production while still allowing for potential commercial development.

Site S1-200 – SEC Rose Dr/Blake Rd



Site Acreage: 5.94 acres
Current Zoning: RE
Proposed Zoning:
RM-20 with Affordable
Overlay
Total Net Unit Potential:
489208
Realistic Unit Potential:
178

Description of Site and Factors Supporting Development:

This site is comprised of 12 parcels encompassing 5.94 acres at the southeast corner of Rose Drive and Blake Road. It is zoned as Residential Estate and is located immediately west of a mobile home park and south of a 1,100 unit housing development planned in the City of Brea. Homes are all over 60 years in age and are modest in size, averaging 1,700 square feet, (with the exception of one home developed in 1998), and all are on septic systems. Improvement-to-land value ratios are well below 1.0, with the exception of several parcels that haven't been reassessed in at least 30 years and whose land values are inaccurately identified by the County Assessor as ranging between \$32,000 - \$64,000 for ½ acre+ parcels. Eight of the current owners have expressed an interest in having their property rezoned in order to allow for redevelopment of the site; three property owners have not yet responded; and one property owner has stated they are not interested. Based on past experience, the City anticipates that several more property owners will be supportive with more outreach from the City and from adjacent neighbors. The total development capacity on the site is 208 units, with the realistic capacity calculated at 85% of the maximum, or 178 units.

Site S2-008 – 17151 Bastanchury Road



Site Acreage: 4.92 acres
Current Zoning: RE
Proposed Zoning:
Congregational Land Overlay
Total Unit Potential: 60
Realistic Unit Potential: 60

Description of Site and Factors Supporting Development: Friendship Baptist Church owns the property at the northwest corner of Imperial Highway/ Bastanchury Road. The church property itself has approximately 2.5 acres of vacant land and parking area that could potentially be developed for housing purposes pursuant to Assembly Bill 1851. The church began construction on an accessory structure over a decade ago, but never completed the project. The church pastor sees this as an opportunity to have a housing developer help complete the accessory building and in exchange the church would provide the land for development of affordable housing on their property. The 2.5 acre undeveloped portion of the site could accommodate approximately 60 housing units, with all existing structures to remain.

Site S2-012 – 5320 Richfield Road



Site Acreage: 9.48 acres

Current Zoning: RU

Proposed Zoning: Congregational
Land Overlay

Total Unit Potential: 55

Realistic Unit Potential: 55

Description of Site and Factors Supporting Development:

Site S2-012 is currently home to the Richfield Community Church and comprises 9.48 acres on the east side of Richfield Road south of Yorba Linda Blvd. The property has approximately 3 acres of underutilized land and parking lot area which could be utilized for housing purposes in compliance with Assembly Bill 1851. The site could accommodate approximately 55 housing units, with all existing structures to remain.

S3-207 – 5300-5392 Richfield Road

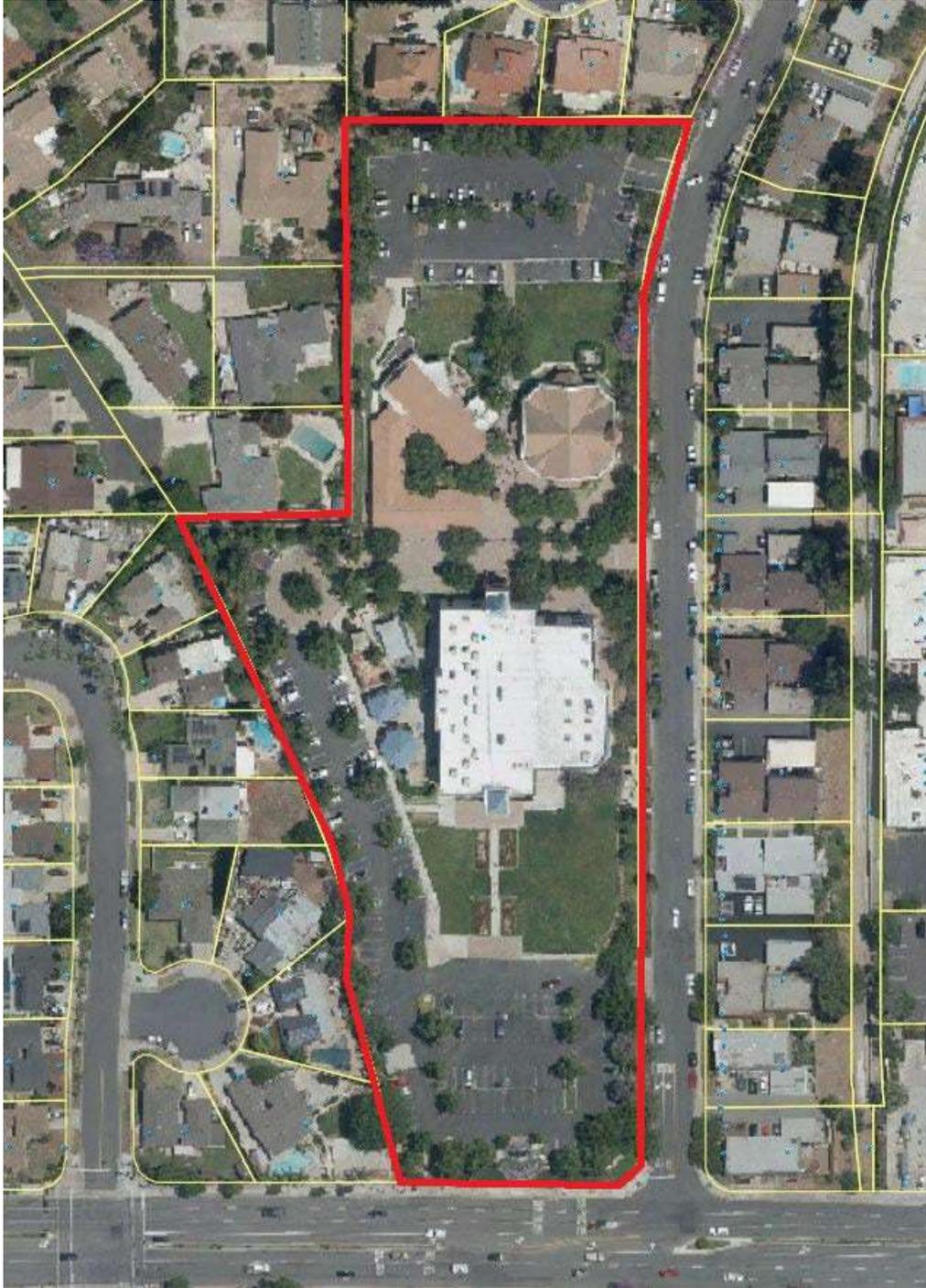


Site Acreage: 9.83 acres
Current Zoning: RU
Proposed Zoning: RM-20 with
Affordable Overlay
Total Net Unit Potential: 340
Realistic Unit Potential: 291

Description of Site and Factors Supporting Development:

Site S3-207 is comprised of multiple parcels under single ownership totaling 9.8 acres in size. Although the southeastern portion of the parcel is constrained by hillside topography, the City calculates density based on the overall project size and not the developable area. Therefore, the developable portion of a project site may appear to be higher density; however, the overall project density would be consistent with the General Plan and Zoning Code. Existing conditions consist of a Christmas tree farm and several older single-family homes/structures. The property owner is very interested in having the property rezoned to allow for higher density housing, and would discontinue the existing agricultural and residential uses on the site to allow for redevelopment. The total development capacity on the site is 340 units, with the realistic capacity calculated at 85% of the maximum, or 291 units.

Site S2-013 – 4861 Liverpool Street



Site Acreage: 6.2 acres

Current Zoning: RU

Proposed Zoning: Congregational
Land Overlay

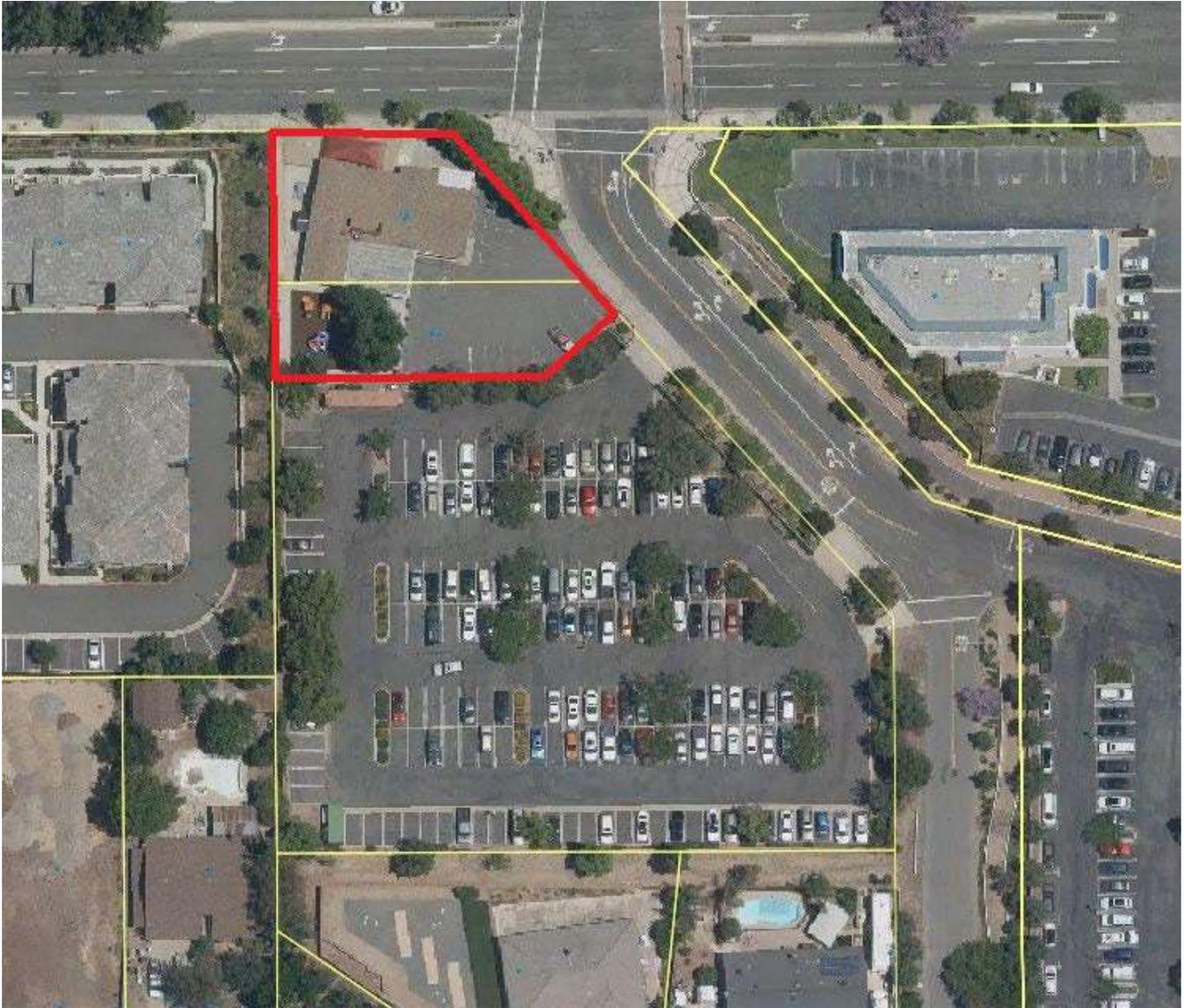
Total Unit Potential: 40

Realistic Unit Potential: 40

Description of Site and Factors Supporting Development:

This site currently home to the Messiah Lutheran Church and comprises 6.2 acres on the northwest corner of Yorba Linda Blvd and Liverpool St. The property has approximately 1.5 acres of underutilized land and parking lot area which could be utilized for housing purposes in compliance with Assembly Bill 1851. The site could accommodate approximately 40 housing units, with all existing structures to remain.

Site S3-074 – 18132 Yorba Linda Boulevard



Site Acreage: 0.42 acres
Current Zoning: CG
Proposed Zoning: RM-20
with Affordable Overlay
Total Unit Potential: 15
Realistic Unit Potential: 13

Description of Site and Factors Supporting Development:

This property is currently being utilized as the Yorba Linda Preschool. It is located at the southwest corner of Yorba Linda Blvd and Mountain View. The 2,000 square foot, single-story preschool building was developed in 1952, and has an improvement-to-land value ratio of just 0.06 and lot coverage of 15%, indicative of the economic obsolescence of the structure and significant underutilization of the site. The property owner is interested in having the site rezoned for multi-family housing. The property on its own could yield 15 housing units under the Affordable Housing Overlay; however, if combined with the 1.61-acre parking lot to the south, which is utilized as overflow parking by Friends Church, the combined project site could yield a far greater number of units (refer to Site S3-024 which follows). If the adjacent parking lot were to remain, it could present an opportunity for the housing developer to arrange for a shared parking arrangement where all the parking for the preschool redevelopment would be located on the adjacent site, allowing for a more feasible housing development opportunity.

Site S3-103 – Friends Church Overflow Parking



Site Acreage:

17.45 acres (church site)
 1.61 acres (overflow parking)

Current Zoning: RE

Proposed Zoning: Congregational Land Overlay

Total Unit Potential: 48

Realistic Unit Potential: 48

Description of Site and Factors Supporting Development:

This property is currently home to the Friends Church and comprises 17.45 acres primarily on the east side of Mountain View south of Yorba Linda Blvd. The church has a 1.61 acre overflow parking lot on the west side of Mountain View which could yield 48 housing units under the Congregational Land Overlay; however, if combined with the 0.42 adjacent Yorba Linda Preschool, the combined project site could yield a greater number of units (refer to prior Site S3-074).

Site S3-033 – 4382 Eureka Avenue

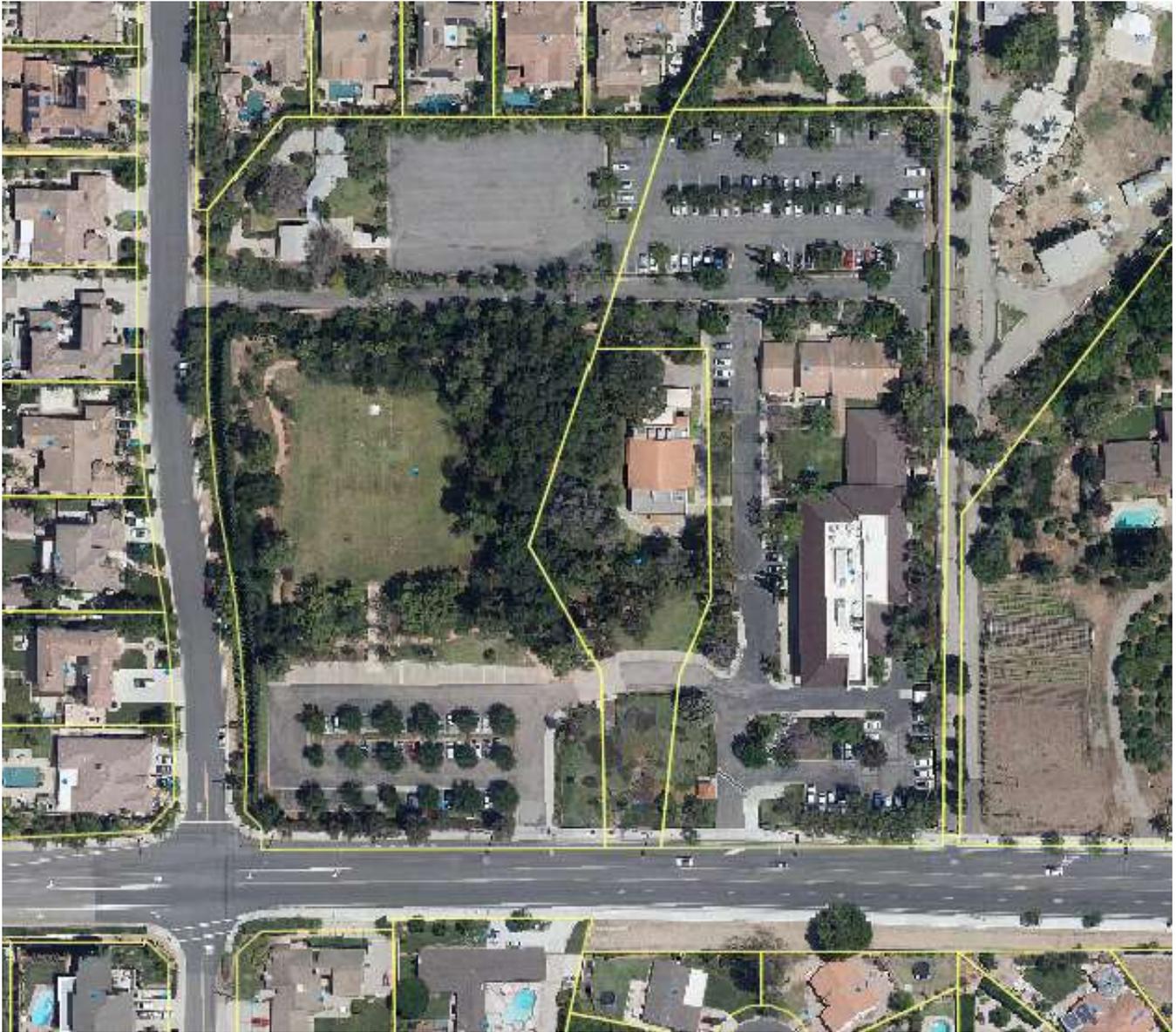


Acreage: 3.88 acres
Current Zoning: RS
Proposed Zoning:
Congregational Housing
Overlay
Total Unit Potential: 30
Realistic Unit Potential: 30

Description of Site and Factors Supporting Development:

This property is currently home to the Islamic Center of Yorba Linda and comprises 3.88 acres primarily on the east side of Eureka. It is zoned as Residential Suburban and is proposed to have an affordable housing overlay placed on the property to allow for approximately 1.5 acres of underutilized land and parking lot area to be utilized for housing purposes in compliance with Assembly Bill 1851. The site could accommodate approximately 30 housing units.

Site S3-210 – 18111 Bastanchury Road



Acreage: 9.23 acres
Current Zoning: PD
Proposed Zoning:
Congregational Housing
Overlay
Total Unit Potential: 105
Realistic Unit Potential:
105

Description of Site and Factors Supporting Development:

This property is currently home to the Shinnyo-En USA and comprises 9.23 acres located on the north side of Bastanchury Rd and east of Eureka Ave. It is part of the West Bastanchury Planned Development and is proposed to have an affordable housing overlay placed on the property to allow for approximately 4.09 acres of underutilized land and parking lot area to be utilized for housing purposes in compliance with Assembly Bill 1851. The site could accommodate approximately 105 housing units. This site is also located adjacent to Site S3-203.

