

# 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.<sup>1</sup> 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 characteristics”.<sup>2</sup> 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.

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

<sup>2</sup> 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 6<sup>th</sup> 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.

## **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)"<sup>3</sup>.

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.<sup>4</sup>

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<sup>3</sup> *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.

<sup>4</sup> *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 20<sup>th</sup> 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 residents<sup>5</sup>.

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;

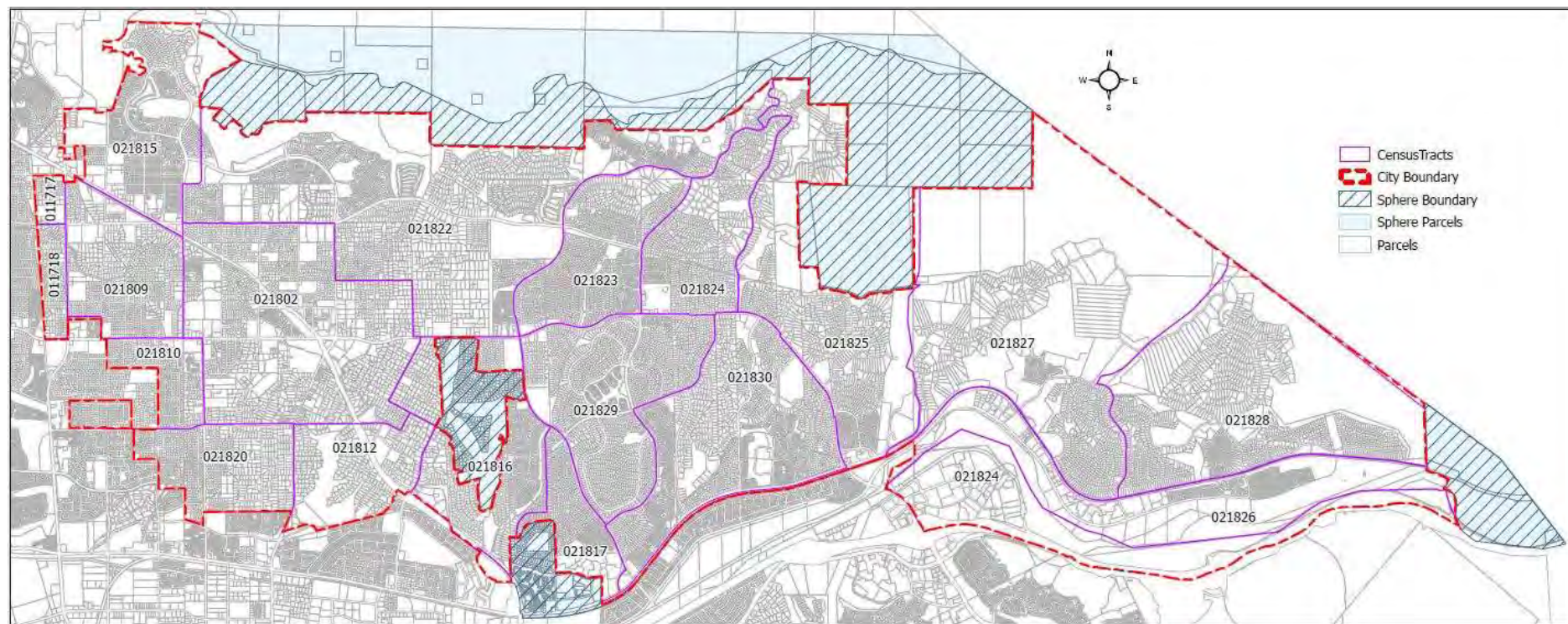
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<sup>5</sup> The Orange County Historical Society, "A Brief History of Orange County," <https://www.orangecountyhistory.org/wp/>.

- 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**

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

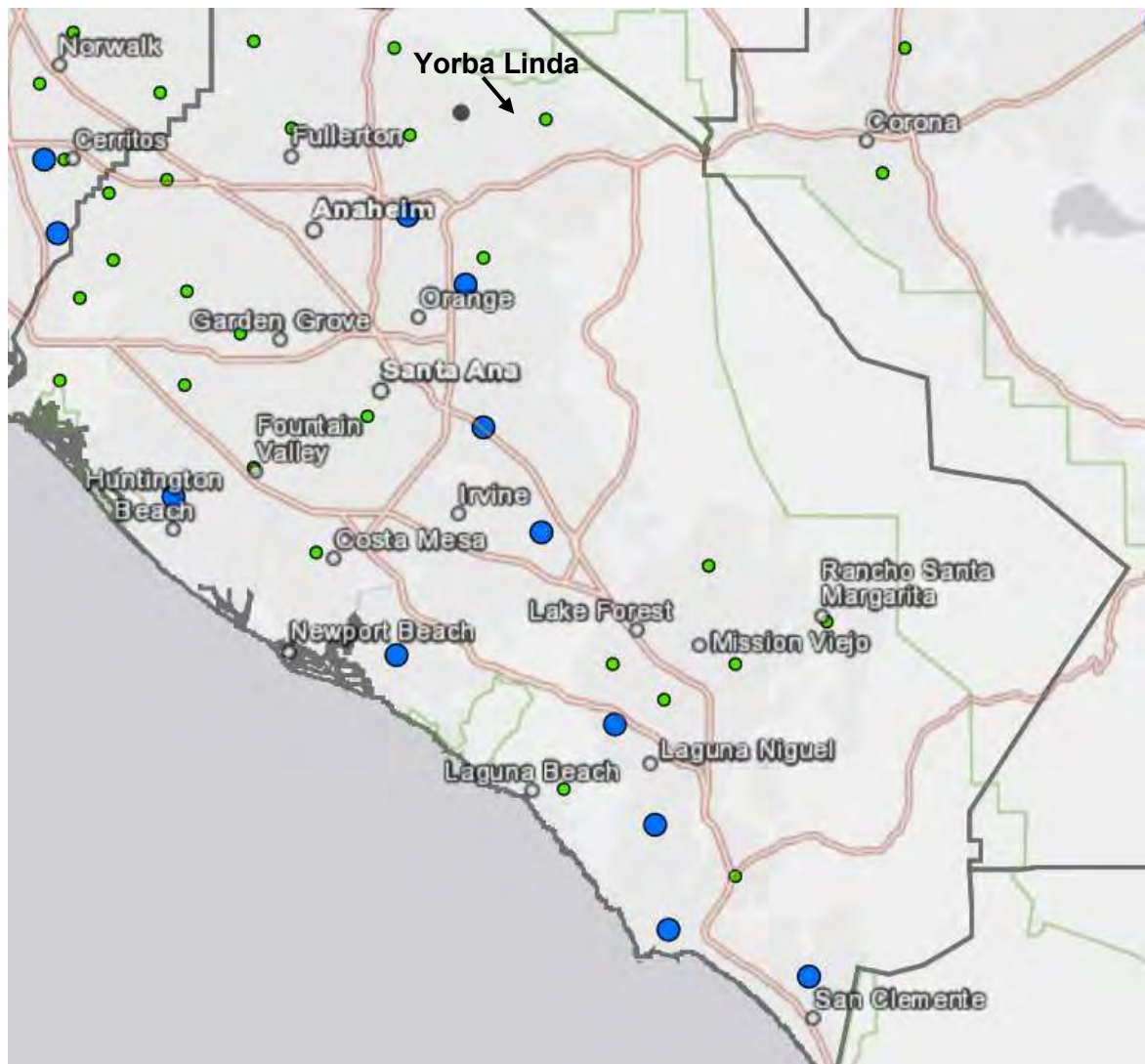
A Public Records Act request was submitted to both the California Department of Fair Employment and Housing (DFEH) and the U.S. Department of Housing and Urban Development (HUD) to see if any fair housing cases from Yorba Linda had been submitted to their agencies between 2014 and 2020. In a letter dated 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 inquiries 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 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. 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

County of Los Angeles, Bureau of Land Management, Esri, HERE, Garmin, USGS, EPA, NPS, Esri, HERE, Garmin, OpenStreetMap contributors, and the GIS user community

DAHCO

## **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.

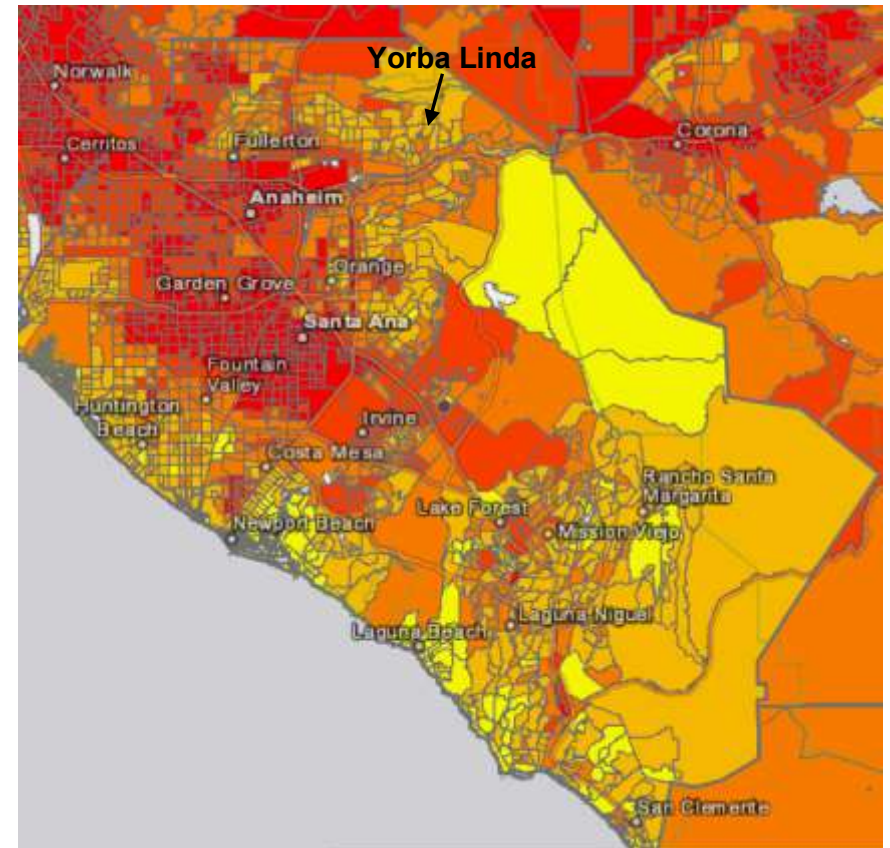
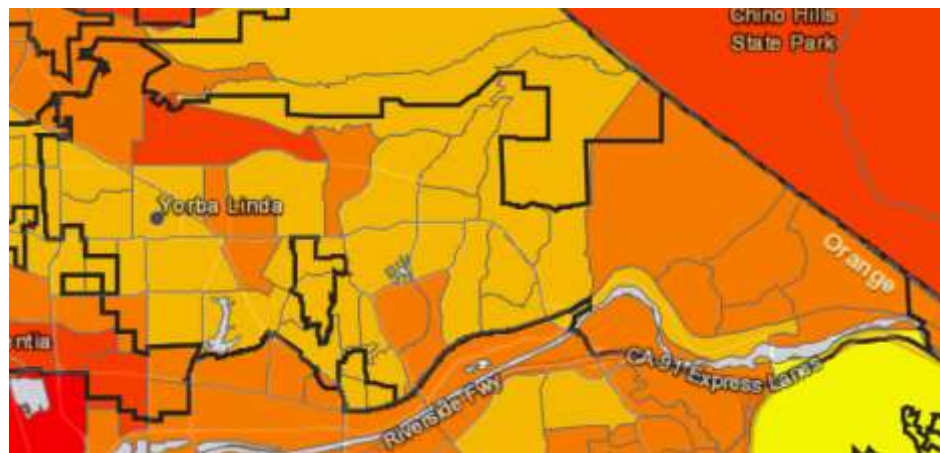
**Table B-2: Race/Ethnicity Trends by Census Tract – 2010**