Site S3-082 – 4791 and 4811 Eureka Avenue

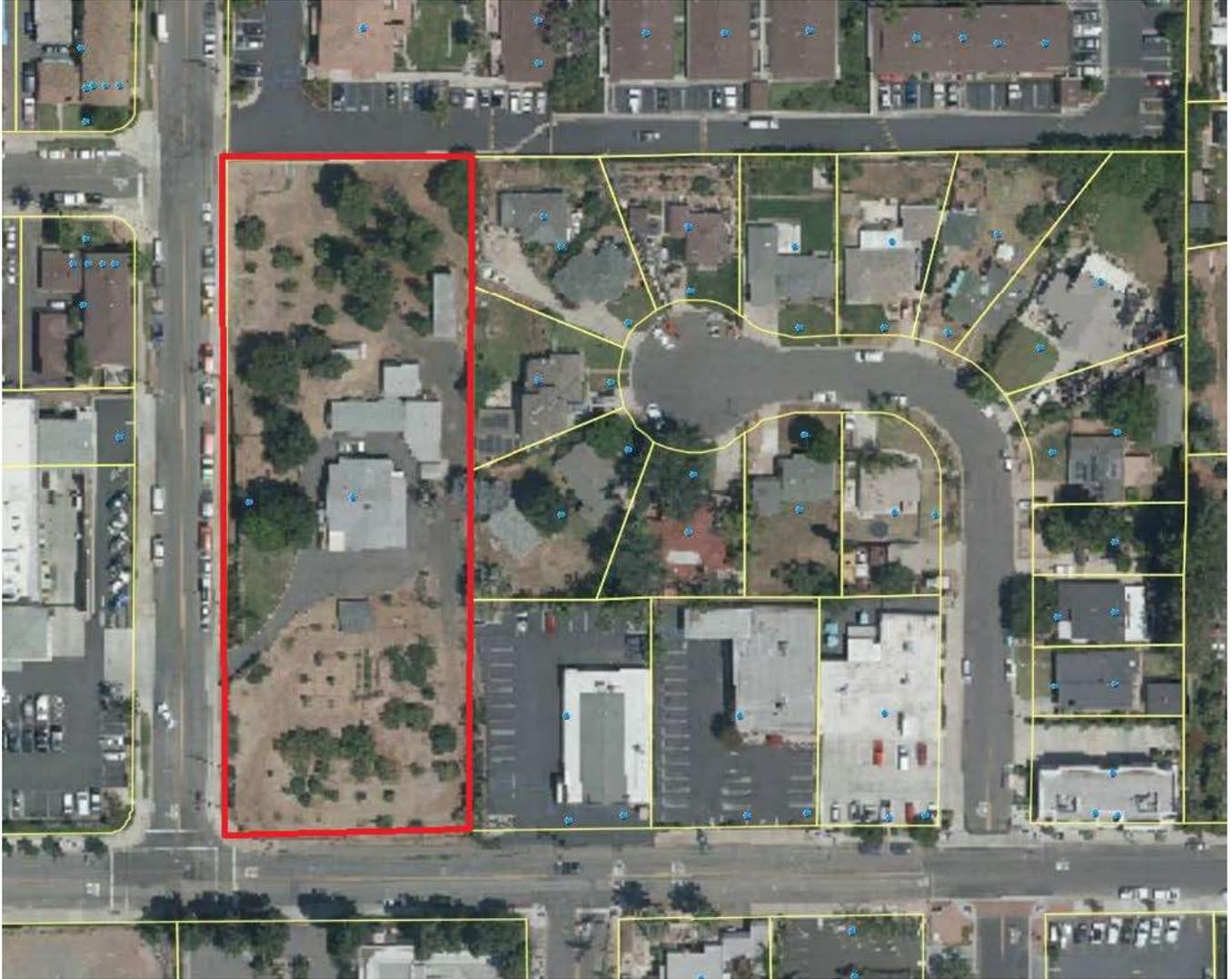


Site Acreage: 1.75 acres
Current Zoning: CG
Proposed Zoning: RM-20
with Affordable Overlay
Total Unit Potential: 61
Realistic Unit Potential: 53

Description of Site and Factors Supporting Development:

These two properties totaling 1.75 acres are currently developed with commercial uses dating from 1959 and 1967. Both property owners have reached out to the City to express their interest in having their property rezoned to allow for multi-family residential uses at up to 35 units/acre. The property located at 4811 Eureka, sold most recently in 2020, consists of a mini-warehouse occupied by Yorba Linda Equipment Rentals with an improvement-to-land value ratio of just 0.5. The property located at 4791 Eureka has been used primarily as a flooring store with other ancillary uses in the large yard area; this property also sold in 2020, and has an improvement-to-land value ratio of 0.12, indicative that the existing industrial use is significantly undervalued relative to the value of the property. Rezoning these properties RM-20 with an Affordable Housing Overlay would allow for 61 units, with the realistic capacity calculated at 85% of the maximum, or 53 units.

Site S4-075 – 4742 Plumosa Drive



Site Acreage: 1.62 acres

Current Zoning: CG

Proposed Zoning: RM-20
with Affordable Overlay

Total (Net) Unit Potential: 57

Realistic Unit Potential: 48

Description of Site and Factors Supporting Development:

This underutilized site is currently developed with an older, single-family home. City staff have met with the property owner who is very interested in having their property rezoned for multi-family residential use. **The location of this parcel in the Town Center makes it ideal for introducing housing in the downtown area, a key goal of the Town Center Specific Plan. The site is flat, and while it does contain several large trees, none of these are protected species.** Rezoning this parcel to RM-20 with the Affordable Housing Overlay would yield a net 57 dwelling units at 35 units/acre, or 48 units at the realistic density of 30 units/acre.

Site S6-015 – 22722 Old Canal Road



Site Acreage: 2.56 acres

Current Zoning: PD

Proposed Zoning: Affordable Housing Overlay

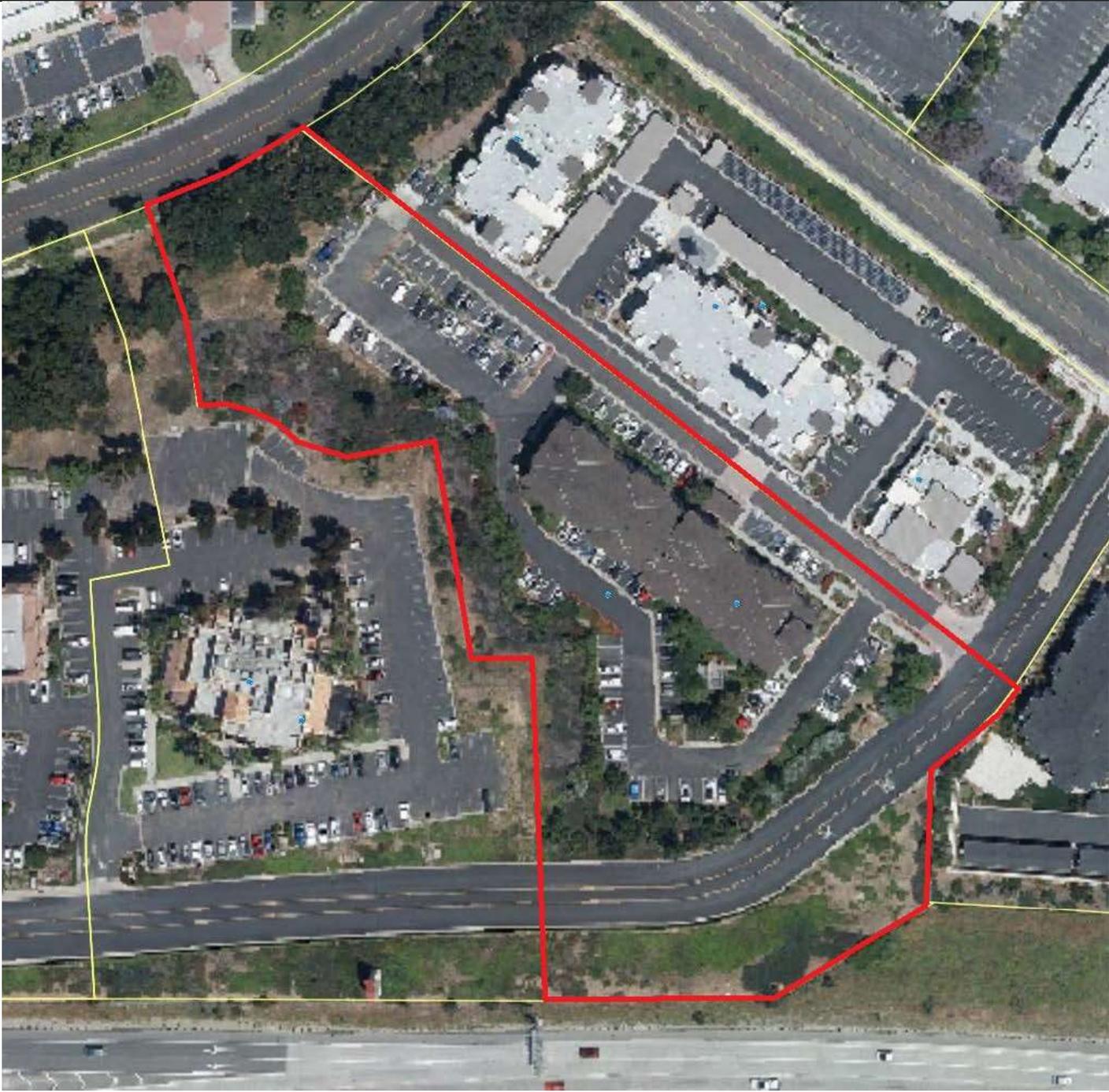
Net Unit Potential: 89

Realistic Unit Potential: 77

Description of Site and Factors Supporting Development:

This 34,000 square foot industrial building developed in 1991 is the prior John Force Racing Headquarters whose business operations have been relocated to the facility in Indiana and the building is currently for lease. This underutilized building is located across the street from a successful housing element development from the 5th Cycle. This 2.56 acre site is flat, has good access, and with application of the affordable housing overlay could accommodate approximately 89 housing units. The property owner is supportive of being designated with an affordable housing overlay (AHO). A residual land analysis conducted in December 2021 estimates the value of the land under the AHO zoning to be \$17.3 million, whereas the annual rental income on the existing structure is estimated at \$567,000, requiring approximately 20 years to exceed the proceeds of a potential sale. As such, the property owner could obtain a higher rate of return by selling the property under the AHO zoning as opposed to leasing the structure.

Site S6-020 – 22711 Oak Crest Circle



Site Acreage: ~~40.354~~0.4 acres
Current Zoning: PD
Proposed Zoning: PD with Affordable Housing Overlay

Total Unit Potential: ~~143~~
Realistic Unit Potential: 122340

Description of Site and Factors Supporting Development:
 This parcel is currently being used as an Extended Stay America with 117 existing rooms. **The property's improvement-to-land value ratio is just 0.56, meaning the existing use is undervalued relative to the value of the land. The property has a history of code enforcement violations and calls for police service related to occupants breaking into cars, doing and selling drugs, and domestic disputes. In fact, the Sheriff's Department maintains a proactive police presence at this location due to the volume of calls. The immediately adjacent Old Canal Road Annex and nearby Mitsubishi Motors site are both examples of the City rezoning for multi-family residential, and subsequent redevelopment of the existing non-residential use with affordable housing. Applying the Affordable Housing Overlay to this site would allow for redevelopment with up to ~~362~~143 units, with the realistic capacity calculated at 85% of the maximum, or ~~310~~122 units.**

Site S7-001 – Bryant Ranch Shopping Center



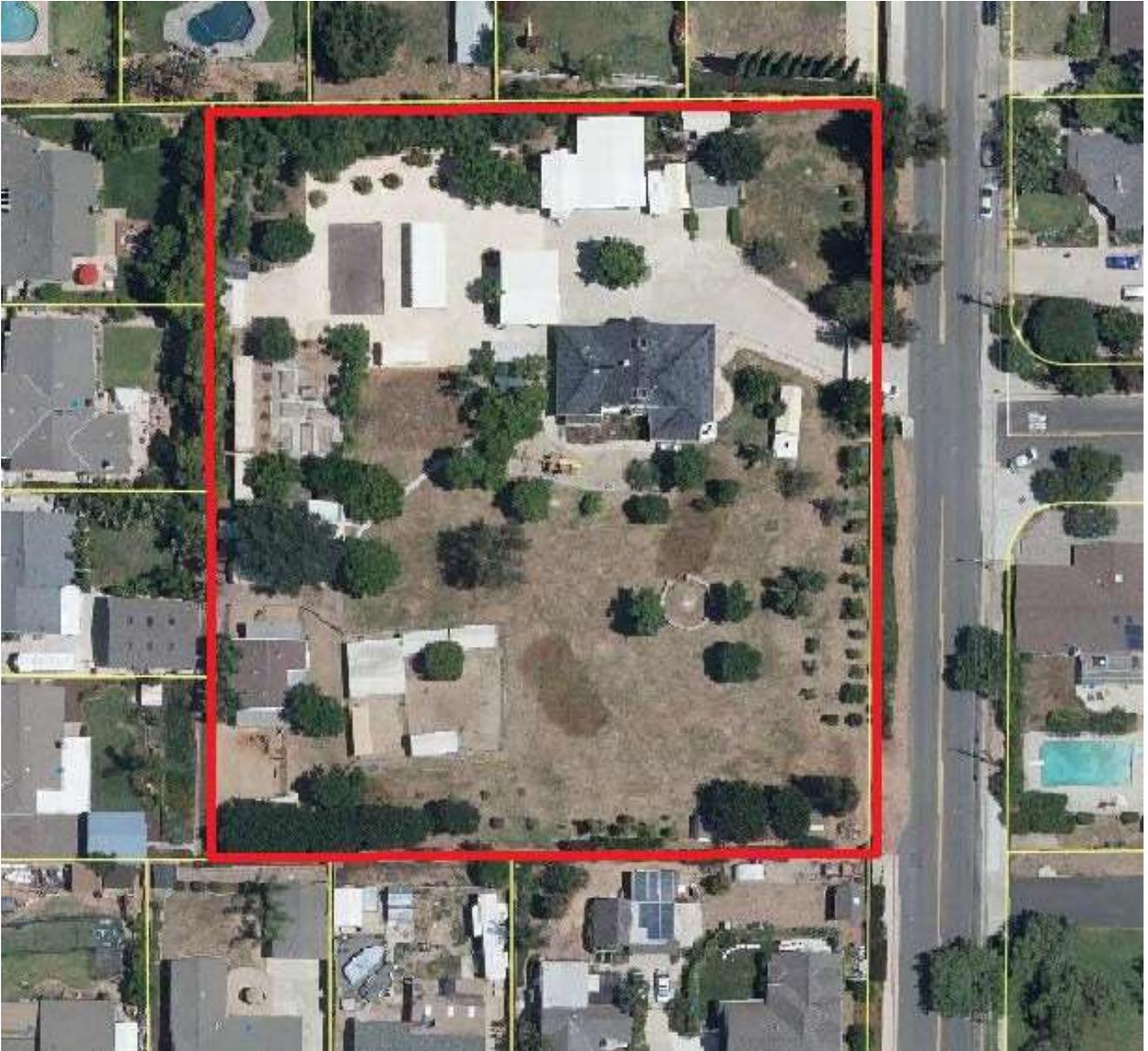
Site Acreage: 9.15 acres
Current Zoning: CG
Proposed Zoning: Commercial
Mixed Use Overlay

Total Unit Potential: 320
Realistic Unit Potential: 272

Description of Site and Factors Supporting Development:

The Bryant Ranch Shopping Center is located at the east end of the City near Savi Ranch. The anchor tenant is an ice skating rink ("The Rinks Yorba Linda"), who took over the 45,000 square foot space after two failed grocery stores. The Rinks is only expected to remain at this location for another year as their lease has expired, and there are no other anchor tenants looking at the site. Most of the other 21 tenants at the center are service related, such as salons, gyms, veterinarian and dentist offices, and just one has a lease extending beyond 2022. There have been a number of inquiries with the City about potentially redeveloping the center either partially or completely for residential use, and the property owner has recently submitted preliminary conceptual plans to the City for development of 160 townhome units on the site. The City is proposing to overlay a mixed use zone on this site, allowing for up to 320 units with a requirement to integrate a minimum of 10,000 square feet of neighborhood-serving commercial uses to service neighborhoods located in the eastern end of Yorba Linda. Realistic capacity is calculated at 85% of the maximum, or 272 units.

Site S3-034 – 4341 Eureka Avenue



Site Acreage: 2.19 acres
Current Zoning: RS
Proposed Zoning: RM
Total (Net) Unit Potential: 22
Realistic Unit Potential: 19

Description of Site and Factors Supporting Development:

This property is an equestrian property and is developed with a single family home with a number of accessory structures. The property owner has expressed interest in having the property rezoned to allow for higher density. City staff has met several times with the property owner to discuss rezoning the property. The property owner has also attended all of the City's Housing Element workshops since being notified of being considered as a potential candidate housing site. The most appropriate density given the surrounding land uses would be Residential Medium Density, which would allow for up to 10 dwelling units per acre. This would yield approximately 22 units on this parcel.

Site S3-080 – 4822 Eureka Avenue



Site Acreage: 0.49 acres
Current Zoning: RM-30
Proposed Zoning: No change
Total Unit Potential: 14
Realistic Unit Potential: 12

Description of Site and Factors Supporting Development:

This property was rezoned during the last Housing Element Cycle to RM-30. It currently is developed as a small commercial retail center. The property owner has expressed interest in having this property remain as a housing opportunity. This property owner also owns the property immediately across the street on the west side of Eureka and is interested in having that property included as a housing site. This property is discussed as Site S3-082.

Site S3-203 – 18101-18251 Bastanchury Road



Acreage: 22.83 acres
Current Zoning: PD
Proposed Zoning: PD
Total (Net) Unit Potential: 228
Realistic Unit Potential: 194

Description of Site and Factors Supporting Development:

This project site consists of nine separate properties; however, three of the largest parcels are all under the same ownership. This property owner's three adjacent parcels consist of approximately 15.6 acres. This property owner has expressed interest in having their property rezoned for higher density development opportunity. The other six adjacent properties are already developed with a single-family home; however, could potentially add acreage to the project areas. Several of these property owners have been participating in the City's Housing Element workshops and have met with the City to discuss the possibility of having their property rezoned. The main property owner would yield approximately 156 housing units and the additional properties would yield an additional 72 housing units.

Site S3-205A – 5225 and 5227 Highland Avenue

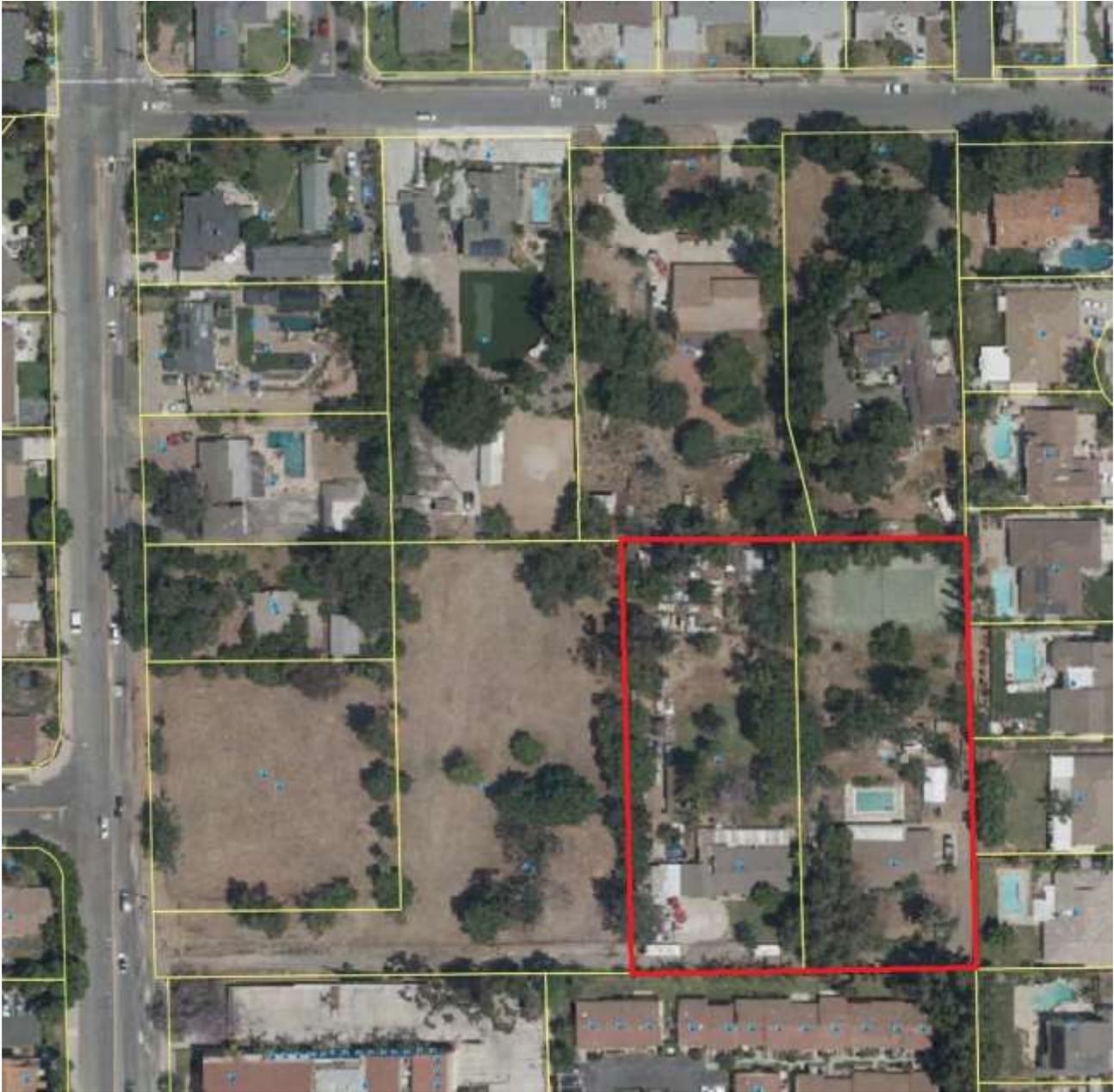


Site Acreage: 7.08 acres
Current Zoning: RE
Proposed Zoning: RM
Total (Net) Unit Potential: 71
Realistic Unit Potential: 60

Description of Site and Factors Supporting Development:

This project site consists of approximately 7.1 acres and is accessible via Eureka Ave and via Highland Ave. The project site consists of two single family homes. The site was subdivided in 2016 through Tentative Tract Map 17928 to allow for 12 single family homes; however, the project was never developed and the subdivision expired in 2019. The City is proposing to upzone this area to allow up to 10 dwelling units per acre, which would yield approximately 71 units. This property has also been listed for sale recently.