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%
<b>Citywide</b>	<b>59%</b>	<b>1%</b>	<b>18%</b>	<b>16%</b>

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



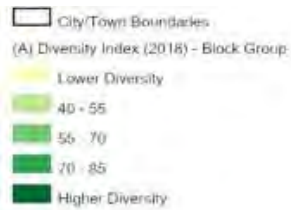
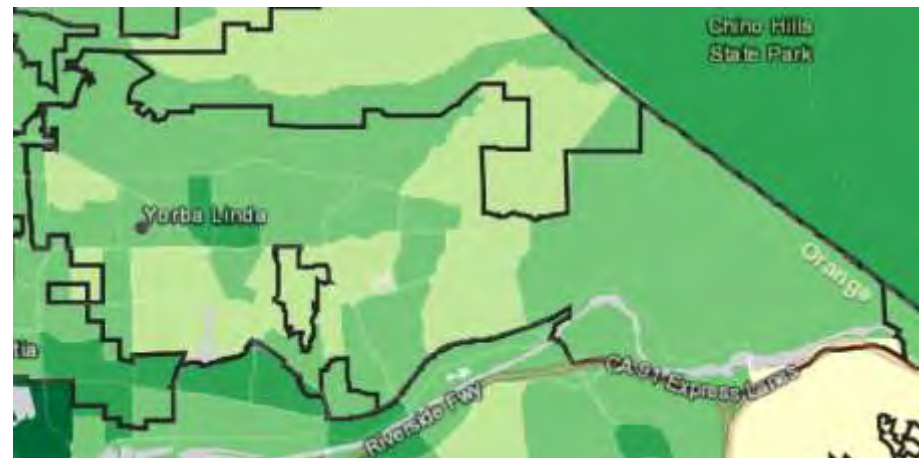
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City/Town Boundaries  
(R) Racial Demographics (2018) - Block Group  
≤ 20%  
21 - 40%  
41 - 60%  
61 - 80%  
> 81%

County of Los Angeles, Bureau of Land Management, Data HERE, Garmin, INCREMENT P, USGS, EPA, Esri, HERE, Garmin, © OpenStreetMap contributors, and the GIS user community

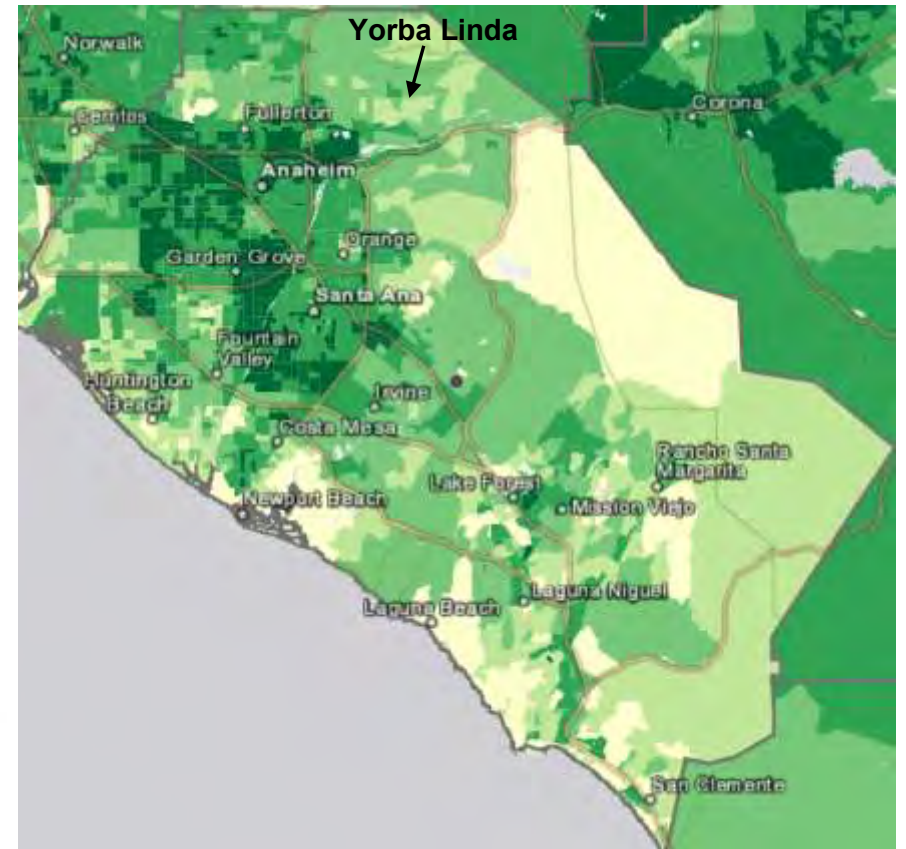
Page 100

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



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 Garmin, AIGRIUM, P, USGS, EPA,  
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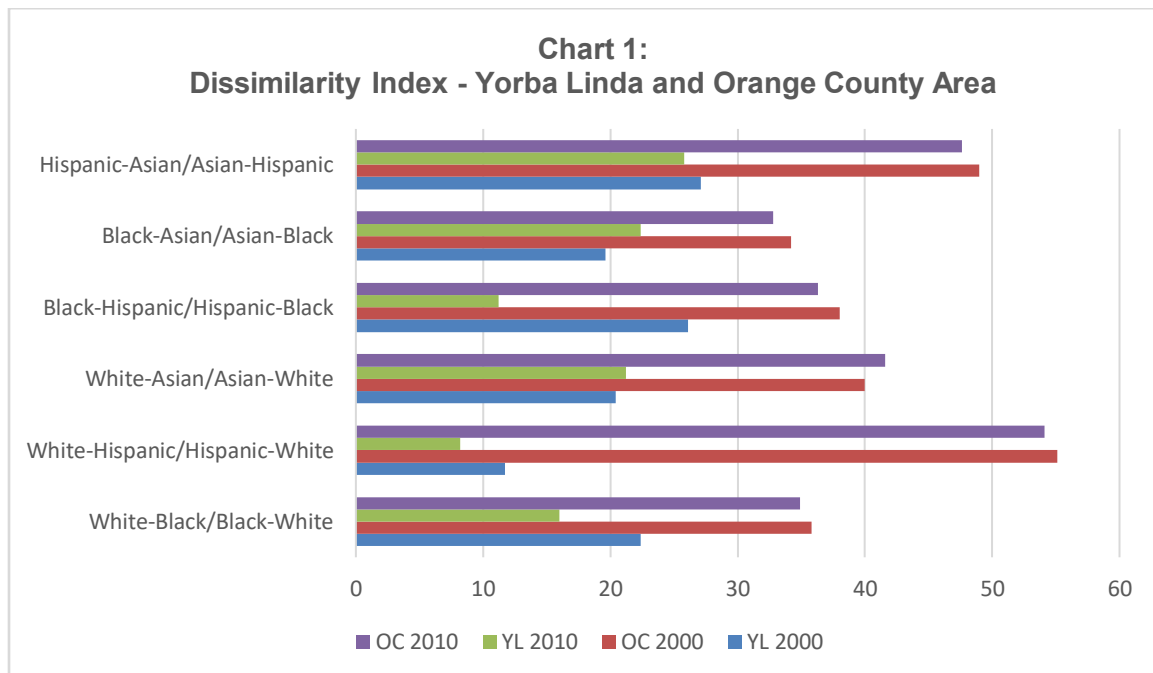
CA HCD



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.