Site S4-200 – 18597-18602 Altrudy Lane

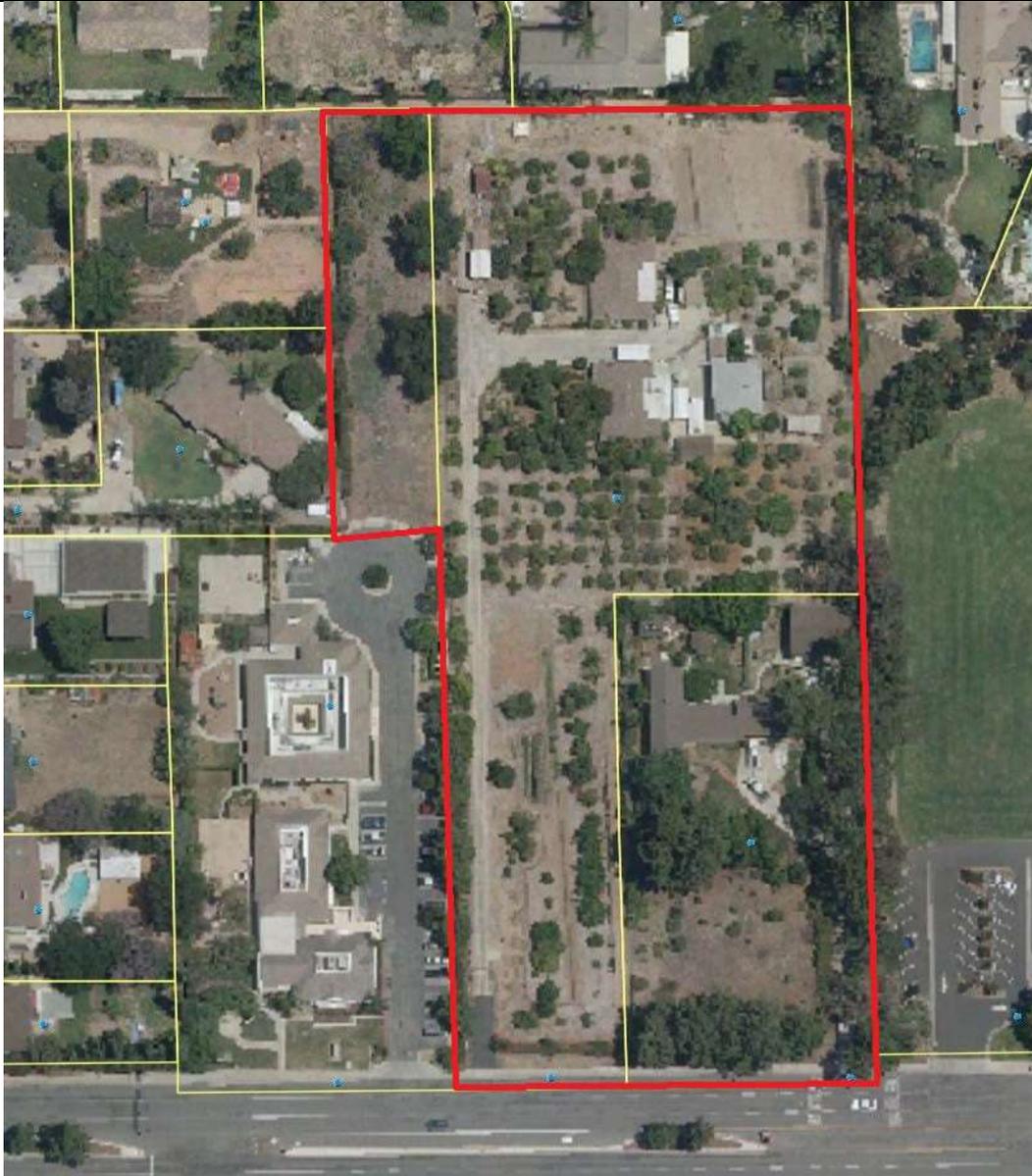


Site Acreage: 2 acres
Current Zoning: RS
Proposed Zoning: RM-20
Total (Net) Unit Potential: 40
Realistic Unit Potential: 40

Description of Site and Factors Supporting Development:

In 2019, C&C Development received approval for the development of a 48-unit senior affordable housing project located on the 1.5-acre vacant parcel east of Lakeview on Altrudy Lane. This project is part of the 5th Housing Element Cycle. The City acquired two additional parcels at 18597 and 18602 Altrudy Lane for the purposes of expanding the senior affordable housing project, which would yield an additional 40 affordable housing units. **The City is under contract with C&C Development for development of this site.**

**Site S4-204A – 19045 Yorba Linda Boulevard
S4-204B – 19081-19111 Yorba Linda Boulevard**



Site S4-204A Acreage:

1.85 acres

Current Zoning: RE

Proposed Zoning:

Congregational Land Overlay

Total Unit Potential: 17

Realistic Unit Potential: 17

Site S4-204B Acreage:

3.9 acres

Current Zoning: RE

Proposed Zoning: RM-20

Total (Net) Unit Potential: 78

Realistic Unit Potential: 66

Description of Site and Factors Supporting Development:

This property is currently home to the Chabad Center and comprises 1.85 acres. The Chabad is very interested in providing parsonage units on their property. Applying an Affordable Housing Overlay to the site would allow for approximately 0.5 acres of underutilized land and parking lot area to be utilized for housing purposes, accommodating 17 housing units.

To augment the unit capacity, the Chabad site could also be combined with the adjacent Site S4-204B, which is currently underdeveloped with two detached single-family units. The units were developed in the early 1950s, and have an improvement-to-land value ratio under 1.0. This parcel has been on the market recently and the City has been receiving many inquiries about potential housing development on the site. The Congregational Land Overlay allows for transfer of development rights to adjacent properties, providing an opportunity to develop housing on this underutilized parcel in partnership with the Chabad.

Site S4-205 – Yorba Linda Town Center



Site Acreage: 2.97 acres
Current Zoning: Town
Center Specific Plan
Proposed Zoning: Town
Center Specific Plan
Total (Net) Unit Potential: 30
Realistic Unit Potential: 30

Description of Site and Factors Supporting Development:

The Historic District of the Town Center consists of Main Street and Olinda Street. This area already allows for the development of no more than 30 dwelling units. No additional rezone efforts would be required to include this area within the housing sites inventory.

Site S3-211 – 17651 Imperial Highway



Site Acreage: 2.32 acres
Current Zoning: RS
Proposed Zoning: RM
Total Unit Potential: 23
Realistic Unit Potential: 20

Description of Site and Factors Supporting Development:

This property is currently home to the Vinjon's Kennel and comprises 2.32 acres located on the north side of Imperial Highway. This site could potentially be upzoned to allow for 10 dwelling units per acre and yield approximately 23 housing units. This property owner has expressed interest in rezoning.

Site S4-053 – Vacant Land Located at Southwest Corner of Kellogg Drive and Grandview Avenue

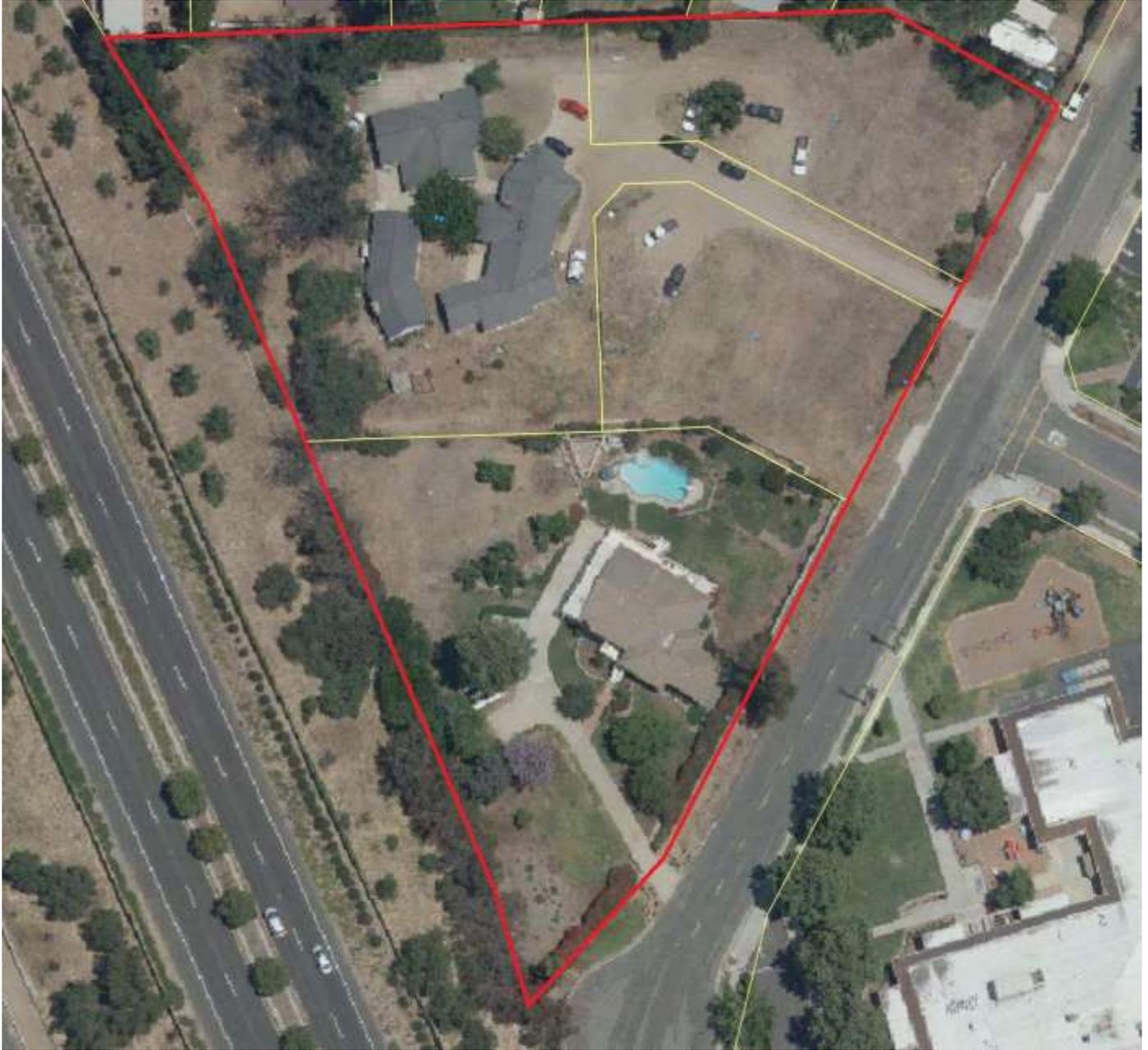


Site Acreage: 0.98 acres
Current Zoning: RE
Proposed Zoning: RM
Total Unit Potential: 10
Realistic Unit Potential: 9

Description of Site and Factors Supporting Development:

This is a vacant approximately one-acre parcel. The property owner has expressed desire to have the property upzoned and has committed to develop the site with at least 10% of the units at a moderate income level of affordability, **as documented in written correspondence to the City.**

**Site S4-060 – 5541 South Ohio Street
Site S4-201 – 5531 South Ohio Street**



Site S4-60 Acreage:
0.96 acres
Current Zoning: RE
Proposed Zoning: RM
Total (Net) Unit Potential: 10
Realistic Unit Potential: 9

Site S4-201 Acreage:
1.82 acres
Current Zoning: RE
Proposed Zoning: RM
Net Unit Potential: 18
Realistic Unit Potential: 15

Description of Site and Factors Supporting Development:

The property owner for Site S4-201 has expressed interest in having their property rezoned. The site currently has a single-family home. The property owner for S4-060 has asked questions about the City's outreach efforts related to rezoning the property, but has not expressly stated that they are interested in rezoning their property. Site S4-201 on its own could yield 18 housing units if rezoned to 10 dwelling units per acre. If S4-060 were included, the two sites combined could yield approximately 28 housing units.

Site S5-008 – Vacant Parcel on Fairmont Boulevard

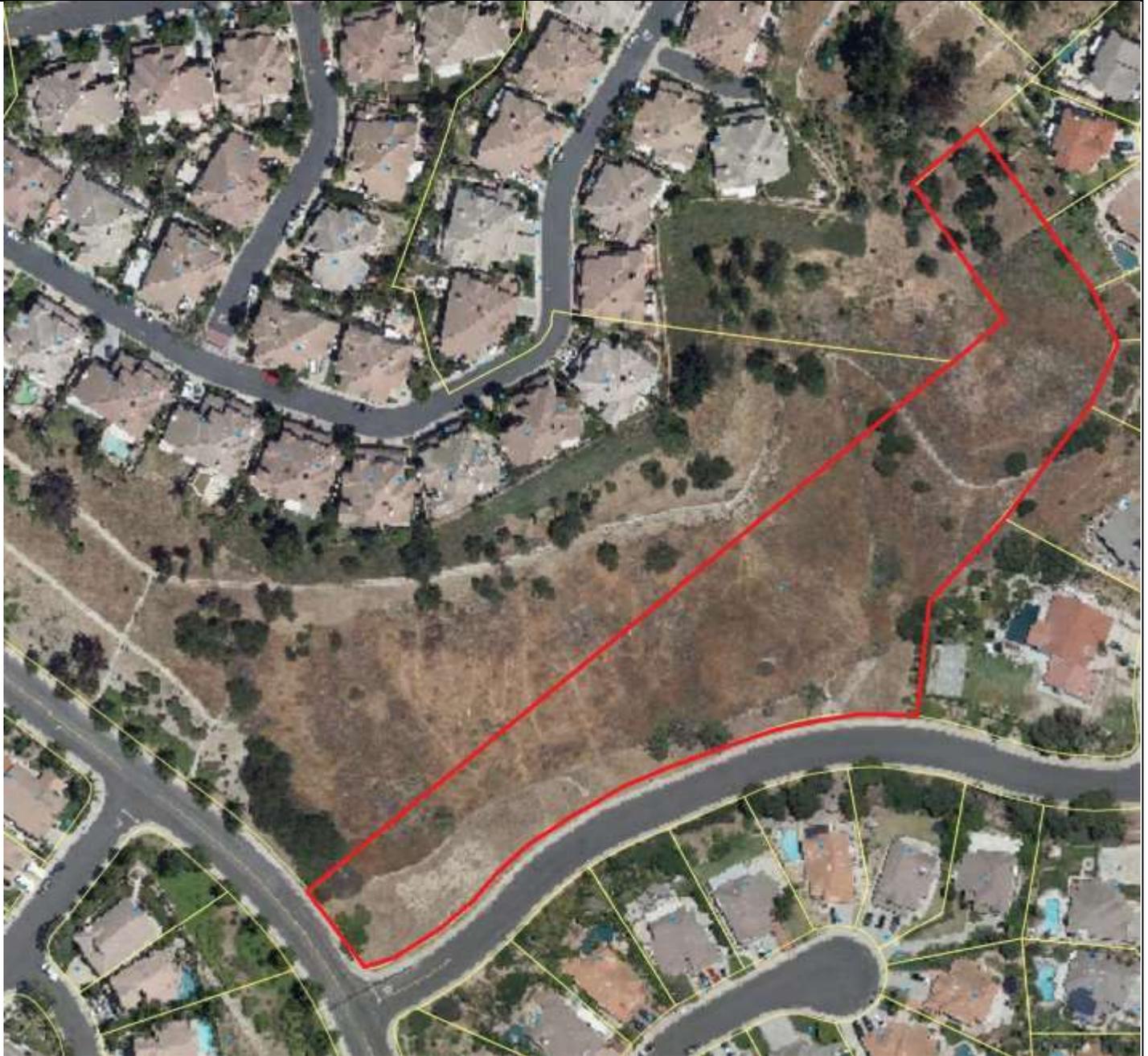


Site Acreage: 23.01 acres
Current Zoning: PD
Proposed Zoning: RM
Total Unit Potential: 230
Realistic Unit Potential:
196

Description of Site and Factors Supporting Development:

This site is currently owned by The Church of Jesus Christ of Latter-day Saints; however the property has been on the market recently. The City has received many inquiries about potential housing development on the site. The upper portion of the property is constrained by topography, though the unit potential from the non-developable portions of the site could be transferred to the flatter, more developable areas of the site. At 10 units/acre, the site could yield 230 units, with a realistic capacity of 196 units (85% of total capacity).

Site S7-005 – Vacant Parcel Located at the Northeast Corner of Camino de Bryant and Meadowland



Site Acreage: 3.06 acres
Current Zoning: RU
Proposed Zoning: RM
Total Unit Potential: 30
Realistic Unit Potential: 10

Description of Site and Factors Supporting Development:

This is a vacant approximately 3-acre parcel. The property owner has expressed a desire to have the property upzoned and has committed to develop the site with at least 10% of the units at a moderate income level of affordability, **as documented in written correspondence to the City.** **Given the hillside constraints on this property, the City has assumed a development potential of 10 units, rather than the 30 units that would be permitted under RM zoning.**

Table A: Housing Element Sites Inventory, Table Starts in Cell A2

Jurisdiction Name	Site Address/Intersection	5 Digit ZIP Code	Assessor Parcel Number	Consolidated Sites	General Plan Designation (Current)	Zoning Designation (Current)	Minimum Density Allowed (units/acre)	Max Density Allowed (units/acre)	Parcel Size (Acres)	Existing Use/Vacancy	Infrastructure	Publicly-Owned	Site Status	Identified in Last/Last Two Planning Cycle(s)	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Total Capacity	Optional Information1	Optional Information2
YORBA LINDA	4822 EUREKA AV	92886	334-441-53		Area Plan	RM-30	0	30	0.48	Car Wash and Garage	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant		12		12	Property owner is ve	Project Site S3-080
YORBA LINDA	N. OF BASTANCHURY BTWN CASA LOMA & EUREKA	92886	323-151-03	A	R - MEDIUM LOW	RE	0	1.8	7.678153732	Vacant	YES - Planned	NO - Privately-Owned	Available	Not Used in Prior Housing Element			13	Property entitled to	Project Site S3-201	
YORBA LINDA	N. OF BASTANCHURY BTWN CASA LOMA & EUREKA	92886	323-161-06	A	R - MEDIUM LOW	RE	0	1.8	5.156597332	Vacant	YES - Planned	NO - Privately-Owned	Available	Not Used in Prior Housing Element			9	Property entitled to	Project Site S3-201	
YORBA LINDA	N. OF BASTANCHURY BTWN CASA LOMA & EUREKA	92886	323-161-08	A	R - MEDIUM LOW	RE	0	1.8	0.255950196	Vacant	YES - Planned	NO - Privately-Owned	Available	Not Used in Prior Housing Element			1	Property entitled to	Project Site S3-201	
YORBA LINDA	NO ADDRESS	92886	323-304-02	B	Area Plan	TCPSP	0	10	0.114852758	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element		1		1		Project Site S4-205
YORBA LINDA	4821 MAIN ST	92886	323-304-23	B	Area Plan	TCPSP	0	10	0.1148596	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element		1		1		Project Site S4-205
YORBA LINDA	4866 OLINDA ST	92886	323-304-07	B	Area Plan	TCPSP	0	10	0.114936925	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element		1		1		Project Site S4-205
YORBA LINDA	18291 IMPERIAL HWY	92886	323-304-09	B	Area Plan	TCPSP	0	10	0.078716433	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element		1		1		Project Site S4-205
YORBA LINDA	4893 MAIN ST	92886	323-304-14	B	Area Plan	TCPSP	0	10	0.057468509	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element		1		1		Project Site S4-205
YORBA LINDA	18293 IMPERIAL HWY	92886	323-304-10	B	Area Plan	TCPSP	0	10	0.038153463	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element		1		1		Project Site S4-205
YORBA LINDA	4900 MAIN ST	92886	323-324-11	B	Area Plan	TCPSP	0	10	0.11711893	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element		1		1		Project Site S4-205
YORBA LINDA	4901 MAIN ST	92886	323-304-11	B	Area Plan	TCPSP	0	10	0.13022415	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element		1		1		Project Site S4-205
YORBA LINDA	4802 OLINDA ST	92886	323-304-01	B	Area Plan	TCPSP	0	10	0.17242302	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element		1		1		Project Site S4-205
YORBA LINDA	18322 LEMON DR	92886	323-304-25	B	Area Plan	TCPSP	0	10	0.17236356	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element		1		1		Project Site S4-205
YORBA LINDA	4815 MAIN ST	92886	323-304-24	B	Area Plan	TCPSP	0	10	0.057427046	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element		1		1		Project Site S4-205
YORBA LINDA	NO ADDRESS	92886	323-304-03	B	Area Plan	TCPSP	0	10	0.057432986	Parking Lot	YES - Current	YES - City-Owned	Available	Not Used in Prior Housing Element		1		1		Project Site S4-205
YORBA LINDA	NO ADDRESS	92886	323-304-04	B	Area Plan	TCPSP	0	10	0.114872392	Parking Lot	YES - Current	YES - City-Owned	Available	Not Used in Prior Housing Element		1		1		Project Site S4-205
YORBA LINDA	NO ADDRESS	92886	323-304-05	B	Area Plan	TCPSP	0	10	0.114900175	Parking Lot	YES - Current	YES - City-Owned	Available	Not Used in Prior Housing Element		1		1		Project Site S4-205
YORBA LINDA	4845 MAIN ST	92886	323-304-20	B	Area Plan	TCPSP	0	10	0.114880992	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element		1		1		Project Site S4-205
YORBA LINDA	4862 OLINDA AV	92886	323-304-06	B	Area Plan	TCPSP	0	10	0.114917936	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element		1		1		Project Site S4-205
YORBA LINDA	NO ADDRESS	92886	323-304-19	B	Area Plan	TCPSP	0	10	0.114891217	Parking Lot	YES - Current	YES - City-Owned	Available	Not Used in Prior Housing Element		1		1		Project Site S4-205
YORBA LINDA	4861 MAIN ST	92886	323-304-18	B	Area Plan	TCPSP	0	10	0.05744968	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element		1		1		Project Site S4-205
YORBA LINDA	4865 MAIN ST	92886	323-304-17	B	Area Plan	TCPSP	0	10	0.057451481	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element		1		1		Project Site S4-205
YORBA LINDA	4876 MAIN ST	92886	323-324-15	B	Area Plan	TCPSP	0	10	0.063282755	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element		1		1		Project Site S4-205
YORBA LINDA	4872 OLINDA ST	92886	323-304-08	B	Area Plan	TCPSP	0	10	0.172364121	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element		1		1		Project Site S4-205
YORBA LINDA	4881 MAIN ST	92886	323-304-16	B	Area Plan	TCPSP	0	10	0.171807163	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element		1		1		Project Site S4-205
YORBA LINDA	4884 MAIN ST	92886	323-324-20	B	Area Plan	TCPSP	0	10	0.125959046	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element		1		1		Project Site S4-205
YORBA LINDA	4889 MAIN ST	92886	323-304-15	B	Area Plan	TCPSP	0	10	0.058040694	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element		1		1		Project Site S4-205
YORBA LINDA	4894 MAIN ST	92886	323-324-12	B	Area Plan	TCPSP	0	10	0.070789056	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element		1		1		Project Site S4-205
YORBA LINDA	4895 MAIN ST	92886	323-304-13	B	Area Plan	TCPSP	0	10	0.0574712	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element		1		1		Project Site S4-205
YORBA LINDA	4897 MAIN ST	92886	323-304-12	B	Area Plan	TCPSP	0	10	0.057472615	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element		1		1		Project Site S4-205
YORBA LINDA	4835 MAIN ST	92886	323-304-21	B	Area Plan	TCPSP	0	10	0.057467527	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element		1		1		Project Site S4-205
YORBA LINDA	4829 MAIN ST	92886	323-304-22	B	Area Plan	TCPSP	0	10	0.057403053	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element		1		1		Project Site S4-205
YORBA LINDA	4910 MAIN ST	92886	323-324-21	B	Area Plan	TCPSP	0	10	0.094018972	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element		1		1		Project Site S4-205
YORBA LINDA	4910 MAIN ST	92886	323-324-21	B	Area Plan	TCPSP	0	10	0.072111957	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element		1		1		Project Site S4-205

Candidate Sites Identified to be Rezoned to Accommodate Shortfall Housing Need, Table Starts in Cell A2

Site Address/ Intersection	5 Digit ZIP Code	Assessor Parcel Number	Very Low- Income	Low- Income	Moderate- Income	Above Moderate- Income	Type of Shortfall	Parcel Size (Acres)	Current General Plan Designation	Current Zoning	Proposed General Plan Designation	Proposed Zoning	Minimum Density	Maximum Density	Total Capacity	Vacant/ Nonvacant	Description of Existing Uses	Notes	Improvement to Land Ratio	Year Built	Project Site ID
3516 ROSE DR	92886	322-061-01	11	5			Shortfall of Site	0.59	R - Medium Low	RE	R-H	RM-20 with Affordable Housing Overlay	20	35	16	Non-Vacant	2,800 square foot single-family home		0.41	1956	S1-200
3616 ROSE DR	92886	322-061-08	11	5			Shortfall of Site	0.50	R - Medium Low	RE	R-H	RM-20 with Affordable Housing Overlay	20	35	16	Non-Vacant	1,800 square foot single-family home		0.37	1948	S1-200
3614 MERIENDA LN	92886	322-061-10				14	Shortfall of Site	0.47	R - Medium Low	RE	R-H	RM-20 with Affordable Housing Overlay	20	35	14	Non-Vacant	1,600 square foot single-family home		1.73 (not re-assessed for 30+ years)	1958	S1-200
3524 MERIENDA LN	92886	322-061-12	10	7			Shortfall of Site	0.56	R - Medium Low	RE	R-H	RM-20 with Affordable Housing Overlay	20	35	17	Non-Vacant	1,400 square foot single-family home		1.27 (not re-assessed for 30+ years)	1960	S1-200
3514 MERIENDA LN	92886	322-061-13	11	7			Shortfall of Site	0.59	R - Medium Low	RE	R-H	RM-20 with Affordable Housing Overlay	20	35	18	Non-Vacant	1,500 square foot single-family home		0.12	1960	S1-200
3542 ROSE DR	92886	322-061-14				9	Shortfall of Site	0.29	R - Medium Low	RE	R-H	RM-20 with Affordable Housing Overlay	20	35	9	Non-Vacant	1,300 square foot single-family home		0.30	1957	S1-200
3552 ROSE DR	92886	322-061-15				9	Shortfall of Site	0.29	R - Medium Low	RE	R-H	RM-20 with Affordable Housing Overlay	20	35	9	Non-Vacant	1,900 square foot single-family home		0.11	1920	S1-200
3562 ROSE DR	92886	322-061-16				13	Shortfall of Site	0.43	R - Medium Low	RE	R-H	RM-20 with Affordable Housing Overlay	20	35	13	Non-Vacant	1,500 square foot single-family home		0.17	1954	S1-200
3620 ROSE DR	92886	322-061-17				13	Shortfall of Site	0.43	R - Medium Low	RE	R-H	RM-20 with Affordable Housing Overlay	20	35	13	Non-Vacant	1,700 square foot single-family home		1.83 (not re-assessed for 30+ years)	1939	S1-200
3618 ROSE DR	92886	322-061-18	11	5			Shortfall of Site	0.51	R - Medium Low	RE	R-H	RM-20 with Affordable Housing Overlay	20	35	16	Non-Vacant	1,700 square foot single-family home		1.83 (not re-assessed for 30+ years)	1955	S1-200
3512 ROSE DR	92886	322-061-19	13	8			Shortfall of Site	0.71	R - Medium Low	RE	R-H	RM-20 with Affordable Housing Overlay	20	35	21	Non-Vacant	1,700 square foot single-family home		1.37 (not re-assessed for 30+ years)	1956	S1-200
NO ADDRESS	92886	322-061-20					1 Shortfall of Site	0.06	R - Medium Low	RE	R-H	RM-20 with Affordable Housing Overlay	20	35	1	Non-Vacant	Road		0.00	0	S1-200
3602 MERIENDA LN	92886	322-061-21	11	4			Shortfall of Site	0.49	R - Medium Low	RE	R-H	RM-20 with Affordable Housing Overlay	20	35	15	Non-Vacant	3,400 square foot single-family home		0.85	1998	S1-200

Site Address/ Intersection	5 Digit ZIP Code	Assessor Parcel Number	Very Low- Income	Low- Income	Moderate- Income	Above Moderate- Income	Type of Shortfall	Parcel Size (Acres)	Current General Plan Designation	Current Zoning	Proposed General Plan Designation	Proposed Zoning	Minim um Densit y	Maxi mum Densit y	Total Capac ity	Vacant/ Nonvacan t	Description of Existing Uses	Notes	Improve- ment to Land Ratio	Year Built	Project Site ID
17141 BASTANCHURY RD	92886	322-173-04	22	8			Shortfall of Site	2.46	R - Medium Low	RE	R-ML	Congregational Housing Overlay	20	35	30	Non-Vacant	Friendship Baptist Church	Church has approximately 2.5 acres of vacant land and parking area that could be developed. Church is interested in partnering with a housing developer to help complete a large accessory building on-site.	9.38	0	S2-008
17151 BASTANCHURY RD	92886	322-173-07	22	8			Shortfall of Site	2.46	R - Medium Low	RE	R-ML	Congregational Housing Overlay	20	35	30	Non-Vacant	Friendship Baptist Church	Church has approximately 2.5 acres of vacant land and parking area that could be developed. Church is interested in partnering with a housing developer to help complete a large accessory building on-site.	0.00	0	S2-008
4861 LIVERPOOL ST	92886	334-292-18	24	16			Shortfall of Site	6.20	R - Medium Low	RE	R-ML	Congregational Housing Overlay	20	35	40	Non-Vacant	Messiah Lutheran Church	Church has approximately 1.5 acres of underutilized land and parking area to be utilized for housing.	11.49	1971	S2-013
5320 RICHFIELD RD	92886	343-591-01	20	10			Shortfall of Site	5.61	R - Medium Low	RS	R-M	Congregational Housing Overlay	20	35	30	Non-Vacant	Richfield Community Church	Church has approximately 3 acres of underutilized land and parking area to be utilized for housing.	12.90	0	S3-012
5300 RICHFIELD RD	92886	343-591-02	13	7			Shortfall of Site	3.00	R - Medium Low	RS	R-M	Congregational Housing Overlay	20	35	20	Non-Vacant	Richfield Community Church	Church has approximately 3 acres of underutilized land and parking area to be utilized for housing.	0.05	1959	S3-012
5312 RICHFIELD RD	92886	343-591-03	3	2			Shortfall of Site	0.86	R - Medium Low	RS	R-M	Congregational Housing Overlay	20	35	5	Non-Vacant	Richfield Community Church	Church has approximately 3 acres of underutilized land and parking area to be utilized for housing.	0.81	1956	S3-012
5005 MOUNTAIN VIEW RD	92886	343-582-12	28	20			Shortfall of Site	1.65	Area Plan	RE	Area Plan	Congregational Housing Overlay	20	35	48	Non-Vacant	Overflow parking lot for Friends Church	Church has approximately 1.84 acres of overflow parking area to be utilized for housing.	0.00	0	S3-103

Site Address/ Intersection	5 Digit ZIP Code	Assessor Parcel Number	Very Low- Income	Low- Income	Moderate- Income	Above Moderate- Income	Type of Shortfall	Parcel Size (Acres)	Current General Plan Designation	Current Zoning	Proposed General Plan Designation	Proposed Zoning	Minim um Densit y	Maxi mum Densit y	Total Capac ity	Vacant/ Nonvacan t	Description of Existing Uses	Notes	Improve- ment to Land Ratio	Year Built	Project Site ID
4341 EUREKA AV	92886	323-071-03			7	12	Shortfall of Site	2.20	R - Medium	RS	R-H	RM	0	10	19	Non-Vacant	Single-family home	Property owner is very interested in having property rezoned to allow for higher density housing.	0.64	1912	S3-034
18132 YORBA LINDA	92886	343-582-01				7	Shortfall of Site	0.23	Area Plan	RE	Area Plan	RM-20 with Affordable Housing Overlay	20	35	7	Non-Vacant	Yorba Linda Preschool. 2,000 square foot, single story building	Property owner is also business owner and is interested in having property rezoned to allow for housing purposes. Business owners are discussing retirement planning and see rezoning as a viable option.	0.06	1952	S3-074
18132 YORBA LINDA	92886	343-582-02				6	Shortfall of Site	0.19	Area Plan	RE	Area Plan	RM-20 with Affordable Housing Overlay	20	35	6	Non-Vacant	Parking area for Yorba Linda Preschool	Property owner is also business owner and is interested in having property rezoned to allow for housing purposes. Business owners are discussing retirement planning and see rezoning as a viable option.	0.00		S3-074
4811 EUREKA AV	92886	334-101-39	9	6			Shortfall of Site	0.51	Area Plan	CG	Area Plan	RM-20 with Affordable Housing Overlay	20	35	15	Non-Vacant	Yorba Linda Equipment Rentals	Property owner is very interested in having property rezoned to allow for higher density housing.	0.50	1959	S3-082
4791 EUREKA AV	92886	334-101-40	24	14			Shortfall of Site	1.24	Area Plan	CG	Area Plan	RM-20 with Affordable Housing Overlay	20	35	38	Non-Vacant	Flooring store with other ancillary heavy commercial uses in a large yard area.	Property has several vacancies and property owner is very interested in having the property rezoned for higher density housing purposes.	0.12	1967	S3-082
18161 BASTANCHU	92886	323-181-03			1	4	Shortfall of Site	0.53	Area Plan	PD	Area Plan	PD	0	10	5	Non-Vacant	Single-family home		0.45	1922	S3-203
18141 BASTANCHU	92886	323-181-04			6	27	Shortfall of Site	3.87	Area Plan	PD	Area Plan	PD	0	10	33	Non-Vacant	Single-family home		2.05	1971	S3-203
18103 BASTANCHU	92886	323-181-05			4	8	Shortfall of Site	1.27	Area Plan	PD	Area Plan	PD	0	10	12	Non-Vacant	Single-family home		178.85	1985	S3-203
18101 BASTANCHU	92886	323-181-06			29	51	Shortfall of Site	9.48	Area Plan	PD	Area Plan	PD	0	10	80	Non-Vacant	Single-family home		0.47	0	S3-203
18231 BASTANCHU	92886	323-181-07			15	25	Shortfall of Site	4.96	Area Plan	PD	Area Plan	PD	0	10	40	Non-Vacant	Single-family home		0.00	0	S3-203
18245 BASTANCHU	92886	323-191-06			6	11	Shortfall of Site	2.00	Area Plan	PD	Area Plan	PD	0	10	17	Non-Vacant	Single-family home		0.21	1912	S3-203
18251 BASTANCHU	92886	323-191-07			1	3	Shortfall of Site	0.42	Area Plan	PD	Area Plan	PD	0	10	4	Non-Vacant	Single-family home		0.14	1950	S3-203
NO ADDRESS	92886	323-191-39			1		Shortfall of Site	0.10	Area Plan	PD	Area Plan	PD	0	10	1	Non-Vacant	Single-family home		0.00	0	S3-203

Site Address/ Intersection	5 Digit ZIP Code	Assessor Parcel Number	Very Low- Income	Low- Income	Moderate- Income	Above Moderate- Income	Type of Shortfall	Parcel Size (Acres)	Current General Plan Designation	Current Zoning	Proposed General Plan Designation	Proposed Zoning	Minim um Densit y	Maxi mum Densit y	Total Capac ity	Vacant/ Nonvacan t	Description of Existing Uses	Notes	Improve- ment to Land Ratio	Year Built	Project Site ID
18241 BASTANCHU	92886	323-191-46			1	1	Shortfall of Site	0.21	Area Plan	PD	Area Plan	PD	0	10	2	Non-Vacant	Single-family home		1.29	2015	S3-203
																		Property had a TTM approved in the previous housing cycle for a 12-lot subdivision; however, the map expired. The property owner is very interested in having the property rezoned to allow for higher density and is eager to move forward with development.			
5225 HIGHLAND AV	92886	343-561-08			16	27	Shortfall of Site	5.08	R - Medium Low	RE	R-H	RM	0	10	43	Non-Vacant	Single-family home		0.05	1975	S3-205A
5227 HIGHLAND AV	92886	343-561-09			7	10	Shortfall of Site	2.00	R - Medium Low	RE	R-H	RM	0	10	17	Non-Vacant	Single-family home		0.04	1944	S3-205A
NO ADDRESS	92886	343-591-05	5	3			Shortfall of Site	0.27	R - Medium	RS	R-H	RM-20 with Affordable Housing Overlay	20	35	8	Non-Vacant	Agricultural		0.00	0	S3-207
5322 RICHFIELD RD	92886	343-591-06	28	17			Shortfall of Site	1.49	R - Medium	RS	R-H	RM-20 with Affordable Housing Overlay	20	35	45	Non-Vacant	Agricultural		0.00	1916	S3-207
																		These four parcels are all under the same ownership. Property owner is very interested in having the property rezoned to allow for higher density housing.			
5392 RICHFIELD RD	92886	343-591-07	111	68			Shortfall of Site	6.07	R - Medium	RS	R-H	RM-20 with Affordable Housing Overlay	20	35	179	Non-Vacant	Agricultural		0.02	1919	S3-207
																		These four parcels are all under the same ownership. Property owner is very interested in having the property rezoned to allow for higher density housing.			