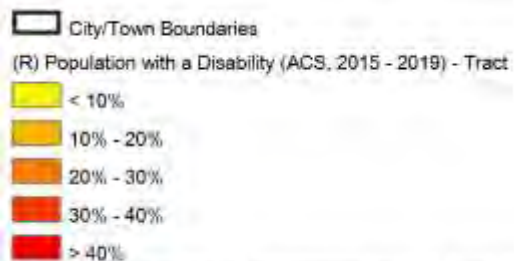
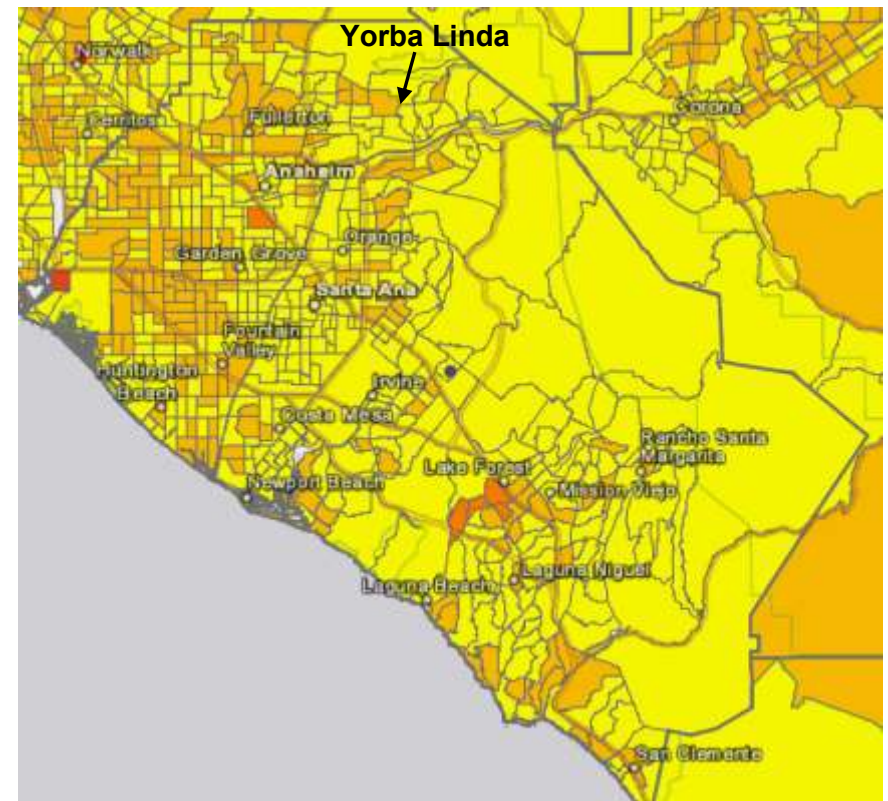
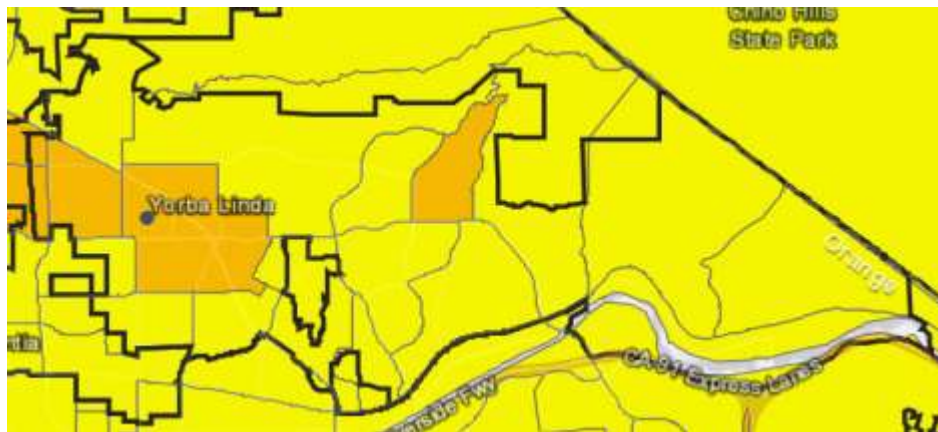
Source: Spatial Structures in the Social Sciences at Brown University

## **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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County of Los Angeles, Bureau of Land Management, Esri, HERE, Garmin, USGS, EPA, NPS | PlaceWorks 2021, HUD 2019 | PlaceWorks 2021, ESRI, U.S. Census | PlaceWorks 2021, TCAC 2020

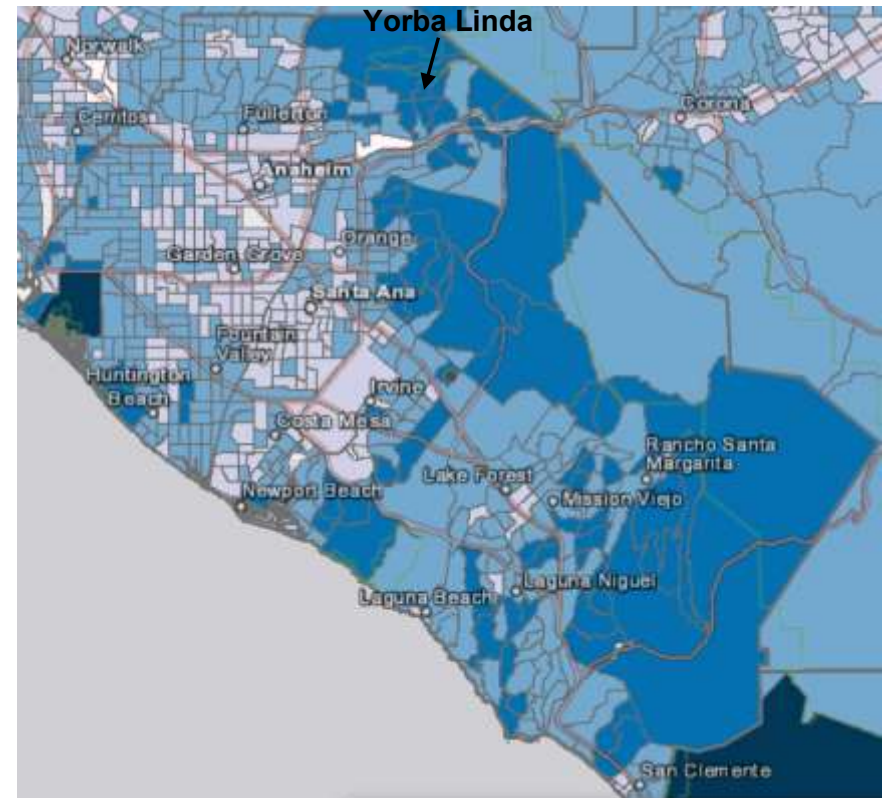
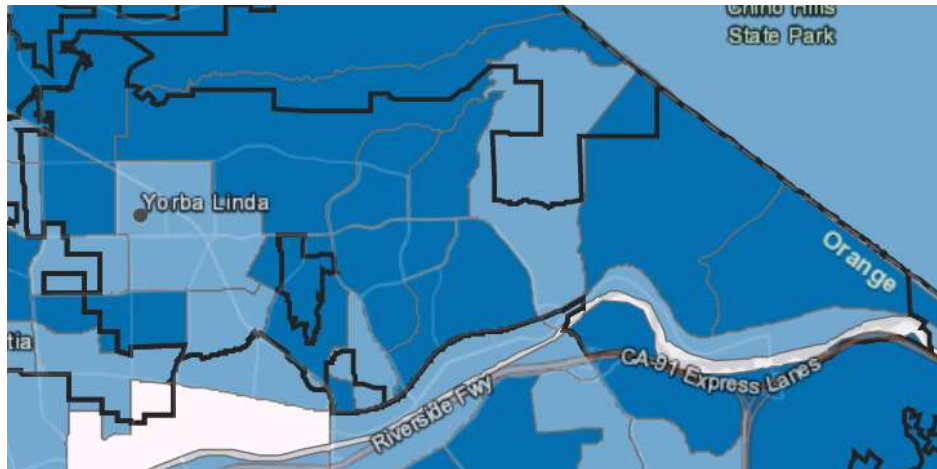
### **3. Familial Status**

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.

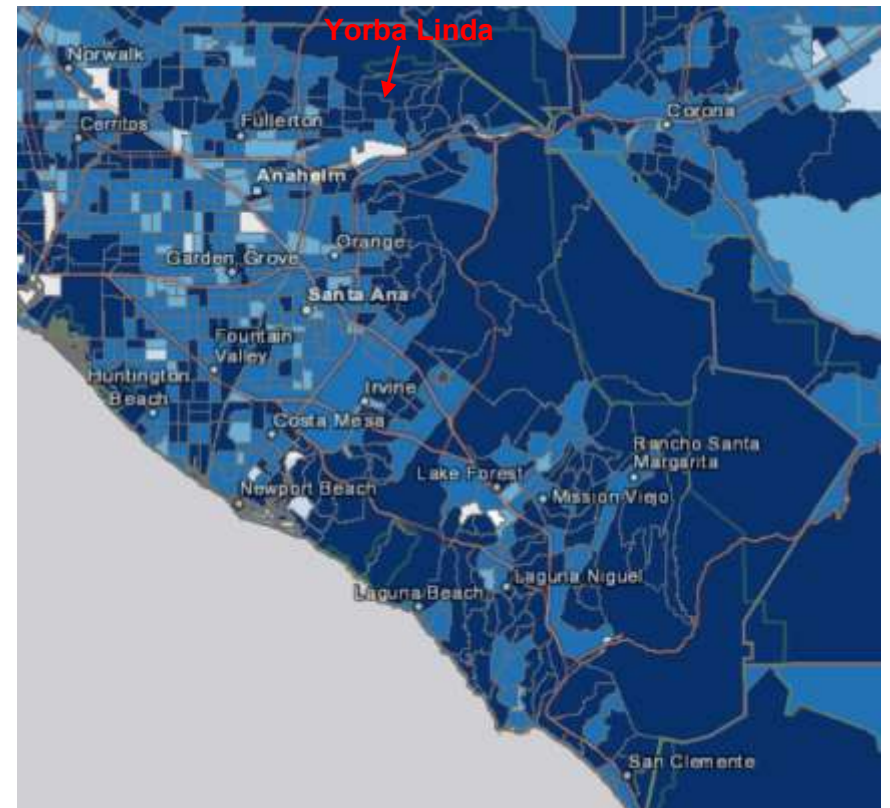
- A majority of Yorba Linda census tracts have 60 to 60 percent of its population in married households, with a few tracts with a lower percentage (40% to 60%). As shown on the County map, a majority of the eastern and southern portions of the county are in the 60 to 80 percent range while the central 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**