Site Address/ Intersection	5 Digit ZIP Code	Assessor Parcel Number	Very Low- Income	Low- Income	Moderate- Income	Above Moderate- Income	Type of Shortfall	Parcel Size (Acres)	Current General Plan Designation	Current Zoning	Proposed General Plan Designation	Proposed Zoning	Minim um Densit y	Maxi mum Densit y	Total Capac ity	Vacant/ Nonvacan t	Description of Existing Uses	Notes	Improve- ment to Land Ratio	Year Built	Project Site ID
NO ADDRESS	92886	343-591-08	9	6			Shortfall of Site	0.50	R - Medium	RS	R-H	RM-20 with Affordable Housing Overlay	20	35	15	Non-Vacant	Agricultural	These four parcels are all under the same ownership. Property owner is very interested in having the property rezoned to allow for higher density housing.	0.00	0	S3-207
NO ADDRESS	92886	343-591-09	9	6			Shortfall of Site	0.50	R - Medium	RS	R-H	RM-20 with Affordable Housing Overlay	20	35	15	Non-Vacant	Agricultural	These four parcels are all under the same ownership. Property owner is very interested in having the property rezoned to allow for higher density housing.	0.00	0	S3-207
5332 RICHFIELD RD	92886	343-591-25	18	11			Shortfall of Site	0.99	R - Medium	RS	R-H	RM-20 with Affordable Housing Overlay	20	35	19	Non-Vacant	Single-family home		0.42	1964	S3-207
17651 IMPERIAL HIC	92886	323-051-26			4	8	Shortfall of Site	1.36	R - Medium	RS	R-H	RM	0	10	12	Non-Vacant	Vinjon's Kennel	Property owner is very interested in having property rezoned to allow for higher density housing.	0.96	1949	S3-211
17651 IMPERIAL HIC	92886	323-051-27			3	5	Shortfall of Site	0.96	R - Medium	RS	R-H	RM	0	10	8	Non-Vacant	Vinjon's Kennel	Property owner is very interested in having property rezoned to allow for higher density housing.	0.00	0	S3-211
NO ADDRESS	92886	348-262-01			4	5	Shortfall of Site	0.98	R - Medium Low	RE	R-H	RM	0	10	9	Vacant	Vacant	Property owner is very interested in having property rezoned to allow for higher density housing.	0.00	0	S4-053
5541 S OHIO ST	92886	348-351-08			4	5	Shortfall of Site	0.96	R - Medium Low	RE	R-H	RM	0	10	9	Non-Vacant	Single-family home	Property owner is very interested in having property rezoned to allow for higher density housing.	0.79	1976	S4-060
4742 PLUMOSA DR	92886	323-311-03	31	17			Shortfall of Site	1.62	Area Plan	CG	Area Plan	RM-20 with Affordable Housing Overlay	20	35	48	Non-Vacant	Single-family home	Property owner is very interested in having property rezoned to allow for higher density housing.	0.05	1912	S4-075
18597 ALTRUDY LN	92886	323-231-18	12	8			Shortfall of Site	1.00	Area Plan	CG	Area Plan	RM-20 with Affordable Housing Overlay	20	35	20	Non-Vacant	Single-family home	City-owned property with purchase and sale agreement with C&C Development to extend the affordable housing project on Altrudy Lane.	0.42	1964	S4-200

Site Address/ Intersection	5 Digit ZIP Code	Assessor Parcel Number	Very Low- Income	Low- Income	Moderate- Income	Above Moderate- Income	Type of Shortfall	Parcel Size (Acres)	Current General Plan Designation	Current Zoning	Proposed General Plan Designation	Proposed Zoning	Minim um Densit y	Maxi mum Densit y	Total Capac ity	Vacant/ Nonvacan t	Description of Existing Uses	Notes	Improve- ment to Land Ratio	Year Built	Project Site ID
18602 ALTRUDY LN	92886	323-231-19	12	8			Shortfall of Site	1.00	Area Plan	CG	Area Plan	RM-20 with Affordable Housing Overlay	20	35	20	Non-Vacant	Single-family home	City-owned property with purchase and sale agreement with C&C Development to extend the affordable housing project on Altrudy Lane.	0.32	1959	S4-200
ADDRESS NOT AVA	92886	348-351-10			1	2	Shortfall of Site	0.43	R - Medium Low	RE	R-H	RM	0	10	3	Non-Vacant	Single-family home	These three parcels are all owned by the same property owner, who is very interested in having property rezoned to allow for higher density housing.	0.00	0	S4-201
NO ADDRESS	92886	348-351-11			1	3	Shortfall of Site	0.41	R - Medium Low	RE	R-H	RM	0	10	4	Non-Vacant	Single-family home	These three parcels are all owned by the same property owner, who is very interested in having property rezoned to allow for higher density housing.	0.00	0	S4-201
5531 S OHIO ST	92886	348-351-12			3	5	Shortfall of Site	0.98	R - Medium Low	RE	R-H	RM	0	10	8	Non-Vacant	Single-family home	These three parcels are all owned by the same property owner, who is very interested in having property rezoned to allow for higher density housing.	0.28	1950	S4-201
19045 YORBA LINDA	92886	323-081-34	11	6			Shortfall of Site	1.85	R - Medium Low	RE	R-ML	Congregati onal Housing Overlay	20	35	17	Non-Vacant	Congregation Beth Meir HaCohen Chabad	Church is very interested in providing parsonage units on the property.	0.91	0	S4-204A
19081 YORBA LINDA	92886	323-081-35			18	28	Shortfall of Site	2.74	R - Medium Low	RE	R-ML	RM-20	0	20	46	Non-Vacant	Single-family home	Property is under contract with housing developer.	0.97	0	S4-204B
19111 YORBA LINDA	92886	323-081-36			8	12	Shortfall of Site	1.16	R - Medium Low	RE	R-ML	RM-20	0	20	20	Non-Vacant	Single-family home		1.67	1952	S4-204B
NO ADDRESS	92886	326-081-01			75	121	Shortfall of Site	23.01	R - Medium Low	RE	R-H	RM	0	10	196	Vacant	Vacant	Property has been listed for sale. Numerous inquiries from prospective buyers and developers.	0.00	0	S5-008
22722 OLD CANAL F	92885	352-115-08	47	30			Shortfall of Site	2.56	I-Manufacturing	PD	I-Manufacturing	RM-20 with Affordable Housing Overlay	20	35	77	Non-Vacant	John Force Racing	Business operations have been relocated to Indianapolis. Building is currently listed for lease.	1.14	0	S6-015

Site Address/ Intersection	5 Digit ZIP Code	Assessor Parcel Number	Very Low- Income	Low- Income	Moderate- Income	Above Moderate- Income	Type of Shortfall	Parcel Size (Acres)	Current General Plan Designation	Current Zoning	Proposed General Plan Designation	Proposed Zoning	Minim um Densit y	Maxi mum Densit y	Total Capac ity	Vacant/ Nonvacan t	Description of Existing Uses	Notes	Improve- ment to Land Ratio	Year Built	Project Site ID
22711 OAKCREST C	92885	352-117-12	74	47			Shortfall of Site	4.04	I-Manufacturing	PD	I-Manufacturing	RM-20 with Affordable Housing Overlay	20	35	45	Non-Vacant	Extended Stay USA	Potential Conversion	1.37	0	S6-026
23661 LA PALMA AV	92885	353-091-06			136	136	Shortfall of Site	9.15	C - General	CG	CG	Mixed Use Overlay	20	35	272	Non-Vacant	Bryant Ranch Shopping Center	Property owner is very interested in having property rezoned to allow for higher density housing. Center is struggling to maintain tenants at this time; therefore, property owner is considering other alternatives.	0.60	0	S7-001
NE Corner Camino de	92885	329-081-06			4	6	Shortfall of Site	3.06	R - Medium High	RU	R-H	RM	0	10	10	Vacant	Vacant	Property owner is very interested in having property rezoned to allow for higher density housing.	0.00	0	S7-005
ADDRESS NOT AVAIL	92886	322-121-07	13	13		27	Shortfall of Site	2.00	C - General	CG	CG	Mixed Use Overlay	20	35	53	Vacant	Vacant	Property has never been developed even though it has been zoned commercial for decades. There was a previous entitlement approved approximately 15 years ago that never got constructed.			S1-021
4382 EUREKA AVE	92886	323-092-13	18	12			Shortfall of Site	1.58	R- Medium	RS	R-Medium	Congregational Housing Overlay	20	35	30	Non-Vacant	Islamic Center	Property owner has expressed interest in having their property rezoned to allow for the			S3-033
18111 BASTANCHURY F	92886	323-171-07	32	21			Shortfall of Site	2.09	Area Plan	PD	Area Plan	Congregational Housing Overlay	20	35	53	Non-Vacant	Shinyo-En USA	Property owner has expressed interest in having their property rezoned to allow for the congregational lands overlay opportunity.			S3-210
18071 BASTANCHURY F	92886	323-171-08	31	21			Shortfall of Site	2.00	Area Plan	PD	Area Plan	Congregational Housing Overlay	20	35	52	Non-Vacant	Shinyo-En USA	Property owner has expressed interest in having their property rezoned to allow for the congregational lands overlay opportunity.			S3-210

Site Address/ Intersection	5 Digit ZIP Code	Assessor Parcel Number	Very Low- Income	Low- Income	Moderate- Income	Above Moderate- Income	Type of Shortfall	Parcel Size (Acres)	Current General Plan Designation	Current Zoning	Proposed General Plan Designation	Proposed Zoning	Minim um Densit y	Maxi mum Densit y	Total Capac ity	Vacant/ Nonvacan t	Description of Existing Uses	Notes	Improve- ment to Land Ratio	Year Built	Project Site ID
18021 BASTANCHURY F	92886	323-171-09					Shortfall of Sites		Area Plan	PD	Area Plan	Congregational Housing Overlay	20	35		Non-Vacant	Shinyo-En USA	Property owner has expressed interest in having their property rezoned to allow for the congregational lands overlay opportunity.			S3-210

Appendix D

Community Participation

Yorba Linda 2021-2029 Housing Element

Housing Needs Survey Responses



As an important early step in updating Yorba Linda’s Housing Element, the City conducted an on-line survey to ask residents what they believe are the community’s most important housing needs. The Housing Element Needs Survey was posted on the City’s website from October 2020 – January 2021, with a link advertised in the City’s eNews, on the City’s website, and on the City’s social media accounts (i.e., Facebook, Instagram, Twitter). A total of 105 completed surveys were received. The following presents the aggregated response to each of the survey’s questions, followed by a summary of additional write-in responses identifying potential strategies to expand housing opportunities in the community.

1. How long have you lived in Yorba Linda?

- 17% 1-5 years
- 14% 6-10 years
- 22% 11-20 years
- 47% 21+ years

2. Select the type of housing unit you reside in:

- 81% A detached single-family house
- 10% A condominium/townhome
- 6% An apartment
- 3% A duplex/triplex/fourplex
- 0% An accessory dwelling unit or guesthouse
- 0% A mobilehome

3. Do you currently rent or own your home?

- 89% Own
- 11% Rent

4. How would you rate the physical condition of the unit you live in?

- 62% Excellent condition
- 25% Shows signs of minor deferred maintenance (i.e. peeling paint, chipping stucco, etc)
- 7% Needs one or more modest rehabilitation improvements (i.e. new roof, new wood siding, etc)
- 4% Needs one or more major upgrades (i.e. new foundation, new plumbing, new electrical, etc)
- 2% Other (2 responses: major remodel in 2017; upgrading a bathroom)

5. Within the past two years, have you experienced any of the following housing issues? (choose all that apply – 38 total respondents)

- 47% Adult child living at home due to inability to afford housing
- 45% Lack funding to make necessary home repairs
- 26% Struggle to pay rent or mortgage
- 18% Significant rent increase
- 8% Too many people living in one home (overcrowding)

6. What types of housing will best address Yorba Linda's housing needs? (choose all that apply)

- 63% Single-family Homes
- 43% Condos/Townhouses
- 35% Senior Housing
- 25% Accessory Dwelling Units or "Granny Flats"
- 23% Housing for Persons with Disabilities
- 21% Apartments

Other (15 responses)

No more housing – 7 responses

Need low income housing – 5 responses

Affordable shared living environments for young adults – 1 response

More parking/storage for housing – 1 response

No low income housing – 1 response

7. Please indicate how important the following housing priorities are for the Yorba Linda community.

	Very Important (5 pts)	Somewhat Important (3 pts)	Not Important (1 pt)	Weighted Average
Encouraging the maintenance and rehabilitation of housing in older neighborhoods.	62%	32%	6%	4.13
Establishing special needs housing for seniors, persons with disabilities, and/or veterans.	41%	31%	28%	3.28
Focusing new housing within existing developed areas and/or cluster/compact housing in order to preserve surrounding open space.	44%	26%	30%	3.27
Ensuring that children who grew up in Yorba Linda have housing options so they can live in Yorba Linda as adults.	37%	37%	26%	3.21
Providing more affordable housing opportunities for those who are currently priced out of Yorba Linda.	28%	29%	43%	2.69
Creating mixed-use (commercial/office and residential) projects in the community that encourage walkable neighborhoods and reduce dependency on automobiles.	26%	32%	42%	2.69

8. The State of California is requiring the City to plan and zone for at least 2,411 new housing units, of which approximately 70 percent are required to be affordable to lower and moderate income households (for example, in Orange County, a family of four with a household income of less than \$102,500 is considered lower income, and households earning between \$102,500-\$123,600 are considered moderate income). The City is working to identify strategies to meet this obligation. Please indicate your support for the following potential housing development strategies:

	Very Important (50 pts)	Somewhat Important (25 pts)	Not Important (1 pt)	Weighted Average
Encourage new multi-family housing on existing infill sites with access to existing infrastructure				47 pts
Provide incentives to increase the production of accessory dwelling units (granny flats).				36 pts
Increase allowable housing densities to 40 - 50 units/ acre on a limited number of housing sites to reduce the number of multi-family sites required.				35 pts
Maintain the City's current maximum density of 30 units/acre, requiring designation of a greater number of multi-family sites.				28 pts

9. Are there any other strategies you would like to suggest the City consider to create more housing opportunities?

Suggested Development Locations

- SAVI Ranch area (2 comments)
- Friends Church High School site on Bastanchury close to Lakeview (2 comments)
- Upper part of vacant West Bastanchury site close to Lakeview
- Lower part of vacant West Bastanchury site
- Vacant site on corner of Imperial and Los Angeles, east side
- Vacant site at 16951 Imperial Highway
- Vacant site at 18551 Altrudy Lane
- Underutilized site at 4742 Plumosa Drive
- Vacant site at 4672 Lakeview Drive
- Vacant site on 4400-4500 block Avenida Rio Del Oro
- Area off Mira Loma between Tustin and Kraemer
- Underutilized site on west side of Paseo Del Retiro
- Multistory apartments/condos near the railroad tracks
- Rezone the housing north of Orchard between Richfield and Lakeview to be Yorba Linda 92886
- Build along freeway corridor
- Single family homes only in east Yorba Linda or toward Green River

Areas Where Development is not Supported

- Near hillside areas due to fire dangers (3 comments)
- Do not use west Yorba Linda to meet housing needs

Types of Housing

- More mixed-use commercial/residential sites (2 comments)
- ADUs for extended family members or adult children of Yorba Linda residents
- Senior condo rental units

- More low income housing
- Affordable family-focused attached homes or condos
- No more high density housing (3 comments)
- Stop building new homes worth millions of dollars/McMansions (3 comments)
- No affordable housing

Infrastructure/Hillside Concerns

- Traffic concerns (4 comments)
- Concerns about developing in hillside areas/proper evacuation routes (3 comments).
- Fire concerns due to homeless encampments in the hillside areas
- Leave natural green areas in City
- Support trails and parks
- Encourage community gardens and build trees
- Horse facility is needed
- Continued landscape maintenance
- Concern about storm water and power supplies

Policy Suggestions

- Stop building (6 comments)
- Disagree with State required mandates (3 comments)
- Do not want to lose the hillside and open feel of YL (2 comments)
- Buy housing credits from other cities that already have high density housing
- Get credit for multi-generational families that reside on same property
- Listen to the long-time residents of the City
- Can incorporating the unincorporated areas around Yorba Linda count towards housing requirements?
- Offer incentives to encourage diversity in our City
- Make the permit process easier
- Reduce property taxes for people over 65 so they can afford their homes

- Reduce property taxes for residents who have been living here for more than two decades
- Assist people working as teachers or admin in the Yorba Linda area to buy property.
- Initiate program to help with home repairs
- Provide opportunities for people who rent in Yorba Linda already, priorities/additional incentives to buy a home in Yorba Linda
- More police

Yorba Linda Senior Housing Needs Survey - Responses

In order to solicit input from one of Yorba Linda’s most vulnerable populations – senior citizens – the City conducted a Senior Housing Needs survey. This survey was distributed in the following ways:

- Posted on the City website under “City News”;
- Posted on the Housing Element Update webpage;
- Published in the quarterly printed newsletter for Summer 2021 (which is also distributed in the senior lunches);
- E-mailed to the Parks & Recreation distribution list of approximately 2,200 people 55 years and older (residents and non-residents); and
- Hard copies distributed at the Senior Center between March 29 and April 9 during the Senior Lunch Program, the drive-thru grocery program, recreational classes and the coffee socials.

A total of 72 seniors completed the Housing Needs Survey, with 60 responding electronically and 12 submitting written responses. A majority of respondents provided email contact information so the City could provide them with housing information in the future, including information on how to add an accessory dwelling unit to their properties. The following presents the aggregated response to the survey questions.

1. Are you a resident within the City of Yorba Linda? 89% Yes 11% No

2. Do you currently rent or own your home?
25% Rent 66% Own 9% Own a mobile home (pay park space rent) 0% Rent mobile home

3. Do you visit the Yorba Linda Senior Center and/or receive the *Senior Bulletin*? 45% Yes 55% No
 If yes, do you believe adequate information is provided about housing programs for seniors, such as senior housing, rental assistance, and help with housing maintenance? 9% Yes 91% No

4. Please indicate if you are interested in learning more about any of the following programs for seniors:
72% Rental or home buying options for seniors
45% Financial assistance for renters
47% Assistance for home and property maintenance

5. From 1-5, (5 being most important), please indicate how important the following issues are to you:
3.8 Additional affordable senior housing in Yorba Linda
3.8 Having senior housing located near medical facilities and shopping centers
3.5 Having senior housing located near the Yorba Linda Senior Center
3.3 Having senior housing located near transit (such as bus routes)

6. Accessory dwelling units (ADU)s, or “granny flats”, are small, self-contained units either attached or detached to a single-family dwelling. They can provide lower cost rental options for seniors, and provide senior homeowners with added rental income. Would you like information on how to provide an ADU on your property? 25% Yes 75% No
7. How would you like information about senior housing opportunities and programs to be provided?
- 78% Online/email
 - 42% Written newsletter mailed to your home
 - 15% Information posted at the Senior Center
 - 3% Other



Housing Opportunities on Congregational Land



January 26, 2021

PRESENTATION OVERVIEW

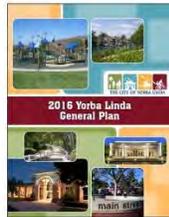
- Housing Element 101 & RHNA Requirements
- Congregational Land Opportunities
- Affordable Overlay Concept
 - ✓ AB 1851 Parking Flexibility
- Making Housing Happen
 - ✓ Proposed Pasadena Overlay

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Housing Element 101

- Part of the General Plan - statutes require local governments to "adequately plan to meet existing and projected housing needs of all economic segments of the community"
- 5 Major Components:
 - ✓ Review of accomplishments
 - ✓ Housing needs assessment
 - ✓ Evaluation of constraints to housing
 - ✓ Identification of housing sites
 - ✓ 2021-2029 program strategy to address needs
- Required to be updated every 8 years
- Review by State HCD for compliance with State law



Who Needs Affordable Housing in Yorba Linda?

- People who work in town and cannot afford to live here
Teachers, nurses, retail and hospitality workers, childcare providers
- Special needs households
Senior citizens, disabled persons, single-parent households
- Children of long-time Yorba Linda residents



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Regional Housing Needs Assessment (RHNA)

The RHNA process represents the minimum number of housing units each community is required to provide through "adequate sites" and zoning.



Yorba Linda's Draft 2021- 2029 RHNA

Income Level	Income Amnt (3 ppl hh)	RHNA Allocation	Default Density
Very Low (<50% AMI)	<\$57,650	763	min. 30 du/acre
Low (51-80% AMI)	\$57,650 - \$92,250	450	
Moderate (81-120% AMI)	\$92,250 - \$111,250	457	min. 15 du/acre
Above Mod (>120% AMI)	>\$111,250	741	N/A
Total		2,411 units	

2014-2021 RHNA = 669 units

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Religious Institutional Sites

- City evaluating adding affordable housing zoning overlay to Yorba Linda's religious sites to allow development of affordable housing by right (without a zone change).
- 37 religious institutions in Yorba Linda, many on large parcels with capacity to add housing.

AB 1851 Religious affiliated housing: flexible parking requirements

- Allows for 50% reduction in religious use parking spaces to accommodate affordable housing
- Allows the number of religious use parking spaces available after completion of affordable housing project to count towards the housing project's parking requirements
- Reduction in parking spaces authorized by legislation shall not reduce min. parking standard for affordable housing below one space per unit, unless parcel is located within 1/2 mile public transit

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Church of the Blessed Sacrament, Placentia

- 3.2 acre parcel
- 65 low income senior apts
- 45 add'l parking spaces (130 total)
- New Parish Hall
- Community garden
- Improvements to Church facilities



St. Joseph's Episcopal Church, Buena Park

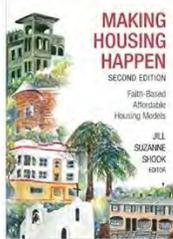
- Subdivided 3.2 acre parcel into 2 lots
- 66 low income senior apts
- 48 parking spaces provided, elim. of 41 of church's existing 121 spaces
- 3,000 sf community center
- common open space



Dr. Jill Suzanne Shook



- Co-Founder and Executive Director of Making Housing and Community Happen
- Born and raised in Yorba Linda with a long family history in the community
- Editor/Author of "Making Housing Happen: Faith-Based Affordable Housing Models" 2006 and 2012
- Holds an M.A. in Biblical Studies from Denver Seminary and a doctorate from Bakke Graduate University in Transformational Leadership for the Global City and conducts One Day Housing Justice Institutes with Churches around the US.



Philip Burns, AICP



- Chair of Making Housing and Community Happen's Congregational Land Committee, which includes:
 - Affordable Housing Development Advisors
 - Affordable Housing Developers
 - Planners
 - Architects
 - Lawyers
 - Pastors
 - Community organizers
- Principal of The Arroyo Group
- Leads visioning & feasibility processes for congregational land affordable housing



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What do churches need to know?

- Affordable Housing development provides **missional and economic benefits**
- Church should **lead with a vision**
- Church should **partner with a professional developer**
- Work with City and advocacy partners** to address the barriers to development:
 - Restrictive zoning
 - Funding
 - Neighborhood skepticism



How We Work with Congregations



- Site Planning
- Zoning
- Target Populations & Funding
- Internal**
 - Board
 - Congregation
- External**
 - Denomination
 - City
 - Neighbors



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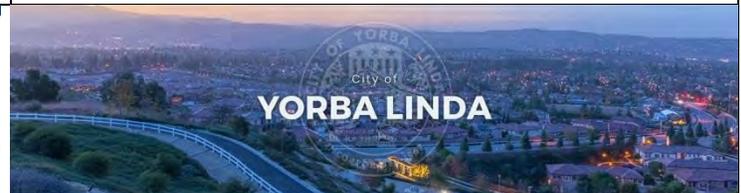


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Pasadena Congregational Land Overlay Zone Proposal

- Permit housing on any congregational property in the City, whether zoned residential, commercial or public.
- At least 50% of units must be affordable. Average affordability can be no higher than 50% AMI (\$58k per year) for rental, higher for ownership.
- Modify development standards to make financeable development projects (40+ units) feasible.
 - Building height
 - Number of units per acre
 - Residential parking ratios
 - Allow flexibility for church to accommodate parking needs



Housing Opportunities on Congregational Land

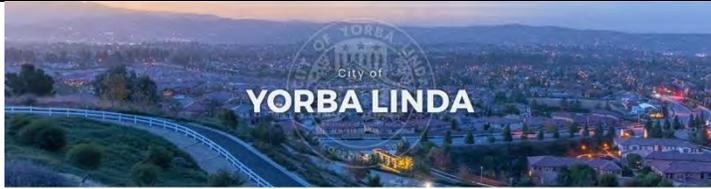


2021-2029 Housing Element

January 26, 2021

CITY of YORBA LINDA





YORBA LINDA

Property Owner Stakeholder Meeting



June 2, 2021

Tonight's Agenda

- Introductions
- State Housing Law
 - General Plan – Housing Element
 - 6th Cycle RHNA (2021-2029)
- Housing Sites Inventory
- Effects of Rezoning Property
- Frequently Asked Questions
- Next Steps

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Translating the RHNA Numbers On the Ground: The Sites Inventory

What is the Sites Inventory?

- It identifies specific sites in the community that are suitable for residential development to meet Yorba Linda's RHNA.
- This includes an analysis to determine if sites are appropriate to accommodate the jurisdiction's RHNA for low- and very low-income households.
- Determines if additional governmental actions are needed to provide sites to accommodate the RHNA (things such as appropriate zoning changes, development standards, and infrastructure capacity)



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ZONING, DENSITY & PROPERTY VALUES

Property Appraisals Rely on Highest and Best Use

- What is physically possible to develop
- What is legally allowed (Zoning)
- What is financially feasible
- What development = max value
- **Higher Density = Higher Value**
 - Residential – highest value land use
 - MF – more units = more value



AFFORDABLE HOUSING PLANNING DOES NOT REDUCE PROPERTY VALUES

- **High Demand for Affordable Housing**
 - Wage growth outpaced by housing costs
- **State – Funding Increases/Development Streamlining**
 - Reduced regulations for affordable housing and grants
- **Affordable Housing Developers actively looking for sites**
 - Paying Market Prices for non-publicly owned sites
 - Affordable unit designations do not require discounted price



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CASE STUDIES

City	Lot Size	Purchase Price	Year	Price/Acre
Yorba Linda	1.60	\$6,437,880	2016	\$4,019,906
	8.70	\$32,000,000	2015	\$3,678,161
Fountain Valley	1.19	\$6,421,671	2020	\$5,389,116
	2.14	\$7,200,000	2020	\$3,364,486
Huntington Beach	0.79	\$3,077,010	2020	\$3,894,949
	0.98	\$3,700,000	2021	\$3,775,510

Frequently Asked Questions:

- How were properties selected? Why was my property identified?
- If my property is rezoned, will I still be able to...
 - Use it as a single-family home?
 - Rent it out as a single-family home?
 - Use it for equestrian purposes?
 - Expand, enlarge, or maintain my existing home?
 - Sell it listed as a single-family home?
- If my property is rezoned, do I have to redevelop?
- Will the City be purchasing my property or using eminent domain to acquire my property?
- What do you mean by higher density residential?

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10 UNITS/ACRE

Mella Homes
Yorba Linda, CA
40 units @ 10 du/acre



DENSITY EXAMPLES
Brandywine Homes
Yorba Linda, CA
51 units @ 10 du/acre



Marsh Street Brownstones
San Luis Obispo, CA
7 units @ 10.5 du/acre



20 UNITS/ACRE

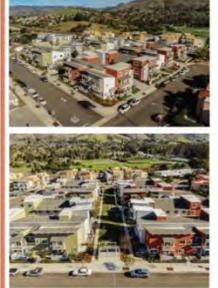
Oakcrest Heights
Yorba Linda, CA
54 units @ 19 du/acre



DENSITY EXAMPLES
Oakcrest Terrace
Yorba Linda, CA
69 units @ 22 du/acre



Moylan Terrace
San Luis Obispo, CA
80 units @ 20 du/acre



30 UNITS/ACRE

Surf Apartments
San Clemente, CA
10 units @ 30 units/acre



DENSITY EXAMPLES
Paseo Chapala
Santa Barbara, CA
29 units @ 33 units/acre



Cortina de Arroyo Grande Senior Apartments
Arroyo Grande, CA
108 units @ 33.4 units/acre



40 UNITS/ACRE

DENSITY EXAMPLES
Jardin de las Rosas
Santa Barbara, CA
40 units @ 42.5 units/acre



50 UNITS/ACRE

HASB - Bradley Studios
Santa Barbara, CA
54 units @ 59 units/acre



DENSITY EXAMPLES
Avenida Sierra Affordable Housing
San Clemente, CA
19 units @ 51.5 units/acre



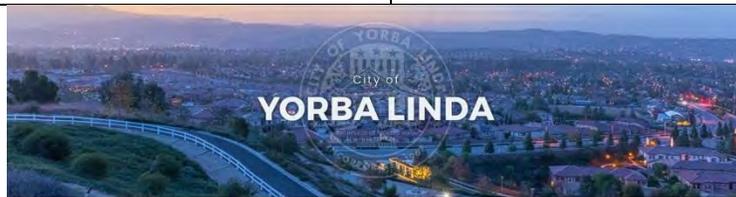
Grace Village Apartments
Santa Barbara, CA
58 units @ 56 units/acre



Rezoning Properties

- Public Outreach Survey ✓
- Identification of Potential "Candidate" Housing Sites ✓
- HCD Feasibility Analysis ✓
- Contact Property Owners ✓
- Obtain Preliminary Approval from State HCD
- Public Hearings
- Measure B

CITY of YORBA LINDA



Property Owner Stakeholder Meeting



June 2, 2021



2021-2029 Housing Element Notification List

Last Name	First Name	Company	Address	Work Phone	Cell	Email
Covarrubias	Cesar	The Kennedy Commission	17701 Cowan Ave, Suite 200, Irvine, CA 92614	(949) 250-0909		cesarc@kennedycommission.org
Guerra	Cynthia	The Kennedy Commission				cynthiag@kennedycommission.org
Cruz	Daisy	The Kennedy Commission				daisyc@kennedycommission.org
Hansburg	Elizabeth	People for Housing OC				elizabeth@peopleforhousing.org
Medina	Connor	Orange County Business Council		949.794.7209		cmedina@ocbc.org
Dunn	Lucy	Orange County Business Council				
Camner	Leonora	Abundant Housing LA				leonora@abundanthousingla.org
Shook	Jill	Making Housing Happen				Jill@makinghousinghappen.com
Walker	William	PFIC, President		(310) 575-9447		jtamkin@publicfacilities.com
Irvin	Brittany	Province Group				birvin@provincegroup.com
Kerslake	Mark	Province Group				mkerslake@provincegroup.com
Maners	Dean	Province Group				dmaners@provincegroup.com
Ramm	Tim	Province Group				tramm@provincegroup.com
D'Eliscu	Briggs	City Ventures		(949) 258-7541		Briggs@cityventures.com
Stone	Kynn	YL Presbyterian Church		-	(714) 454-0909	lstone@ylpc.org
Reyes	Alejandra Dr.	University of California, Irvine				lreyesru@uci.edu
Ziebart	Bryan	LINK Senior Development		(714) 307-4911		Bryan@LinkSeniorDevelopment.com
Razavi	Murtuza	Greystar	620 Newport Center Drive, 15th Floor,	(949) 242-8016		mrazavi@greystar.com
Hicks	Deborah	Related California	18201 Von Karman Ave, Suite 900, Irvine, Ca	(949) 660-7272		dhicks@related.com
Whitehead	Brett	Brandywine Homes				brett@brandywine-homes.com
Blehm	Bridget	East Lake Village				bridgetblehm@gmail.com
Janowicz	Susan	East Lake Village HOA				SJanowicz@elvca.com

APPENDIX CITY OF YORBA LINDA

The following changes are necessary to bring the City's housing element into compliance with Article 10.6 of the Government Code. Accompanying each recommended change, we cite the supporting section of the Government Code.

Housing element technical assistance information is available on HCD's website at <http://www.hcd.ca.gov/community-development/housing-element/housing-element-memos.shtml>. Among other resources, the housing element section contains HCD's latest technical assistance tool, Building Blocks for Effective Housing Elements (Building Blocks), available at <http://www.hcd.ca.gov/community-development/building-blocks/index.shtml> and includes the Government Code addressing State Housing Element Law and other resources.

A. Review and Revision

Review the previous element to evaluate the appropriateness, effectiveness, and progress in implementation, and reflect the results of this review in the revised element. (Gov. Code, § 65588 (a) and (b).)

pg
V-7
As part of the review of programs in the past cycle, the element must provide a cumulative evaluation of the effectiveness of goals, policies, and related actions in meeting the housing needs of special needs populations (e.g., elderly, persons with disabilities, large households, female headed households, farmworkers and persons experiencing homelessness).

B. Housing Needs, Resources, and Constraints

- Appendix
B
1. *Affirmatively further[ing] fair housing in accordance with Chapter 15 (commencing with Section 8899.50) of Division 1 of Title 2...shall include an assessment of fair housing in the jurisdiction. (Gov. Code, § 65583, subd. (c)(10)(A).)*

Outreach: The element describes some outreach efforts like a survey and a website and briefly mentions a few stakeholders. The element also explains community participation as part of the county-wide analysis of impediments to fair housing choices. The element should also explain how that outreach relates to affirmatively furthering fair housing (AFFH) in Yorba Linda. For example, the county-wide analysis should discuss what comments resulted from the participation process and how those comments specifically relate to AFFH in Yorba Linda. The City should also consider additional outreach and methods specific to the assessment of fair housing.

Local Data and Knowledge and Other Relevant Factors: The element reports many data points related to AFFH but generally, it lacks analysis. For example, the element reports Yorba Linda is disproportionately white with higher incomes than the rest of the County but then provides no analysis. To complement the data, the element should consider characteristics and trends, local data and knowledge and other relevant factors. Local data and knowledge should consider data not available through state or federal sources. For example, the county-wide analysis of impediment and community participation could be a source, or the City could specifically reach out to stakeholders and advocates regarding

the analysis. Other relevant factors include historical land use and investment practices, demographic trends, and other information. For example, the element includes some brief mention of Yorba Linda maintaining its "small town" character but should also explain how zoning has contributed (e.g., Measure B and downzoning of the entire City) to a lack of housing choices and constrained regional housing mobility as shown by demographics such as tenure, housing units by type (e.g., single family detached) and household income. With a complete analysis, the element will better understand the fair housing issues and contributing factors to formulate the appropriate policies and programs.

Identified Sites and Affirmatively Furthering Fair Housing: While the element discusses the types of proposed site, it generally does not address this requirement. The element must identify and analyze sites throughout the community to foster inclusive communities and AFFH. For example, the analysis should address whether the identified sites improve or exacerbate each of the fair housing issue areas (e.g., segregation and integration, access to opportunity, disproportionate housing needs). For more information, See HCD's guidance at <https://www.hcd.ca.gov/community-development/affh/index.shtml>.

Strategies and Actions: Goals and actions must significantly seek to overcome contributing factors to fair housing issues. Currently, the element includes Program 18, which commits the City to conducting outreach and referring fair housing complaints to the proper authority; the element also includes various similar actions in Appendix B. These are not adequate to satisfy the requirement for specific and meaningful actions. Program actions should be proactive, facilitate meaningful change, and respond directly to the contributing factors to fair housing that were identified. For example, the element should include significant and meaningful actions to improve housing mobility and choices such as rezoning for multifamily and other housing choices beyond the regional housing need allocation (RHNA). Furthermore, programs must include metrics and milestones to target and follow through with meaningful outcomes and for evaluating progress on programs, actions, and fair housing results. The element must add or revise programs based on a complete analysis and drawn from the identified and prioritized contributing factors to fair housing issues.

2. *Include an analysis of population and employment trends and documentation of projections and a quantification of the locality's existing and projected needs for all income levels, including extremely low-income households. (Gov. Code, § 65583, subd. (a)(1).)*

Pg
11-7
The element includes some basic information regarding extremely low-income (ELI) households such as the number of households (p. 11-18) and projected housing needs (p. 11-32). However, given the unique and disproportionate needs of ELI households, the element must include analysis to better formulate policies and programs. For example, the element could analyze tenure, cost burden, overcrowding and other household characteristics then examine the availability of resources to determine gaps in housing needs. For additional information, see the Building Blocks at <http://www.hcd.ca.gov/community-development/building-blocks/housing-needs/extremely-low-income-housing-needs.shtml>.

3. *An inventory of land suitable and available for residential development, including vacant sites and sites having realistic and demonstrated potential for redevelopment during the planning period to meet the locality's housing need for a designated income level, and an*

analysis of the relationship of zoning and public facilities and services to these sites. (Gov. Code, § 65583, subd. (a)(3).)

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IV-15

Realistic Capacity: The element includes sites with zoning in place, sites to be rezoned, and nonvacant sites, among others, but must also describe the methodology for calculating residential capacity on identified sites. The methodology must account for land use controls, site improvements and typical densities of existing or approved residential developments at a similar affordability level.

In addition, the methodology should account for the likelihood of residential uses or intended uses in the affordable housing overlay given the land use controls. For example, in the case of the overlay, the methodology should address the likelihood that future residential development will utilize the affordable housing overlay. In other cases, zoning, or base zoning, where the overlay is proposed, appears to allow 100 percent nonresidential uses. If so, the methodology must adjust residential calculations for the likelihood of nonresidential development. For example, the element could analyze all development activity in zones allowing nonresidential uses, how often residential development occurs and adjust residential capacity calculation, policies, and program accordingly.

Pg
IV-13

Suitability of Nonvacant Sites: The element must include an analysis demonstrating the potential for redevelopment on nonvacant sites. To address this requirement, the element describes the existing use of each nonvacant site and considers factors such as improvement to land value ratio and condition of the structure. This alone is not adequate to demonstrate the potential for redevelopment in the planning period. The analysis should consider additional factors, such as the extent to which existing uses may constitute an impediment to additional residential development, the City's past experience with converting existing uses to higher density residential development, the current market demand for the existing use, an analysis of any existing leases or other contracts that would perpetuate the existing use or prevent redevelopment of the site for additional residential development, development trends, market conditions, and further describe regulatory or other incentives or standards to encourage additional residential development on these sites.

In addition, if the housing element relies upon nonvacant sites to accommodate more than 50 percent of the RHNA for lower-income households, the housing element must demonstrate existing uses are not an impediment to additional residential development and will likely discontinue in the planning period. (Gov. Code, § 65583.2, subd. (g)(2).) Absent findings (e.g., adoption resolution) based on substantial evidence, the existing uses will be presumed to impede additional residential development and will not be utilized toward demonstrating adequate sites to accommodate the RHNA.

Pg
IV-4

Accessory Dwelling Units (ADU): The element assumes an average of 138 ADUs per year will be constructed during the planning period, for a total of 1,100 ADUs. The element's analysis and programs do not support this assumption. Based on HCD records and numbers reported in the element, the City is averaging about 5 ADU permits per year since 2018. To include a realistic estimate of the potential for ADUs, the element must reduce the number of ADUs assumed per year and include analysis, policies and

programs as appropriate. Depending on the analysis, the element must commit to monitor ADU production and affordability throughout the course of the planning period and implement additional actions if not meeting target numbers anticipated in the housing element by a date certain. Additional actions, if necessary, should be taken in a timely manner (e.g., within 6 months). Finally, if necessary, the degree of additional actions should be in stride with the degree of the gap in production and affordability. For example, if actual production and affordability of ADUs is far from anticipated trends, then rezoning or something similar would be an appropriate action. If actual production and affordability is near anticipated trends, then measures like outreach and marketing might be more appropriate.

Pg
14-16

Large and Small Sites: The parcel listing appears to contain several sites smaller than 0.5 acres or larger than 10 acres in size being used to accommodate the RHNA for lower income households. Sites smaller than 0.5 acres in size or larger than 10 acres in size are deemed inadequate to accommodate housing for lower-income housing unless it is demonstrated that sites of equivalent size were successfully developed during the prior planning period for an equivalent number of lower-income housing units as projected for the site or unless the housing element describes other evidence to HCD that the site is adequate to accommodate lower-income housing.