**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%

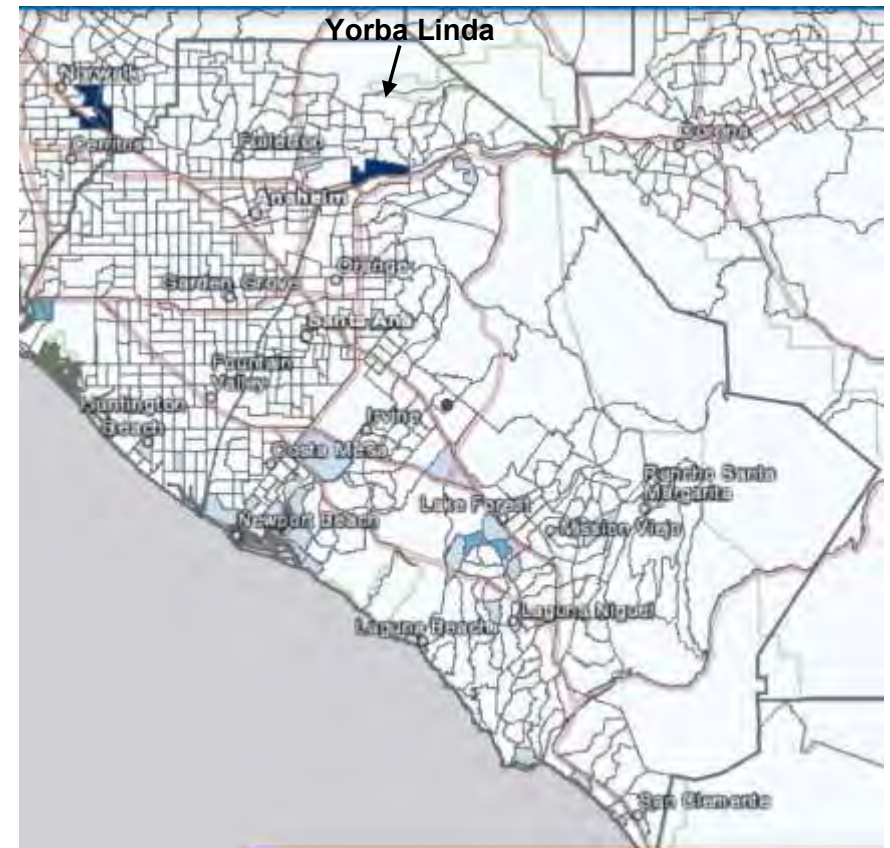
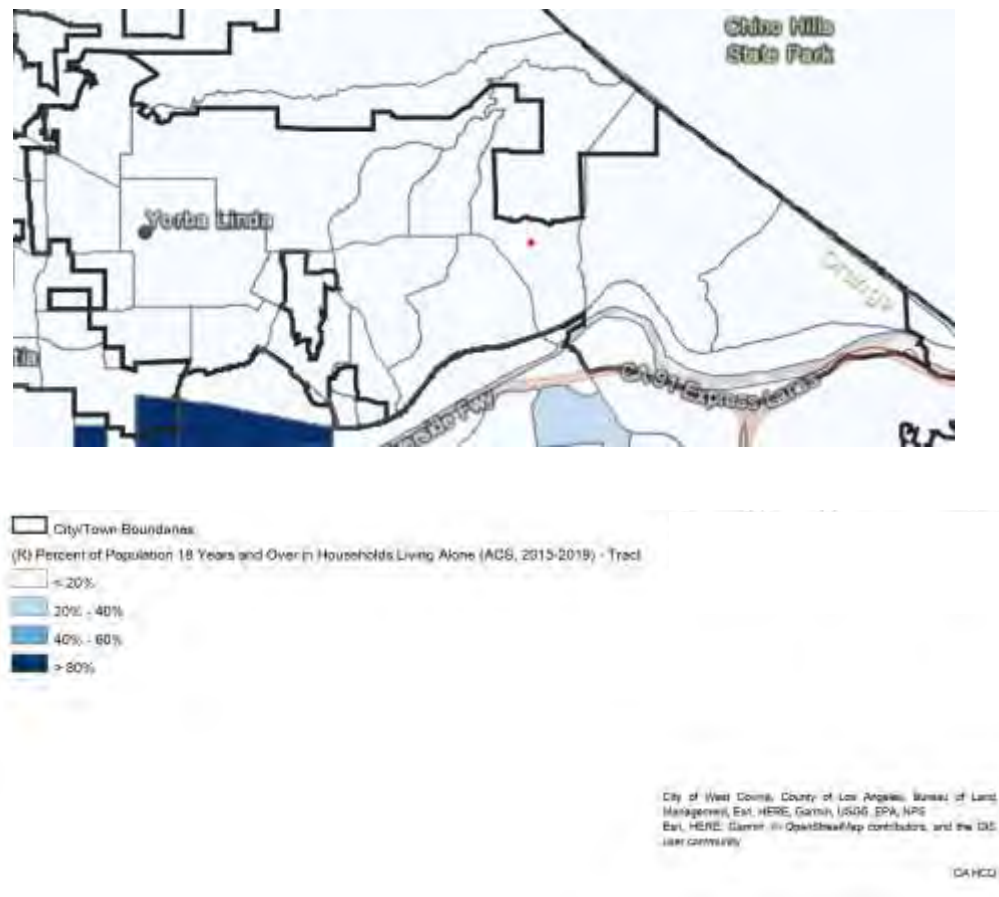
40% - 60%

60% - 80%

> 80%

County of Los Angeles Bureau of Land Management, Eric HERE, General  
Schmidt, A. 10055 EPA, Eric HERE, General, B. Goodwin/Miller  
consultants, and the QIC peer community

**Figure B-8: Familial Status – Percent of Population 18 and Over Living Alone  
in Yorba Linda and Orange County**



**Figure B-9: Familial Status – Percent of Children in Female-Headed Households in Yorba Linda and Orange County**



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CA HCD



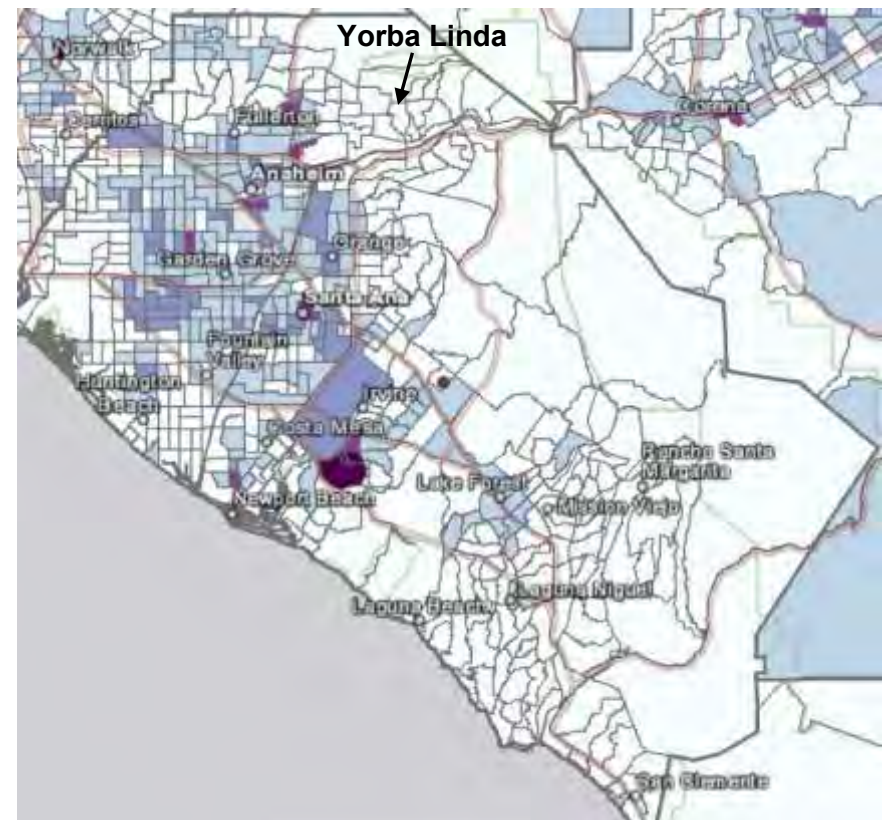
#### **4. Income Level**

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.

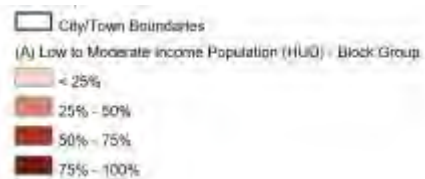
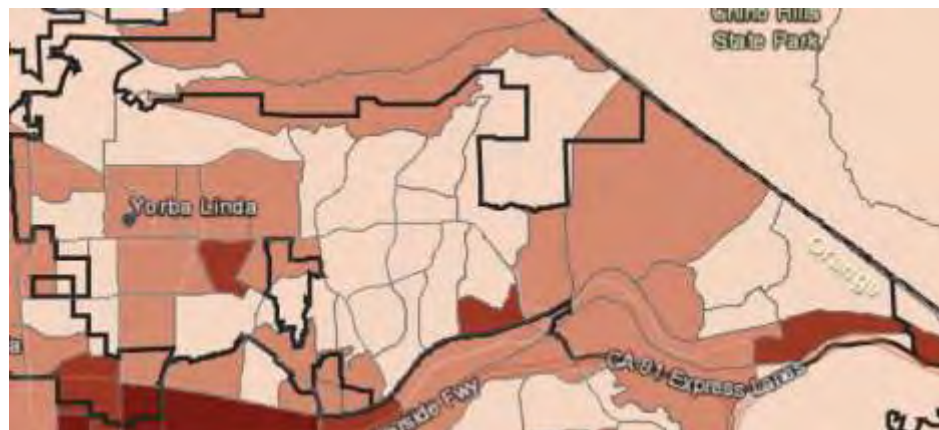
As shown in Figure B-10, the percentage of the population living below the poverty level is less than ten percent for all Census Tracts in the City. Higher poverty levels are located in the central portion of the County and pockets of 30 to 40 percent of residents in poverty are located in portions of 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**

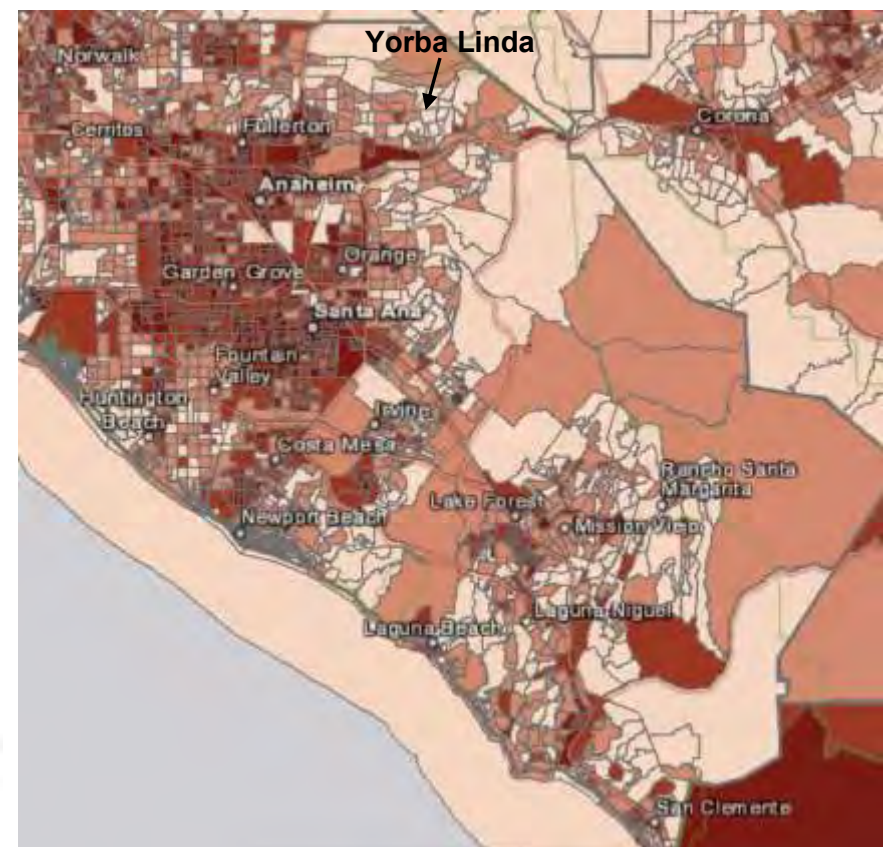


**Figure B-11: Percentage of Low and Moderate Income Households in in Yorba Linda and Orange County**



County of Los Angeles, Bureau of Land Management, et al. HERE,  
Gavin, U.S.D.S., EPA, NPS.  
Etc. HERE, Gavin, © OpenGreenway, and the SIG  
user contribute.