For small parcels, the element must describe whether these parcels are expected to develop individually or consolidated with the other small parcels. For parcels anticipated to be consolidated, the element must demonstrate the potential for lot consolidation. For example, analysis describing the City's role or track record in facilitating small-lot consolidation, policies or incentives offered or proposed to encourage and facilitate lot consolidation, conditions rendering parcels suitable and ready for redevelopment, recent trends of lot consolidation, and information on the owners of each aggregated site. For parcels anticipated to develop individually, the element must describe existing and proposed policies or incentives the City will offer to facilitate development of small sites. This is important given the necessary economies of scale to facilitate development of housing affordable to lower-income households.

Pg
14-17

Infrastructure: The element must demonstrate sufficient existing or planned water, sewer, and other dry utilities supply capacity, including the availability and access to distribution facilities to accommodate the City's RHNA for the planning period.

For your information, water and sewer service providers must establish specific procedures to grant priority water and sewer service to developments with units affordable to lower-income households. (Gov. Code, § 65589.7.) Local governments are required to immediately deliver the housing element to water and sewer service providers. The element must demonstrate compliance with these requirements or include programs as appropriate. For additional information and sample cover memo, see the Building Blocks at <http://www.hcd.ca.gov/community-development/building-blocks/other-requirements/priority-for-water-sewer.shtml>.

Pg
111-30

Environmental Constraints: The element must describe any known environmental constraints or other conditions that preclude housing development in the planning period. While the element includes some general analysis of potential environmental constraints, it

should relate that analysis to identified sites. For example, the element analyzes slope stability as a potential constraint and describes Site S5-008 as "constrained by topography" but does not address the impacts on development in the planning period.

Electronic Sites Inventory: For your information, pursuant to Government Code section 65583.3, the City must submit an electronic sites inventory with its adopted housing element. The City must utilize standards, forms, and definitions adopted by HCD. Please see HCD's housing element webpage at <https://www.hcd.ca.gov/community-development/housing-element/index.shtml#element> for a copy of the form and instructions. The City can reach out to HCD at sitesinventory@hcd.ca.gov for technical assistance.

Sites with Zoning for a Variety of Housing Types:

- *Employee Housing*: The element must demonstrate the City's zoning is consistent with the Employee Housing Act (Health and Safety Code, § 17000 et seq.) or include programs as appropriate. Specifically, section 17021.5 requires employee housing for six or fewer employees to be treated as a single-family structure and permitted in the same manner as other dwellings of the same type in the same zone. Section 17021.6 requires employee housing consisting of no more than 12 units or 36 beds to be permitted in the same manner as other agricultural uses in the same zone. For additional information and sample analysis, see the Building Blocks at <http://www.hcd.ca.gov/community-development/building-blocks/housing-needs/farmworkers.shtml>.
- *Emergency Shelters*: The element describes emergency shelters are allowed by-right, but it should clarify the use is permitted without discretionary action. In addition, the element should analyze development standards for consistency with statutory requirements and for impacts as potential constraints. For example, spacing criteria do not appear consistent with statutory requirements.

4. *An analysis of potential and actual governmental constraints upon the maintenance, improvement, or development of housing for all income levels, including the types of housing identified in paragraph (1) of subdivision (c), and for persons with disabilities as identified in the analysis pursuant to paragraph (7), including land use controls, building codes and their enforcement, site improvements, fees and other exactions required of developers, and local processing and permit procedures... (Gov. Code, § 65583, subd. (a)(5).)*

Land-Use Controls: The element must identify and analyze all relevant land-use controls as potential constraints on a variety of housing types, both independently and cumulatively with other land-use controls. The analysis should further address the city-wide height maximum of 35 feet, describing whether three or more stories is achievable in the jurisdiction and for sites in the inventory. Additionally, the element should analyze multifamily parking and minimum lot size requirements, including impacts on identified sites and should specifically identify and analyze development standards for the proposed affordable housing overlay.

Pg
111-9

Measure B: The element describes the background and process of Measure B, which subjects certain amendments to the City's general plan to voter approval. However, the element does not analyze Measure B as a potential constraint to housing development. An analysis should address Measure B's impact on housing cost, supply, affordability, timing and approval certainty and the element must include programs as appropriate, in addition to identifying sites for the RHNA, to address this constraint.

Pg
111-20

State Density Bonus Law: While the element includes some description of the City's affordable housing density bonus, it should demonstrate compliance with current statutory requirements (Gov. Code § 65915) or include programs as appropriate.

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111-23

Fees and Exaction: The element identifies planning and impact fees and provides an estimate of the total amount of fees for a typical multifamily development. The analysis should also identify the total amount of fees and their proportion to the development costs for single family housing.

Local Processing and Permit Procedures: The element notes that a conditional use permit (CUP) is required for any two-story structure within 70 feet of single-family residential uses, but it should also analyze how this requirement potentially applies to identified sites and should add or modify programs as appropriate. In addition:

Pg
111-24

- *Design Review:* The element provides an overview of the City's design review process for multifamily residential development, but it should also address decision-making criteria, including any approval findings, and analyze impacts on approval certainty and housing cost.

Pg
111-26

- *SB 35 Streamlined Ministerial Approval Process:* The element notes the City does not have a written procedure to implement the SB 35 Streamlined Ministerial Approval Process and as a result, should include a program as appropriate.

Pg
111-2

Zoning and Fee Transparency: The element must clarify its compliance with new transparency requirements for posting all zoning and development standards for each parcel on the jurisdiction's website pursuant to Government Code section 65940.1, subdivision (a)(1). If necessary, the element should add a program to ensure compliance.

Housing for Persons with Disabilities:

Pg
111-19

- *Reasonable Accommodation:* The element describes the City's reasonable accommodation procedure and lists approval findings, but it should also analyze the process for potential constraints. For example, the analysis should address whether the procedure is limited to zoning as opposed to any pertinent land use policies or procedures and any limits on adjustments such as standards related to floor area and lot coverage.

Pg
111-14

- *Residential Care Facilities:* The element notes that residential care facilities serving seven or more persons require a CUP. The element should analyze this process as a potential constraint on housing for persons with disabilities and add or modify programs as appropriate to ensure zoning permits residential care facilities objectively with approval certainty.

5. *Analyze any special housing needs such as elderly; persons with disabilities, including a developmental disability; large families; farmworkers; families with female heads of households; and families and persons in need of emergency shelter. (Gov. Code, § 65583, subd. (a)(7).)*

Pg
11-21,
11-15

While the element quantifies the number of most special-needs populations, it must also quantify and analyze the number of permanent and seasonal farmworkers (e.g., USDA county-level data), and persons with disabilities by type (e.g., ambulatory, cognitive, hearing, vision).

6. *Analyze existing assisted housing developments that are eligible to change to non-low-income housing uses during the next ten years due to termination of subsidy contracts, mortgage prepayment, or expiration of use restrictions. (Gov. Code, § 65583, subd. (a)(9) through 65583(a)(9)(D).)*

Pg
11-28

The element states that no affordable units in Yorba Linda are at-risk of conversion to market rate during the next ten years. However, Table II-23 (Assisted Rental Housing Inventory, p. II-27) appears to list a potential conversion date of 2029 for the Archstone Yorba Linda apartments. If units are identified at-risk within a ten-year period, the element must include analysis and programs, including the following:

- Listing of each development by project name and address
- Type of governmental assistance received
- Earliest date of change from low-income use; and
- Total number of elderly and non-elderly units.
- Estimated total cost for producing, replacing and preserving the units at-risk.
- Identification of public and private non-profit corporations known to the City to have the legal and managerial capacity to acquire and manage at-risk units.
- Identification and consideration of use of federal, state, and local financing and subsidy programs.

For additional information and sample analysis, see the Building Blocks at <http://www.hcd.ca.gov/community-development/building-blocks/housing-needs/assisted-housing-developments.shtml> and for more information on identifying units at-risk, see the California Housing Partnership Corporation at <http://www.chpc.net>.

C. Housing Programs

1. *Include a program which sets forth a schedule of actions during the planning period, each with a timeline for implementation, which may recognize that certain programs are ongoing, such that there will be beneficial impacts of the programs within the planning period, that the local government is undertaking or intends to undertake to implement the policies and achieve the goals and objectives of the housing element through the administration of land use and development controls, the provision of regulatory concessions and incentives, and the utilization of appropriate federal and state financing and subsidy programs when available. The program shall include an identification of the*

agencies and officials responsible for the implementation of the various actions. (Gov. Code, § 65583, subd. (c).)

Pg
V-15,
V-16,
V-28

To have a beneficial impact in the planning period and address the goals of the housing element, programs must be revised with discrete timelines, including Programs 3 (Multifamily Acquisition and Improvement), 5 (Affordable Housing Development Assistance) and 19 (Housing Opportunities for Persons Living with Disabilities).

2. *Identify actions that will be taken to make sites available during the planning period with appropriate zoning and development standards and with services and facilities to accommodate that portion of the city's or county's share of the regional housing need for each income level that could not be accommodated on sites identified in the inventory completed pursuant to paragraph (3) of subdivision (a) without rezoning, and to comply with the requirements of Government Code section 65584.09. Sites shall be identified as needed to facilitate and encourage the development of a variety of types of housing for all income levels, including multifamily rental housing, factory-built housing, mobilehomes, housing for agricultural employees, supportive housing, single-room occupancy units, emergency shelters, and transitional housing. (Gov. Code, § 65583, subd. (c)(1).)*

As noted in Finding B3, the element does not include a complete site analysis, therefore, the adequacy of sites and zoning were not established. Based on the results of a complete sites inventory and analysis, the City may need to add or revise programs to address a shortfall of sites or zoning available to encourage a variety of housing types. In addition, the element should be revised as follows:

- *Program 8 (Housing Opportunity Site and Rezone Program):* The Program must specifically commit to:
 - Permit multifamily uses by-right for developments in which 20 percent or more of the units are affordable to lower-income households. By-right means local government review must not require a CUP, planned unit development permit, or other discretionary review or approval.
 - Identify the shortfall of sites and minimum acreage to accommodate the RHNA by income group.
 - Zoning, including allowable densities and development standards.
 - Timeframes for actions upon completion of a Measure B election.
- *Programs 10 (Commercial Mixed-use Overlay) and 11 (Congregational Land Overlay):* If necessary, these Programs should be revised to comply with by-right requirements pursuant to Government Code section 65583.2, subdivisions (h) and (i). In addition, Program 11 should commit to allowable densities and development standards.
- *Program 12 (Promote ADUs):* This program should commit explicitly to monitoring ADU affordability in addition to production, a specific timeframe for taking action (e.g., rezoning within 6 months) if assumptions are not realized and to monitoring and amending the ordinance if necessary. Finally, if the City continues to target ADU production beyond recent trends, monitoring and evaluation should occur more frequently (e.g., every two years) than a mid-cycle review.

3. *The housing element shall contain programs which assist in the development of adequate housing to meet the needs of extremely low-, very low-, low- and moderate-income households. (Gov. Code, § 65583, subd. (c)(2).)*

Pg
V-29

While the element includes programs to assist in the development of very low-, low-, and moderate-income households, it must also include a program(s) to assist in the development of housing affordable to ELI and all special needs households (e.g., elderly, homeless, farmworkers, persons with disabilities, female-headed households). Program actions could include proactive outreach and assistance to non-profit service providers and developers, prioritizing some funding for housing developments affordable to ELI and special needs households and offering financial incentives or regulatory concessions to encourage a variety of housing types.

4. *Address and, where appropriate and legally possible, remove governmental and nongovernmental constraints to the maintenance, improvement, and development of housing, including housing for all income levels and housing for persons with disabilities. The program shall remove constraints to, and provide reasonable accommodations for housing designed for, intended for occupancy by, or with supportive services for, persons with disabilities. (Gov. Code, § 65583, subd. (c)(3).)*

Pg
V-22
to
V-24

As noted in Finding B4, the element requires a complete analysis of potential governmental constraints. Depending upon the results of that analysis, the City may need to revise or add programs and address and remove or mitigate any identified constraints.

In addition, Program 14 (Multifamily Development Standards) should commit to promote approval certainty and mitigate development costs in addition to facilitating quality and sustainability.

5. *Promote and affirmatively further fair housing opportunities and promote housing throughout the community or communities for all persons regardless of race, religion, sex, marital status, ancestry, national origin, color, familial status, or disability, and other characteristics protected by the California Fair Employment and Housing Act (Part 2.8 (commencing with Section 12900) of Division 3 of Title 2), Section 65008, and any other state and federal fair housing and planning law. (Gov. Code, § 65583, subd. (c)(5).)*

Pg
V-24
to
V-27

As noted in Finding B1, the element must be revised to add or modify goals and actions based on the outcomes of a complete analysis. Actions must have specific commitment, metrics, and milestones as appropriate and must address housing mobility enhancement, new housing choices and affordability in high opportunity areas, place-based strategies for community preservation and revitalization and displacement protection.

6. *The housing program shall preserve for low-income household the assisted housing developments identified pursuant to paragraph (9) of subdivision (a). The program for preservation of the assisted housing developments shall utilize, to the extent necessary, all available federal, state, and local financing and subsidy programs identified in paragraph (9) of subdivision (a), except where a community has other urgent needs for which alternative funding sources are not available. The program may include strategies that involve local regulation and technical assistance. (Gov. Code, § 65583, subd. (c)(6).)*

NA

As noted in Finding B6, Yorba Linda may have units at risk of conversion to market rate during the next ten years. If units are at risk, the element must include a program with specific and proactive actions to preserve the at-risk units such as developing a plan or strategy for quickly moving forward in the case units are noticed to convert to market-rate uses in the planning period, and ensure tenants receive proper notifications.

D. Public Participation

Local governments shall make a diligent effort to achieve public participation of all economic segments of the community in the development of the housing element, and the element shall describe this effort. (Gov. Code, § 65583, subd.(c)(8).)

While the element profiles the strategies undertaken to achieve public participation, including outreach to seniors, property owners, and religious institutions, the City should employ additional methods for public outreach efforts in the future, particularly to include lower-income and special needs households and neighborhoods with higher concentrations of lower-income households. For example, the City could conduct targeted stakeholder interviews or establish a committee representative of lower-income households in future public outreach efforts. For additional information, see the Building Blocks at <http://www.hcd.ca.gov/community-development/building-blocks/getting-started/public-participation.shtml>.

Pg
1-7

Additionally, the element indicates that the City made the draft element available for public review over one week prior to submission to HCD. The element is unclear how much longer than one week the document was available. If the document was only marginally available more than a week, the City has not provided an adequate opportunity for input. By providing limited opportunity for the public to review and comment on a draft of the element in advance of submission, the City will not have yet complied with statutory mandates to make a diligent effort to achieve public participation in the development of the element. This also reduces HCD's ability to consider public comments in its review. The availability of the document to the public and opportunity for public comment prior to submittal to HCD are essential to the public process and HCD's review. The City must proactively make future revisions available to the public, including any commenters, prior to submitting any revisions to HCD and diligently consider and address comments, including revising the document where appropriate. HCD's future review will consider the extent to which the revised element documents how the City solicited, considered, and addressed public comments in the element. The City's consideration of public comments must not be limited by HCD's findings in this review letter.

**Please Start Here, Instructions in Cell
A2, Table in A3:B15**

Form Fields

Site Inventory Forms must be submitted to HCD for a housing element or amendment adopted on or after January 1, 2021. The following form is to be used for satisfying this requirement. To submit the form, complete the Excel spreadsheet and submit to HCD at sitesinventory@hcd.ca.gov. Please send the Excel workbook, not a scanned or PDF copy of the tables.

General Information	
Jurisdiction Name	YORBA LINDA
Housing Element Cycle	6th
Contact Information	
First Name	Nate
Last Name	Farnsworth
Title	Planning Manager
Email	farnsworth@yorbalindaca.gov
Phone	(714) 961-7130
Mailing Address	
Street Address	<u>Ave</u>
City	YORBA LINDA
Zip Code	92886

Table B: Candidate Sites Identified to be Rezoned to Accommodate Shortfall Housing Need, Table Starts in Cell A2

Jurisdiction Name	Site Address/ Intersection	5 Digit ZIP Code	Assessor Parcel Number	Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income	Type of Shortfall	Parcel Size (Acres)	Current General Plan Designation	Current Zoning	Proposed General Plan Designation	Proposed Zoning	Minimum Density Allowed	Maximum Density Allowed	Total Capacity	Vacant/ Nonvacant	Description of Existing Uses	Notes	Improvement to Land Ratio	Year Built	Project Site ID
YORBA LINDA	3516 ROSE DR	92886	322-061-01	11	5			Shortfall of Site	0.59	R - Medium Low	RE	R-H	RM-20 with Affordable Housing Overlay	20	35	16	Non-Vacant	2,800 square foot single-family home		0.41	1956	S1-200
YORBA LINDA	3616 ROSE DR	92886	322-061-08	11	5			Shortfall of Site	0.50	R - Medium Low	RE	R-H	RM-20 with Affordable Housing Overlay	20	35	16	Non-Vacant	1,800 square foot single-family home		0.37	1948	S1-200
YORBA LINDA	3614 MERIENDA LN	92886	322-061-10				14	Shortfall of Site	0.47	R - Medium Low	RE	R-H	RM-20 with Affordable Housing Overlay	20	35	14	Non-Vacant	1,600 square foot single-family home		1.73 (not re-assessed for 30+ years)	1958	S1-200
YORBA LINDA	3524 MERIENDA LN	92886	322-061-12	10	7			Shortfall of Site	0.56	R - Medium Low	RE	R-H	RM-20 with Affordable Housing Overlay	20	35	17	Non-Vacant	1,400 square foot single-family home		1.27 (not re-assessed for 30+ years)	1960	S1-200
YORBA LINDA	3514 MERIENDA LN	92886	322-061-13	11	7			Shortfall of Site	0.59	R - Medium Low	RE	R-H	RM-20 with Affordable Housing Overlay	20	35	18	Non-Vacant	1,500 square foot single-family home		0.12	1960	S1-200
YORBA LINDA	3542 ROSE DR	92886	322-061-14				9	Shortfall of Site	0.29	R - Medium Low	RE	R-H	RM-20 with Affordable Housing Overlay	20	35	9	Non-Vacant	1,300 square foot single-family home		0.30	1957	S1-200
YORBA LINDA	3552 ROSE DR	92886	322-061-15				9	Shortfall of Site	0.29	R - Medium Low	RE	R-H	RM-20 with Affordable Housing Overlay	20	35	9	Non-Vacant	1,900 square foot single-family home		0.11	1920	S1-200
YORBA LINDA	3562 ROSE DR	92886	322-061-16				13	Shortfall of Site	0.43	R - Medium Low	RE	R-H	RM-20 with Affordable Housing Overlay	20	35	13	Non-Vacant	1,500 square foot single-family home		0.17	1954	S1-200
YORBA LINDA	3620 ROSE DR	92886	322-061-17				13	Shortfall of Site	0.43	R - Medium Low	RE	R-H	RM-20 with Affordable Housing Overlay	20	35	13	Non-Vacant	1,700 square foot single-family home		1.83 (not re-assessed for 30+ years)	1939	S1-200
YORBA LINDA	3618 ROSE DR	92886	322-061-18	11	5			Shortfall of Site	0.51	R - Medium Low	RE	R-H	RM-20 with Affordable Housing Overlay	20	35	16	Non-Vacant	1,700 square foot single-family home		1.83 (not re-assessed for 30+ years)	1955	S1-200
YORBA LINDA	3512 ROSE DR	92886	322-061-19	13	8			Shortfall of Site	0.71	R - Medium Low	RE	R-H	RM-20 with Affordable Housing Overlay	20	35	21	Non-Vacant	1,700 square foot single-family home		1.37 (not re-assessed for 30+ years)	1956	S1-200
YORBA LINDA	NO ADDRESS	92886	322-061-20				1	Shortfall of Site	0.06	R - Medium Low	RE	R-H	RM-20 with Affordable Housing Overlay	20	35	1	Non-Vacant	Road		0.00	0	S1-200
YORBA LINDA	3602 MERIENDA LN	92886	322-061-21	11	4			Shortfall of Site	0.49	R - Medium Low	RE	R-H	RM-20 with Affordable Housing Overlay	20	35	15	Non-Vacant	3,400 square foot single-family home		0.85	1998	S1-200
YORBA LINDA	17141 BASTANCHURY RD	92886	322-173-04	22	8			Shortfall of Site	2.46	R - Medium Low	RE	R-ML	Congregational Housing Overlay	20	35	30	Non-Vacant	Friendship Baptist Church	Church has approximately 2.5 acres of vacant land and parking area that could be developed. Church is interested in partnering with a housing developer to help complete a large accessory building on-site.	9.38	0	S2-008