CA-4000



## **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.<sup>6</sup> 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.

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<sup>6</sup>California 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
<b>Median HH Income</b>		
White Alone	\$125,343	\$97,369
All Households	\$129,391	\$85,398
<b>% of White Population</b>	59%	40%

Source: U.S. Census 2000; ACS 2014-2018

## **E. DISPARITIES IN ACCESS TO OPPORTUNITY**

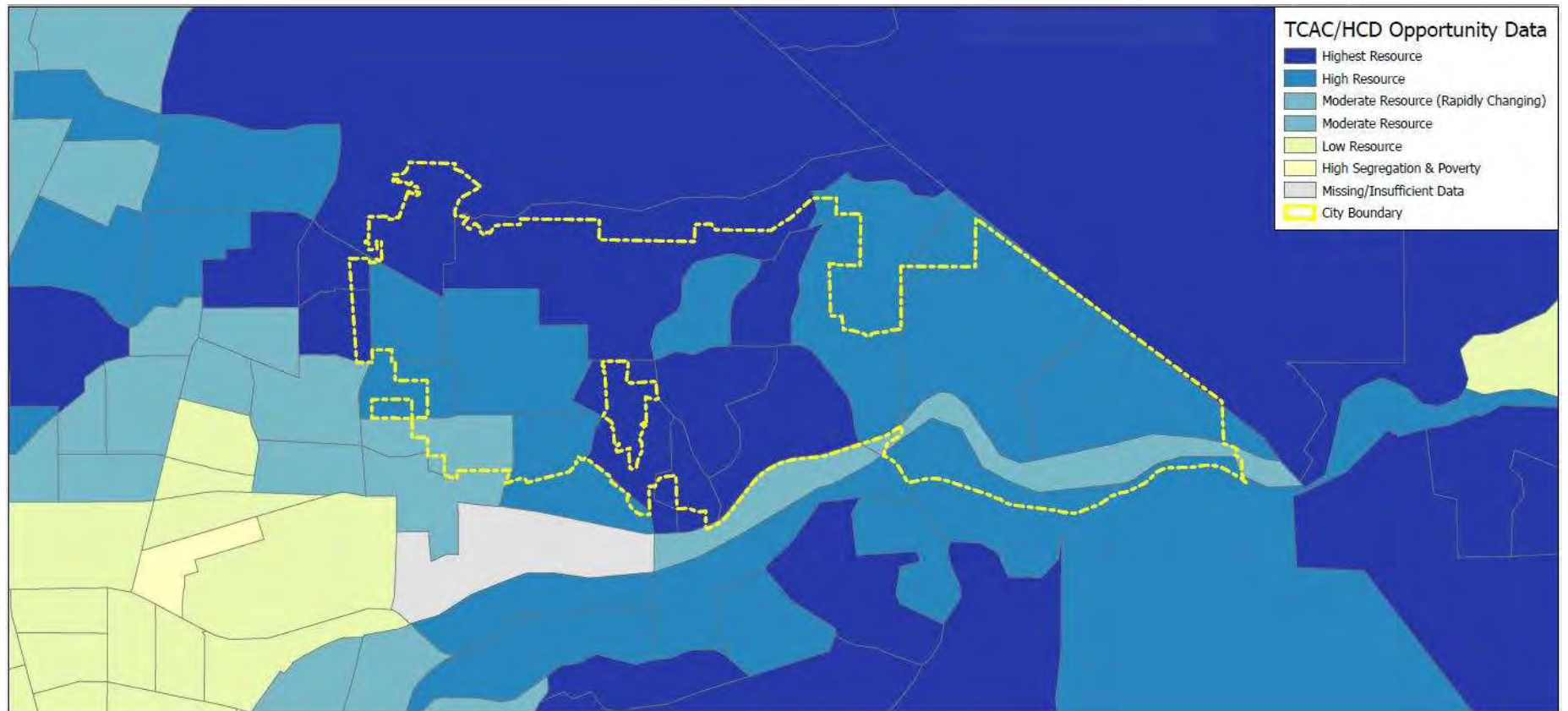
Since 2017, the California Fair Housing Task Force has provided research, evidence-based policy recommendations and other strategic recommendations to HCD and other state agencies to further fair housing goals. Part of this research involves opportunity mapping. Areas of opportunity are places that provide 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 4<sup>th</sup> 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.<sup>7</sup> 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](http://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.

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<sup>7</sup>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.

## **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 2007<sup>8</sup>. 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

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<sup>8</sup> 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 risk<sup>9</sup>. 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.

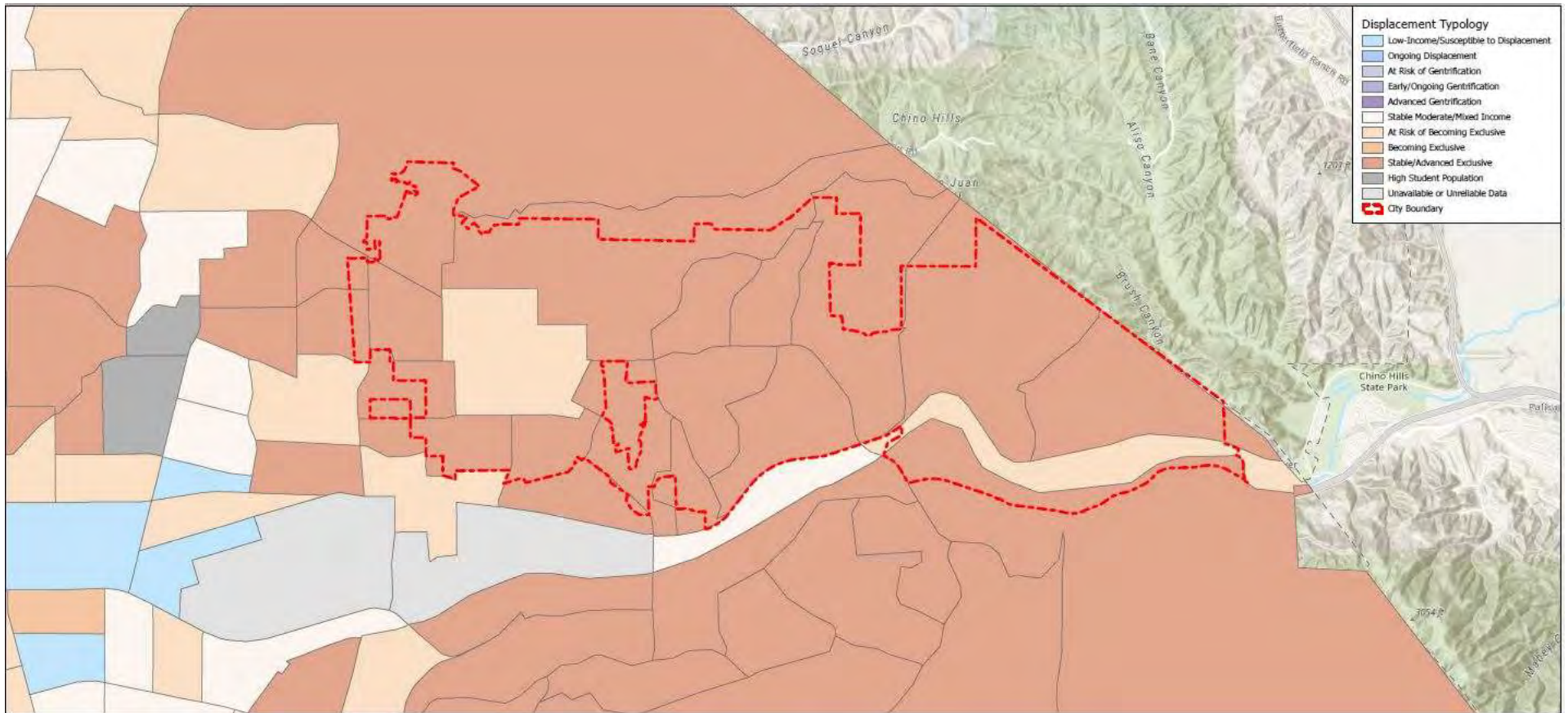
The 2014-2018 American Community Survey estimates the number of housing units without kitchen facilities and/or complete plumbing, another indicator of the condition of the housing stock. Within Yorba Linda, the ACS identifies 285 occupied dwelling units as lacking complete kitchen facilities, representing 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.

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<sup>9</sup> 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. Similar to many communities building near hillside areas, steep topography has played a role in what has been built along the eastern portion of Yorba Linda. This can also be seen in the Orange County communities south of Yorba Linda as well as many of the cities near the San Gabriel Valley in Los Angeles County.

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 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 4<sup>th</sup> 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.<sup>10</sup> 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

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<sup>10</sup> 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.

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
<b>2021-2029 RHNA Targets</b>	<b>765<sup>1</sup></b>	<b>451</b>	<b>457</b>	<b>742</b>	<b>2,415</b>
<b>Existing Zoning</b>					
Entitled Projects (post 6/30/2021 occupancy)				181	<b>181</b>
Town Center Specific Plan			31		<b>31</b>
RM-30			14		<b>14</b>
Accessory Dwelling Units	275	473	330	22	<b>1,100</b>
<b>Existing Site Capacity</b>	<b>748</b>		<b>375</b>	<b>203</b>	<b>1,326</b>
<b>RHNA Shortfall</b>	<b>(468)</b>		<b>(82)</b>	<b>(539)</b>	<b>(1,089)</b>
<b>Rezone Sites</b>					
Planned Development			78	150	<b>228</b>
RM			149	245	<b>394</b>
RM-20			30	48	<b>78</b>
Affordable Housing Overlay	734			72	<b>806</b>
Mixed Use Housing Overlay	60			60	<b>120</b>
Congregational Land Overlay	202				<b>202</b>
<b>Total Site Capacity (Existing + Rezone Sites)</b>	<b>1,744</b>		<b>632</b>	<b>778</b>	<b>3,154</b>
<b>RHNA Buffer</b>	<b>+528</b>		<b>+175</b>	<b>+36</b>	<b>+739</b>

## **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.

### *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.

### *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*)

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)*

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**

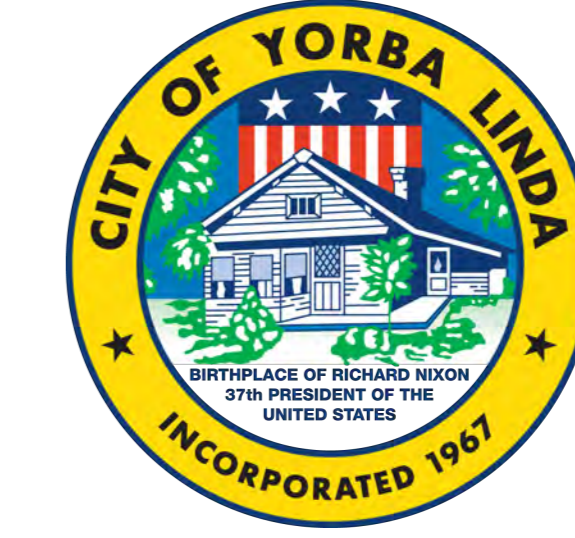
Fair Housing Issue	Contributing Factors	Priority Level	Action
A. Fair Housing Outreach (Housing Mobility)	<ol style="list-style-type: none"> <li>1. Outreach to seniors due to digital divide/unaware of available resources</li> <li>2. Certain racial/ethnic groups have a higher percentage of tenant/landlord complaints compared to their percentage of the City's population overall</li> <li>3. More education needed by the public sector for residents to become familiar with available resources</li> </ol>	Medium	<p><b>City Action:</b> 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><b>City Action:</b> 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><b>City Action:</b> 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>
B. Need for additional affordable housing and community revitalization in certain built out neighborhoods	<ol style="list-style-type: none"> <li>1. Levels of overpayment.</li> <li>2. Low number of HCVs in the City compared to the County overall.</li> </ol>	High	<p><b>City Action:</b> 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</p>

Fair Housing Issue	Contributing Factors	Priority Level	Action
<p><i>(Place based Strategies, Displacement)</i></p>	<ol style="list-style-type: none"> <li>Affordable housing opportunities needed for special needs groups, including: the disabled (Tracts 218.24) and female headed households (Tracts 117.18 and 218.26)</li> <li>Continued public Investment in infrastructure and accessibility improvements in moderate resource opportunity areas.</li> </ol>		<p>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><b>City Action:</b> 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>C. Need for Affordable Housing in New Developments</p> <p><i>(New Opportunities)</i></p>	<ol style="list-style-type: none"> <li>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).</li> <li>Need for affordable housing options throughout the City.</li> </ol>	<p>High</p>	<p><b>City Action:</b> 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><b>City Action:</b> 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><b>City Action:</b> 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</p>

Fair Housing Issue	Contributing Factors	Priority Level	Action
			<p>(occurring in November 2022), utilize tools such as the “Myths and Facts About Affordable &amp; 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>
<p>D. Community Conservation</p> <p><i>(Place based strategies, Displacement)</i></p>	<ol style="list-style-type: none"> <li>1. Challenges for housing/property upkeep due to financial/physical constraints.</li> <li>2. Age of housing stock</li> </ol>	Medium	<p><b>City Action:</b> 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><b>City Action:</b> 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>

## **Appendix C**

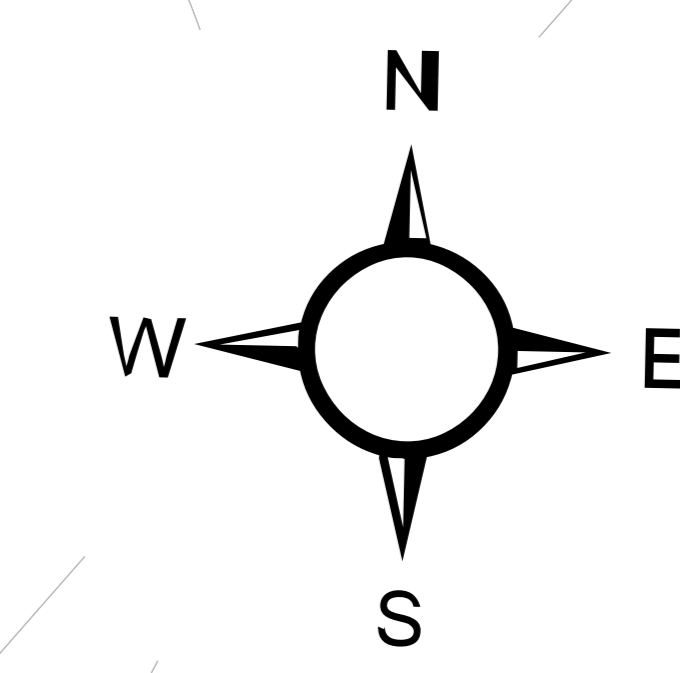
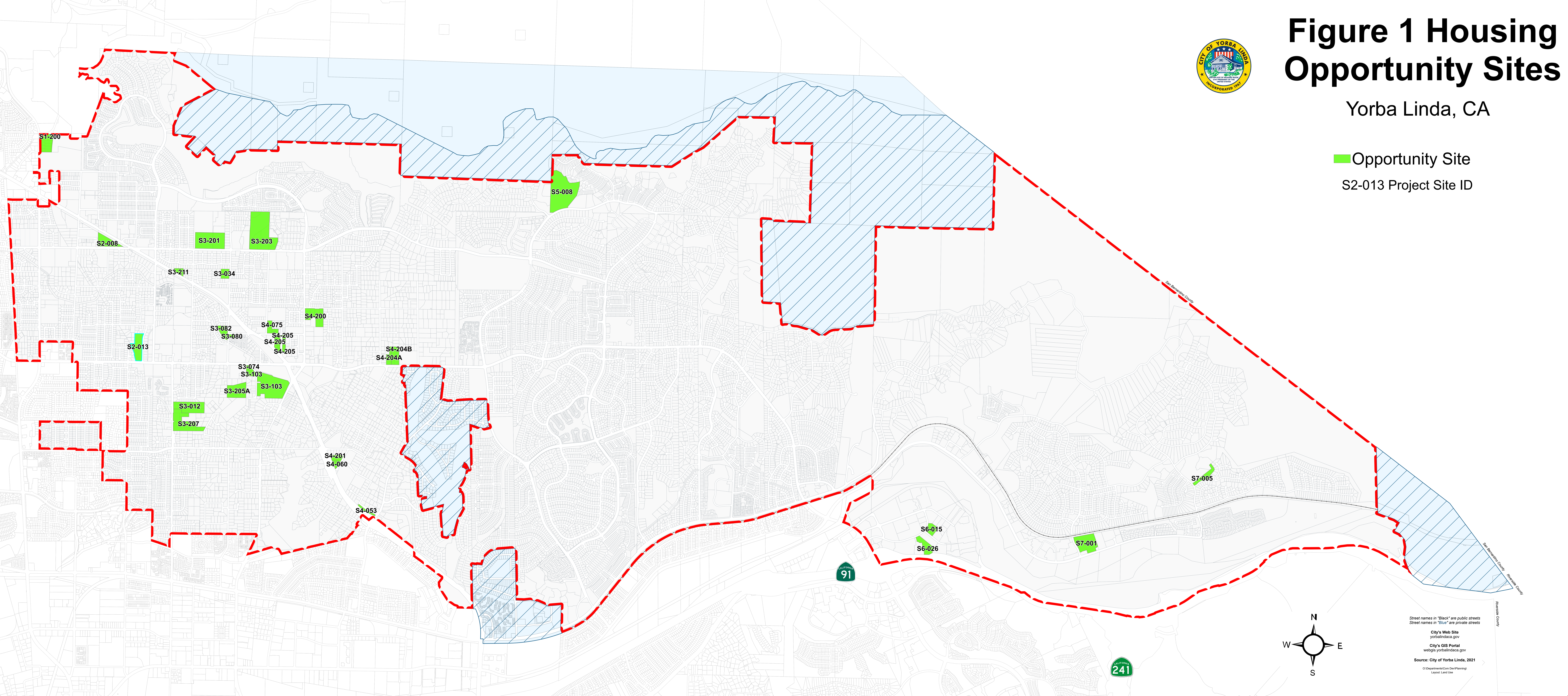
### **Residential Sites Inventory**



# Figure 1 Housing Opportunity Sites

Yorba Linda, CA

Opportunity Site  
S2-013 Project Site ID



Street names in "Black" are public streets  
Street names in "Blue" are private streets

City's Web Site  
yorbalinda.ca.gov

City's GIS Portal  
webgis.yorbalinda.ca.gov

Source: City of Yorba Linda, 2021

© Department of Community Development  
Layout: Land Use

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 General	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant		14		14	Property owner is self	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			13	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	5.156593132	Vacant	YES - Planned	NO - Privately-Owned	Available			9	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	0.2559502196	Vacant	YES - Planned	NO - Privately-Owned	Available			1	1	Property entitled to	Project Site S3-201
YORBA LINDA	NO ADDRESS	92886	323-304-02	B	Area Plan	TCSP		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	TCSP		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	4806 OLINDA ST	92886	323-304-07	B	Area Plan	TCSP		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	TCSP		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	TCSP		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	TCSP		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	TCSP		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	TCSP		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	TCSP		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	TCSP		0	10	0.172363566	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	TCSP		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	TCSP		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	TCSP		0	10	0.114872792	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	TCSP		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	TCSP		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	TCSP		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	TCSP		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	TCSP		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	TCSP		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	TCSP		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	TCSP		0	10	0.172364123	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	TCSP		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	TCSP		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	TCSP		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	TCSP		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	TCSP		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	TCSP		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	TCSP		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	TCSP		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	TCSP		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	TCSP		0	10	0.072111957	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element		1		1	Project Site S4-205