Jurisdiction Name	Site Address/ Intersection	5 Digit ZIP Code	Assessor Parcel Number	Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income	Type of Shortfall	Parcel Size (Acres)	Current General Plan Designation	Current Zoning	Proposed General Plan Designation	Proposed Zoning	Minimum Density Allowed	Maximum Density Allowed	Total Capacity	Vacant/ Nonvacant	Description of Existing Uses	Notes	Improvement to Land Ratio	Year Built	Project Site ID
YORBA LINDA	17151 BASTANCHUR	92886	322-173-07	22	8			Shortfall of Site	2.46	R - Medium Low	RE	R-ML	Congregational Housing Overlay	20	35	30	Non-Vacant	Friendship Baptist Church	Church has approximately 2.5 acres of vacant land and parking area that could be developed. Church is interested in partnering with a housing developer to help complete a large accessory building on-site.	0.00	0	S2-008
YORBA LINDA	4861 LIVERPOOL ST	92886	334-292-18	24	16			Shortfall of Site	6.20	R - Medium Low	RE	R-ML	Congregational Housing Overlay	20	35	40	Non-Vacant	Messiah Lutheran Church	Church has approximately 1.5 acres of underutilized land and parking area to be utilized for housing.	11.49	1971	S2-013
YORBA LINDA	5320 RICHFIELD RD	92886	343-591-01	20	10			Shortfall of Site	5.61	R - Medium Low	RS	R-M	Congregational Housing Overlay	20	35	30	Non-Vacant	Richfield Community Church	Church has approximately 3 acres of underutilized land and parking area to be utilized for housing.	12.90	0	S3-012
YORBA LINDA	5300 RICHFIELD RD	92886	343-591-02	13	7			Shortfall of Site	3.00	R - Medium Low	RS	R-M	Congregational Housing Overlay	20	35	20	Non-Vacant	Richfield Community Church	Church has approximately 3 acres of underutilized land and parking area to be utilized for housing.	0.05	1959	S3-012
YORBA LINDA	5312 RICHFIELD RD	92886	343-591-03	3	2			Shortfall of Site	0.86	R - Medium Low	RS	R-M	Congregational Housing Overlay	20	35	5	Non-Vacant	Richfield Community Church	Church has approximately 3 acres of underutilized land and parking area to be utilized for housing.	0.81	1956	S3-012
YORBA LINDA	5005 MOUNTAIN VIE	92886	343-582-12	28	20			Shortfall of Site	1.65	Area Plan	RE	Area Plan	Congregational Housing Overlay	20	35	48	Non-Vacant	Overflow parking lot for Friends Church	Church has approximately 1.84 acres of overflow parking area to be utilized for housing.	0.00	0	S3-103
YORBA LINDA	4341 EUREKA AV	92886	323-071-03				7	12	2.20	R - Medium	RS	R-H	RM	0	10	19	Non-Vacant	Single-family home	Property owner is very interested in having property rezoned to allow for higher density housing.	0.64	1912	S3-034

Jurisdiction Name	Site Address/ Intersection	5 Digit ZIP Code	Assessor Parcel Number	Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income	Type of Shortfall	Parcel Size (Acres)	Current General Plan Designation	Current Zoning	Proposed General Plan Designation	Proposed Zoning	Minimum Density Allowed	Maximum Density Allowed	Total Capacity	Vacant/ Nonvacant	Description of Existing Uses	Notes	Improvement to Land Ratio	Year Built	Project Site ID
YORBA LINDA	18132 YORBA LINDA	92886	343-582-01				7	Shortfall of Site	0.23	Area Plan	RE	Area Plan	RM-20 with Affordable Housing Overlay	20	35	7	Non-Vacant	Yorba Linda Preschool. 2,000 square foot, single story building	Property owner is also business owner and is interested in having property rezoned to allow for housing purposes. Business owners are discussing retirement planning and see rezoning as a viable option.	0.06	1952	S3-074
YORBA LINDA	18132 YORBA LINDA	92886	343-582-02				6	Shortfall of Site	0.19	Area Plan	RE	Area Plan	RM-20 with Affordable Housing Overlay	20	35	6	Non-Vacant	Parking area for Yorba Linda Preschool	Property owner is also business owner and is interested in having property rezoned to allow for housing purposes. Business owners are discussing retirement planning and see rezoning as a viable option.	0.00		S3-074
YORBA LINDA	4811 EUREKA AV	92886	334-101-39	9	6			Shortfall of Site	0.51	Area Plan	CG	Area Plan	RM-20 with Affordable Housing Overlay	20	35	15	Non-Vacant	Yorba Linda Equipment Rentals	Property owner is very interested in having property rezoned to allow for higher density housing.	0.50	1959	S3-082
YORBA LINDA	4791 EUREKA AV	92886	334-101-40	24	14			Shortfall of Site	1.24	Area Plan	CG	Area Plan	RM-20 with Affordable Housing Overlay	20	35	38	Non-Vacant	Flooring store with other ancillary heavy commercial uses in a large yard area.	Property has several vacancies and property owner is very interested in having the property rezoned for higher density housing purposes.	0.12	1967	S3-082
YORBA LINDA	18161 BASTANCHUR	92886	323-181-03			1	4	Shortfall of Site	0.53	Area Plan	PD	Area Plan	PD	0	10	5	Non-Vacant	Single-family home		0.45	1922	S3-203
YORBA LINDA	18141 BASTANCHUR	92886	323-181-04			6	27	Shortfall of Site	3.87	Area Plan	PD	Area Plan	PD	0	10	33	Non-Vacant	Single-family home		2.05	1971	S3-203
YORBA LINDA	18103 BASTANCHUR	92886	323-181-05			4	8	Shortfall of Site	1.27	Area Plan	PD	Area Plan	PD	0	10	12	Non-Vacant	Single-family home		178.85	1985	S3-203
YORBA LINDA	18101 BASTANCHUR	92886	323-181-06			29	51	Shortfall of Site	9.48	Area Plan	PD	Area Plan	PD	0	10	80	Non-Vacant	Single-family home		0.47	0	S3-203
YORBA LINDA	18231 BASTANCHUR	92886	323-181-07			15	25	Shortfall of Site	4.96	Area Plan	PD	Area Plan	PD	0	10	40	Non-Vacant	Single-family home		0.00	0	S3-203
YORBA LINDA	18245 BASTANCHUR	92886	323-191-06			6	11	Shortfall of Site	2.00	Area Plan	PD	Area Plan	PD	0	10	17	Non-Vacant	Single-family home		0.21	1912	S3-203
YORBA LINDA	18251 BASTANCHUR	92886	323-191-07			1	3	Shortfall of Site	0.42	Area Plan	PD	Area Plan	PD	0	10	4	Non-Vacant	Single-family home		0.14	1950	S3-203
YORBA LINDA	NO ADDRESS	92886	323-191-39			1		Shortfall of Site	0.10	Area Plan	PD	Area Plan	PD	0	10	1	Non-Vacant	Single-family home		0.00	0	S3-203
YORBA LINDA	18241 BASTANCHUR	92886	323-191-46			1	1	Shortfall of Site	0.21	Area Plan	PD	Area Plan	PD	0	10	2	Non-Vacant	Single-family home		1.29	2015	S3-203

Jurisdiction Name	Site Address/ Intersection	5 Digit ZIP Code	Assessor Parcel Number	Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income	Type of Shortfall	Parcel Size (Acres)	Current General Plan Designation	Current Zoning	Proposed General Plan Designation	Proposed Zoning	Minimum Density Allowed	Maximum Density Allowed	Total Capacity	Vacant/ Nonvacant	Description of Existing Uses	Notes	Improvement to Land Ratio	Year Built	Project Site ID
YORBA LINDA	5225 HIGHLAND AV	92886	343-561-08			16	27	Shortfall of Site	5.08	R - Medium Low	RE	R-H	RM	0	10	43	Non-Vacant	Single-family home	Property had a TTM approved in the previous housing cycle for a 12-lot subdivision; however, the map expired. The property owner is very interested in having the property rezoned to allow for higher density and is eager to move forward with development.	0.05	1975	S3-205A
YORBA LINDA	5227 HIGHLAND AV	92886	343-561-09			7	10	Shortfall of Site	2.00	R - Medium Low	RE	R-H	RM	0	10	17	Non-Vacant	Single-family home	Property had a TTM approved in the previous housing cycle for a 12-lot subdivision; however, the map expired. The property owner is very interested in having the property rezoned to allow for higher density and is eager to move forward with development.	0.04	1944	S3-205A
YORBA LINDA	NO ADDRESS	92866	343-591-05	5	3			Shortfall of Site	0.27	R - Medium	RS	R-H	RM-20 with Affordable Housing Overlay	20	35	8	Non-Vacant	Agricultural		0.00	0	S3-207
YORBA LINDA	5322 RICHFIELD RD	92886	343-591-06	28	17			Shortfall of Site	1.49	R - Medium	RS	R-H	RM-20 with Affordable Housing Overlay	20	35	45	Non-Vacant	Agricultural	These four parcels are all under the same ownership. Property owner is very interested in having the property rezoned to allow for higher density housing.	0.00	1916	S3-207
YORBA LINDA	5392 RICHFIELD RD	92886	343-591-07	111	68			Shortfall of Site	6.07	R - Medium	RS	R-H	RM-20 with Affordable Housing Overlay	20	35	179	Non-Vacant	Agricultural	These four parcels are all under the same ownership. Property owner is very interested in having the property rezoned to allow for higher density housing.	0.02	1919	S3-207
YORBA LINDA	NO ADDRESS	92886	343-591-08	9	6			Shortfall of Site	0.50	R - Medium	RS	R-H	RM-20 with Affordable Housing Overlay	20	35	15	Non-Vacant	Agricultural	These four parcels are all under the same ownership. Property owner is very interested in having the property rezoned to allow for higher density housing.	0.00	0	S3-207

Jurisdiction Name	Site Address/ Intersection	5 Digit ZIP Code	Assessor Parcel Number	Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income	Type of Shortfall	Parcel Size (Acres)	Current General Plan Designation	Current Zoning	Proposed General Plan Designation	Proposed Zoning	Minimum Density Allowed	Maximum Density Allowed	Total Capacity	Vacant/ Nonvacant	Description of Existing Uses	Notes	Improvement to Land Ratio	Year Built	Project Site ID
YORBA LINDA	NO ADDRESS	92886	343-591-09	9	6			Shortfall of Site	0.50	R - Medium	RS	R-H	RM-20 with Affordable Housing Overlay	20	35	15	Non-Vacant	Agricultural	These four parcels are all under the same ownership. Property owner is very interested in having the property rezoned to allow for higher density housing.	0.00	0	S3-207
YORBA LINDA	5332 RICHFIELD RD	92886	343-591-25	18	11			Shortfall of Site	0.99	R - Medium	RS	R-H	RM-20 with Affordable Housing Overlay	20	35	19	Non-Vacant	Single-family home		0.42	1964	S3-207
YORBA LINDA	17651 IMPERIAL HIG	92886	323-051-26					Shortfall of Site	1.36	R - Medium	RS	R-H	RM	0	10	12	Non-Vacant	Vinjon's Kennel	Property owner is very interested in having property rezoned to allow for higher density housing.	0.96	1949	S3-211
YORBA LINDA	17651 IMPERIAL HIG	92886	323-051-27					Shortfall of Site	0.96	R - Medium	RS	R-H	RM	0	10	8	Non-Vacant	Vinjon's Kennel	Property owner is very interested in having property rezoned to allow for higher density housing.	0.00	0	S3-211
YORBA LINDA	NO ADDRESS	92886	348-262-01					Shortfall of Site	0.98	R - Medium Low	RE	R-H	RM	0	10	9	Vacant	Vacant	Property owner is very interested in having property rezoned to allow for higher density housing.	0.00	0	S4-053
YORBA LINDA	5541 S OHIO ST	92886	348-351-08					Shortfall of Site	0.96	R - Medium Low	RE	R-H	RM	0	10	9	Non-Vacant	Single-family home	Property owner is very interested in having property rezoned to allow for higher density housing.	0.79	1976	S4-060
YORBA LINDA	4742 PLUMOSA DR	92886	323-311-03	31	17			Shortfall of Site	1.62	Area Plan	CG	Area Plan	RM-20 with Affordable Housing Overlay	20	35	48	Non-Vacant	Single-family home	Property owner is very interested in having property rezoned to allow for higher density housing.	0.05	1912	S4-075
YORBA LINDA	18597 ALTRUDY LN	92886	323-231-18	12	8			Shortfall of Site	1.00	Area Plan	CG	Area Plan	RM-20 with Affordable Housing Overlay	20	35	20	Non-Vacant	Single-family home	City-owned property with purchase and sale agreement with C&C Development to extend the affordable housing project on Altrudy Lane.	0.42	1964	S4-200
YORBA LINDA	18602 ALTRUDY LN	92886	323-231-19	12	8			Shortfall of Site	1.00	Area Plan	CG	Area Plan	RM-20 with Affordable Housing Overlay	20	35	20	Non-Vacant	Single-family home	City-owned property with purchase and sale agreement with C&C Development to extend the affordable housing project on Altrudy Lane.	0.32	1959	S4-200

Jurisdiction Name	Site Address/ Intersection	5 Digit ZIP Code	Assessor Parcel Number	Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income	Type of Shortfall	Parcel Size (Acres)	Current General Plan Designation	Current Zoning	Proposed General Plan Designation	Proposed Zoning	Minimum Density Allowed	Maximum Density Allowed	Total Capacity	Vacant/ Nonvacant	Description of Existing Uses	Notes	Improvement to Land Ratio	Year Built	Project Site ID
YORBA LINDA	ADDRESS NOT AVAIL	92886	348-351-10			1	2	Shortfall of Site	0.43	R - Medium Low	RE	R-H	RM	0	10	3	Non-Vacant	Single-family home	These three parcels are all owned by the same property owner, who is very interested in having property rezoned to allow for higher density housing.	0.00	0	S4-201
YORBA LINDA	NO ADDRESS	92886	348-351-11			1	3	Shortfall of Site	0.41	R - Medium Low	RE	R-H	RM	0	10	4	Non-Vacant	Single-family home	These three parcels are all owned by the same property owner, who is very interested in having property rezoned to allow for higher density housing.	0.00	0	S4-201
YORBA LINDA	5531 S OHIO ST	92886	348-351-12			3	5	Shortfall of Site	0.98	R - Medium Low	RE	R-H	RM	0	10	8	Non-Vacant	Single-family home	These three parcels are all owned by the same property owner, who is very interested in having property rezoned to allow for higher density housing.	0.28	1950	S4-201
YORBA LINDA	19045 YORBA LINDA	92886	323-081-34	11	6			Shortfall of Site	1.85	R - Medium Low	RE	R-ML	Congregational Housing Overlay	20	35	17	Non-Vacant	Congregation Beth Meir HaCohen Chabad	Church is very interested in providing parsonage units on the property.	0.91	0	S4-204A
YORBA LINDA	19081 YORBA LINDA	92886	323-081-35			18	28	Shortfall of Site	2.74	R - Medium Low	RE	R-ML	RM-20	0	20	46	Non-Vacant	Single-family home	Property is under contract with housing developer.	0.97	0	S4-204B
YORBA LINDA	19111 YORBA LINDA	92886	323-081-36			8	12	Shortfall of Site	1.16	R - Medium Low	RE	R-ML	RM-20	0	20	20	Non-Vacant	Single-family home		1.67	1952	S4-204B
YORBA LINDA	NO ADDRESS	92886	326-081-01			75	121	Shortfall of Site	23.01	R - Medium Low	RE	R-H	RM	0	10	196	Vacant	Vacant	Property has been listed for sale. Numerous inquiries from prospective buyers and developers.	0.00	0	S5-008
YORBA LINDA	22722 OLD CANAL R	92885	352-115-08	47	30			Shortfall of Site	2.56	I-Manufacturing	PD	I-Manufacturing	RM-20 with Affordable Housing Overlay	20	35	77	Non-Vacant	John Force Racing	Business operations have been relocated to Indianapolis. Building is currently listed for lease.	1.14	0	S6-015
YORBA LINDA	22711 OAKCREST C	92885	352-117-12	74	47			Shortfall of Site	4.04	I-Manufacturing	PD	I-Manufacturing	RM-20 with Affordable Housing Overlay	20	35	45	Non-Vacant	Extended Stay USA	Potential Conversion	1.37	0	S6-026

Jurisdiction Name	Site Address/ Intersection	5 Digit ZIP Code	Assessor Parcel Number	Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income	Type of Shortfall	Parcel Size (Acres)	Current General Plan Designation	Current Zoning	Proposed General Plan Designation	Proposed Zoning	Minimum Density Allowed	Maximum Density Allowed	Total Capacity	Vacant/ Nonvacant	Description of Existing Uses	Notes	Improvement to Land Ratio	Year Built	Project Site ID
YORBA LINDA	23661 LA PALMA AV	92885	353-091-06			136	136	Shortfall of Site	9.15	C - General	CG	CG	Mixed Use Overlay	20	35	272	Non-Vacant	Bryant Ranch Shopping Center	Property owner is very interested in having property rezoned to allow for higher density housing. Center is struggling to maintain tenants at this time; therefore, property owner is considering other alternatives.	0.60	0	S7-001
YORBA LINDA	NE Corner Camino de	92885	329-081-06			4	6	Shortfall of Site	3.06	R - Medium High	RU	R-H	RM	0	10	10	Vacant	Vacant	Property owner is very interested in having property rezoned to allow for higher density housing.	0.00	0	S7-005
YORBA LINDA	ADDRESS NOT AVAIL	92886	322-121-07	13	13		27	Shortfall of Site	2.00	C - General	CG	CG	Mixed Use Overlay	20	35	53	Vacant	Vacant	Property has never been developed even though it has been zoned commercial for decades. There was a previous entitlement approved approximately 15 years ago that never got constructed.			S1-021
YORBA LINDA	4382 EUREKA AVE	92886	323-092-13	18	12			Shortfall of Site	1.58	R- Medium	RS	R-Medium	Congregational Housing Overlay	20	35	30	Non-Vacant	Islamic Center	Property owner has expressed interest in having their property rezoned to allow for the			S3-033
YORBA LINDA	18111 BASTANCHURY RI	92886	323-171-07	32	21			Shortfall of Site	2.09	Area Plan	PD	Area Plan	Congregational Housing Overlay	20	35	53	Non-Vacant	Shinyo-En USA	Property owner has expressed interest in having their property rezoned to allow for the congregational lands overlay opportunity.			S3-210
YORBA LINDA	18071 BASTANCHURY RI	92886	323-171-08	31	21			Shortfall of Site	2.00	Area Plan	PD	Area Plan	Congregational Housing Overlay	20	35	52	Non-Vacant	Shinyo-En USA	Property owner has expressed interest in having their property rezoned to allow for the congregational lands overlay opportunity.			S3-210
YORBA LINDA	18021 BASTANCHURY RI	92886	323-171-09					Shortfall of Sites		Area Plan	PD	Area Plan	Congregational Housing Overlay	20	35		Non-Vacant	Shinyo-En USA	Property owner has expressed interest in having their property rezoned to allow for the congregational lands overlay opportunity.			S3-210

Zoning Designation (From Table A, Column G)	General Land Uses Allowed