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	6			Shortfall of Sites	0.520350584	R - Medium Low	RE	R-H	RM-20 with Affordable Housing Overlay	20	35	17	Non-Vacant	Single-family home		0.41	1956	S1-200
YORBA LINDA	3616 ROSE DR	92886	322-061-08	11	6			Shortfall of Sites	0.497075213	R - Medium Low	RE	R-H	RM-20 with Affordable Housing Overlay	20	35	17	Non-Vacant	Single-family home		0.37	1948	S1-200
YORBA LINDA	3614 MERIENDA LN	92886	322-061-10				15	Shortfall of Sites	0.4699823	R - Medium Low	RE	R-H	RM-20 with Affordable Housing Overlay	20	35	15	Non-Vacant	Single-family home		1.73	1958	S1-200
YORBA LINDA	3524 MERIENDA LN	92886	322-061-12	12	8			Shortfall of Sites	0.563485351	R - Medium Low	RE	R-H	RM-20 with Affordable Housing Overlay	20	35	20	Non-Vacant	Single-family home		1.27	1960	S1-200
YORBA LINDA	3514 MERIENDA LN	92886	322-061-13	12	8			Shortfall of Sites	0.593508009	R - Medium Low	RE	R-H	RM-20 with Affordable Housing Overlay	20	35	20	Non-Vacant	Single-family home		0.12	1960	S1-200
YORBA LINDA	3542 ROSE DR	92886	322-061-14					9 Shortfall of Sites	0.292718017	R - Medium Low	RE	R-H	RM-20 with Affordable Housing Overlay	20	35	9	Non-Vacant	Single-family home		0.30	1957	S1-200
YORBA LINDA	3552 ROSE DR	92886	322-061-15					9 Shortfall of Sites	0.292714718	R - Medium Low	RE	R-H	RM-20 with Affordable Housing Overlay	20	35	9	Non-Vacant	Single-family home		0.15	1920	S1-200
YORBA LINDA	3562 ROSE DR	92886	322-061-16					12 Shortfall of Sites	0.425019378	R - Medium Low	RE	R-H	RM-20 with Affordable Housing Overlay	20	35	12	Non-Vacant	Single-family home		0.17	1954	S1-200
YORBA LINDA	3620 ROSE DR	92886	322-061-17					12 Shortfall of Sites	0.425022151	R - Medium Low	RE	R-H	RM-20 with Affordable Housing Overlay	20	35	12	Non-Vacant	Single-family home		1.83	1939	S1-200
YORBA LINDA	3618 ROSE DR	92886	322-061-18	11	6			Shortfall of Sites	0.510028494	R - Medium Low	RE	R-H	RM-20 with Affordable Housing Overlay	20	35	17	Non-Vacant	Single-family home		1.83	1955	S1-200
YORBA LINDA	3512 ROSE DR	92886	322-061-19	15	9			Shortfall of Sites	0.714545616	R - Medium Low	RE	R-H	RM-20 with Affordable Housing Overlay	20	35	24	Non-Vacant	Single-family home		1.37	1956	S1-200
YORBA LINDA	NO ADDRESS	92886	322-061-20					1 Shortfall of Sites	0.056684633	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	5			Shortfall of Sites	0.491563407	R - Medium Low	RE	R-H	RM-20 with Affordable Housing Overlay	20	35	16	Non-Vacant	Single-family home		0.85	1998	S1-200
YORBA LINDA	17141 BASTANCHURY RD	92886	322-173-04	12	8			Shortfall of Sites	2.46	R - Medium Low	RE	R-ML	Congregational Housing Overlay	20	35	20	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	S2-208

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/ Non-vacant	Description of Existing Uses	Notes	Improvement to Land Ratio	Year Built	Project Site ID
YORBA LINDA	17151 BASTANCHUR	92886	322-173-07	12	8			Shortfall of Sites	2.46	R - Medium Low	RE	R-ML	Congregational Housing Overlay	20	35	20	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	S2-208
YORBA LINDA	4861 LIVERPOOL ST	92886	334-292-18	24	16			Shortfall of Sites	6.2	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	11.49	1971	S2-013
YORBA LINDA	5320 RICHFIELD RD	92886	343-591-01	22	13			Shortfall of Sites	5.609871952	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	12.90	0	S3-012
YORBA LINDA	5300 RICHFIELD RD	92886	343-591-02	13	7			Shortfall of Sites	3.00234385	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	0.05	1959	S3-012
YORBA LINDA	5312 RICHFIELD RD	92886	343-591-03	3	2			Shortfall of Sites	0.864497992	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	0.81	1956	S3-012
YORBA LINDA	5005 MOUNTAIN VIE	92886	343-582-12	36	22			Shortfall of Sites	1.84	Area Plan	RE	Area Plan	Congregational Housing Overlay	20	35	50	Non-Vacant	Overflow parking lot for Friends Church	Church has approximately 1.84 acres of overflow parking area to be utilized for	0.00	0	S3-103
YORBA LINDA	4341 EUREKA AV	92886	323-071-03			8	14	Shortfall of Sites	2.2	R - Medium	RS	R-H	RM	0	10	22	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
YORBA LINDA	18132 YORBA LINDA	92886	343-582-01					8 Shortfall of Sites	0.23	Area Plan	RE	Area Plan	RM-20 with Affordable Housing Overlay	20	35	8	Non-Vacant	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.	0.06	1952	S3-074

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	343-582-02					6 Shortfall of Sites	0.19	Area Plan	RE	Area Plan	RM-20 with Affordable Housing Overlay	20	35	6	Non-Vacant	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	1967	S3-074
YORBA LINDA	4811 EUREKA AV	92886	334-101-39	11	7			Shortfall of Sites	0.51	Area Plan	CG	Area Plan	RM-20 with Affordable Housing Overlay	20	35	18	Non-Vacant	Yorba Linda Equipment Rentals	Property owner is very interested in having property rezoned to allow for higher density housing.	1.07	1959	S3-082
YORBA LINDA	4791 EUREKA AV	92886	334-101-40	27	16			Shortfall of Sites	1.24	Area Plan	CG	Area Plan	RM-20 with Affordable Housing Overlay	20	35	43	Non-Vacant	Commercial Center	Property has several vacancies and property owner is very interested in having the property rezoned for higher density housing purposes.	1.73	1967	S3-082
YORBA LINDA	18161 BASTANCHUR	92886	323-181-03			1	4	Shortfall of Sites	0.525849397	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			8	31	Shortfall of Sites	3.873155303	Area Plan	PD	Area Plan	PD	0	10	39	Non-Vacant	Single-family home		2.05	1971	S3-203
YORBA LINDA	18103 BASTANCHUR	92886	323-181-05			4	8	Shortfall of Sites	1.274648383	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			36	59	Shortfall of Sites	9.483963123	Area Plan	PD	Area Plan	PD	0	10	95	Non-Vacant	Single-family home		0.47	0	S3-203
YORBA LINDA	18231 BASTANCHUR	92886	323-181-07			19	31	Shortfall of Sites	4.956231479	Area Plan	PD	Area Plan	PD	0	10	50	Non-Vacant	Single-family home		0.00	0	S3-203
YORBA LINDA	18245 BASTANCHUR	92886	323-191-06			7	13	Shortfall of Sites	2.000684359	Area Plan	PD	Area Plan	PD	0	10	20	Non-Vacant	Single-family home		0.21	1912	S3-203
YORBA LINDA	18251 BASTANCHUR	92886	323-191-07			1	3	Shortfall of Sites	0.416950669	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 Sites	0.096807922	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 Sites	0.20661477	Area Plan	PD	Area Plan	PD	0	10	2	Non-Vacant	Single-family home		1.29	2015	S3-203
YORBA LINDA	5225 HIGHLAND AV	92886	343-561-08			19	32	Shortfall of Sites	5.08	R - Medium Low	RE	R-H	RM	0	10	51	Non-Vacant	Single-family home	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	0.05	1975	S3-205A

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/ Non-vacant	Description of Existing Uses	Notes	Improvement to Land Ratio	Year Built	Project Site ID
YORBA LINDA	5227 HIGHLAND AV	92886	343-561-09			8	12	Shortfall of Sites	2	R - Medium Low	RE	R-H	RM	0	10	20	Non-Vacant	Single-family home	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	0.04	1944	S3-205A
YORBA LINDA	NO ADDRESS	92866	343-591-05	4	3			Shortfall of Sites	0.273761954	R - Medium	RS	R-H	RM-20 with Affordable Housing Overlay	20	35	7	Non-Vacant	Agricultural		0.00	0	S3-207
YORBA LINDA	5322 RICHFIELD RD	92886	343-591-06	23	14			Shortfall of Sites	1.490596728	R - Medium	RS	R-H	RM-20 with Affordable Housing Overlay	20	35	37	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	92	56			Shortfall of Sites	6.07253585	R - Medium	RS	R-H	RM-20 with Affordable Housing Overlay	20	35	148	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	8	4			Shortfall of Sites	0.499207489	R - Medium	RS	R-H	RM-20 with Affordable Housing Overlay	20	35	12	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	NO ADDRESS	92886	343-591-09	8	4			Shortfall of Sites	0.499151183	R - Medium	RS	R-H	RM-20 with Affordable Housing Overlay	20	35	12	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	15	9			Shortfall of Sites	0.994839067	R - Medium	RS	R-H	RM-20 with Affordable Housing Overlay	20	35	24	Non-Vacant	Single-family home		0.42	1964	S3-207
YORBA LINDA	17651 IMPERIAL HIG	92886	323-051-26			5	9	Shortfall of Sites	1.36	R - Medium	RS	R-H	RM	0	10	14	Non-Vacant	Virjon'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			3	6	Shortfall of Sites	0.96	R - Medium	RS	R-H	RM	0	10	9	Non-Vacant	Virjon's Kennel	Property owner is very interested in having property rezoned to allow for higher density housing.	0.00	0	S3-211

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/ Non-vacant	Description of Existing Uses	Notes	Improvement to Land Ratio	Year Built	Project Site ID
YORBA LINDA	NO ADDRESS	92886	348-262-01			4	6	Shortfall of Sites	0.98	R - Medium Low	RE	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	S4-053
YORBA LINDA	5541 S OHIO ST	92886	348-351-08			4	6	Shortfall of Sites	0.96	R - Medium Low	RE	R-H	RM	0	10	10	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	35	21			Shortfall of Sites	1.624675328	Area Plan	CG	Area Plan	RM-20 with Affordable Housing Overlay	20	35	56	Non-Vacant	Single-family home	Property owner is very interested in having property rezoned to allow for higher density housing.	0.05	1912	S4-076
YORBA LINDA	18597 ALTRUDY LN	92886	323-231-18	12	8			Shortfall of Sites	0.998681696	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	0.42	1964	S4-200
YORBA LINDA	18602 ALTRUDY LN	92886	323-231-19	12	8			Shortfall of Sites	1.002963128	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	0.32	1959	S4-200
YORBA LINDA	ADDRESS NOT AVA	92886	348-351-10			1	3	Shortfall of Sites	0.433159182	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	NO ADDRESS	92886	348-351-11			1	3	Shortfall of Sites	0.405605231	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			4	6	Shortfall of Sites	0.984019674	R - Medium Low	RE	R-H	RM	0	10	10	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 Sites	1.851586814	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			21	34	Shortfall of Sites	2.74233082	R - Medium Low	RE	R-ML	RM-20	0	20	55	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			9	14	Shortfall of Sites	1.158724952	R - Medium Low	RE	R-ML	RM-20	0	20	23	Non-Vacant	Single-family home		1.67	1952	S4-204B



## Site S1-200 – SEC Rose Dr/Blake Rd



**Site Acreage:** 5.94 acres  
**Current Zoning:** RE  
**Proposed Zoning:** RM-20  
With Affordable Overlay  
**Net Unit Potential:** 189

### **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 new housing development in the City of Brea. Most of the homes are older single family homes on septic systems. Several of the current owners have expressed an interest in having their property rezoned in order to allow for redevelopment of the site. In total, this site can accommodate up to 208 new residential units.

## Site S2-208 – 17151 Bastanchury Road



**Site Acreage:** 4.92 acres

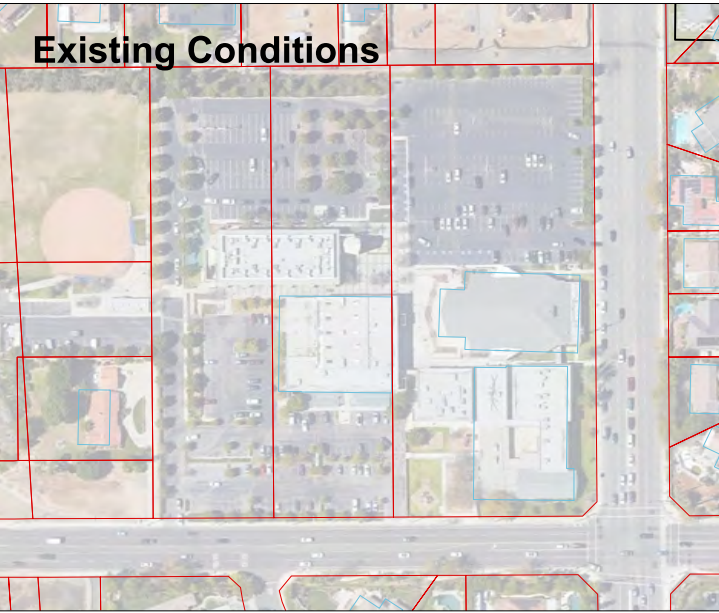
**Current Zoning:** RE

**Proposed Zoning:**  
Congregational Housing  
Overlay

**Net Unit Potential:** 40

**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 is interested in completing this building. The site could likely accommodate approximately 40 housing units.



Existing Conditions

# Residential Development Opportunities on Congregational Land

**Legend**

 Multifamily



Scheme A Land Use

## Site S2-208 17151 Bastanchury Road Friendship Baptist Church

### Existing Conditions

Site Acreage:	4.92 acres
Building Footprint:	29,084 sf
Existing Parking:	371
Current Zoning:	RE
Proposed Zoning:	Congregational Housing Overlay
Density Range:	20-35 du/ac

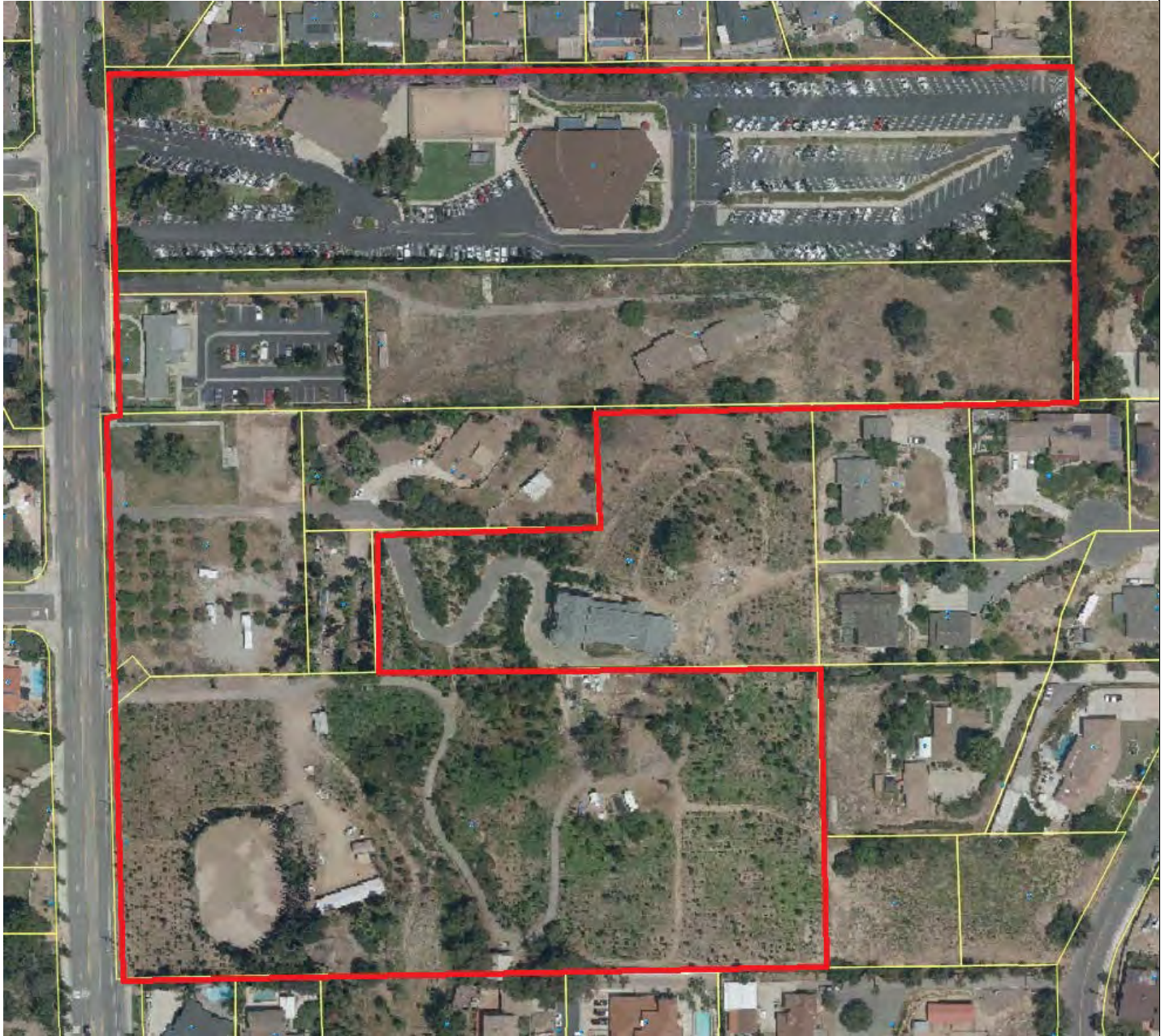
### Potential Housing Development

Lot Size:	1.34 acres
Number of Units:	40
Lot Percentage:	27%
Potential Population:	Seniors
Income Level:	Very Low and Low

### Potential Congregational Site

Building footprint:	No Change
Parking:	353 (95%)
On-Street Parking:	52
Total Parking:	405 (109%)

**Site S3-012 – 5320 Richfield Road  
S3-207 – 5300-5392 Richfield Road**



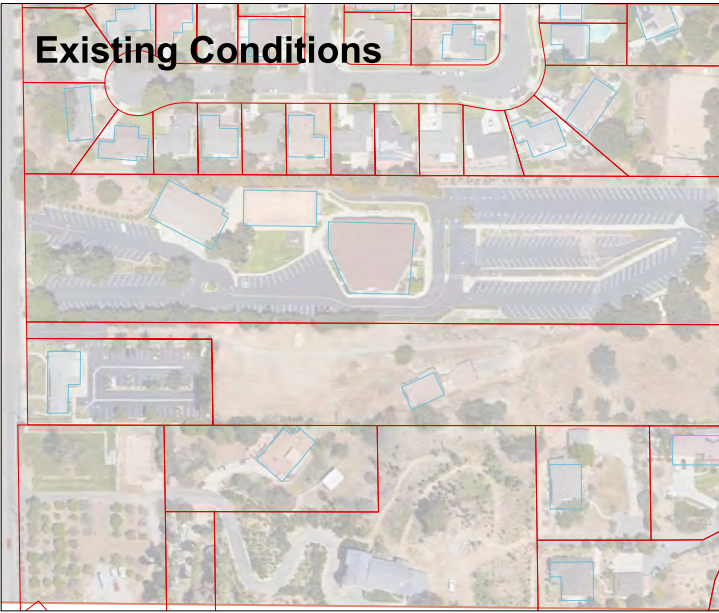
**Site S3-012 Acreage:** 9.48 acres  
**Current Zoning:** RU  
**Proposed Zoning:**  
 Congregational Housing Overlay  
**Net Unit Potential:** 55

**Site S3-207 Acreage:** 13.7 acres  
**Current Zoning:** RU  
**Proposed Zoning:** RM-20 With  
 Affordable Overlay  
**Net Unit Potential:** 240

**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. It is zoned as Residential Urban and is proposed to have an affordable housing overlay placed on the property to allow for approximately 3 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 55 housing units.

This could also be combined with Site S3-207, which is approximately 13.7 acres to the south (however the east side of the parcel has topography constraints). Existing conditions consist of a Christmas tree farm and several older single family homes/structures. The total development capacity is likely around 240 units.

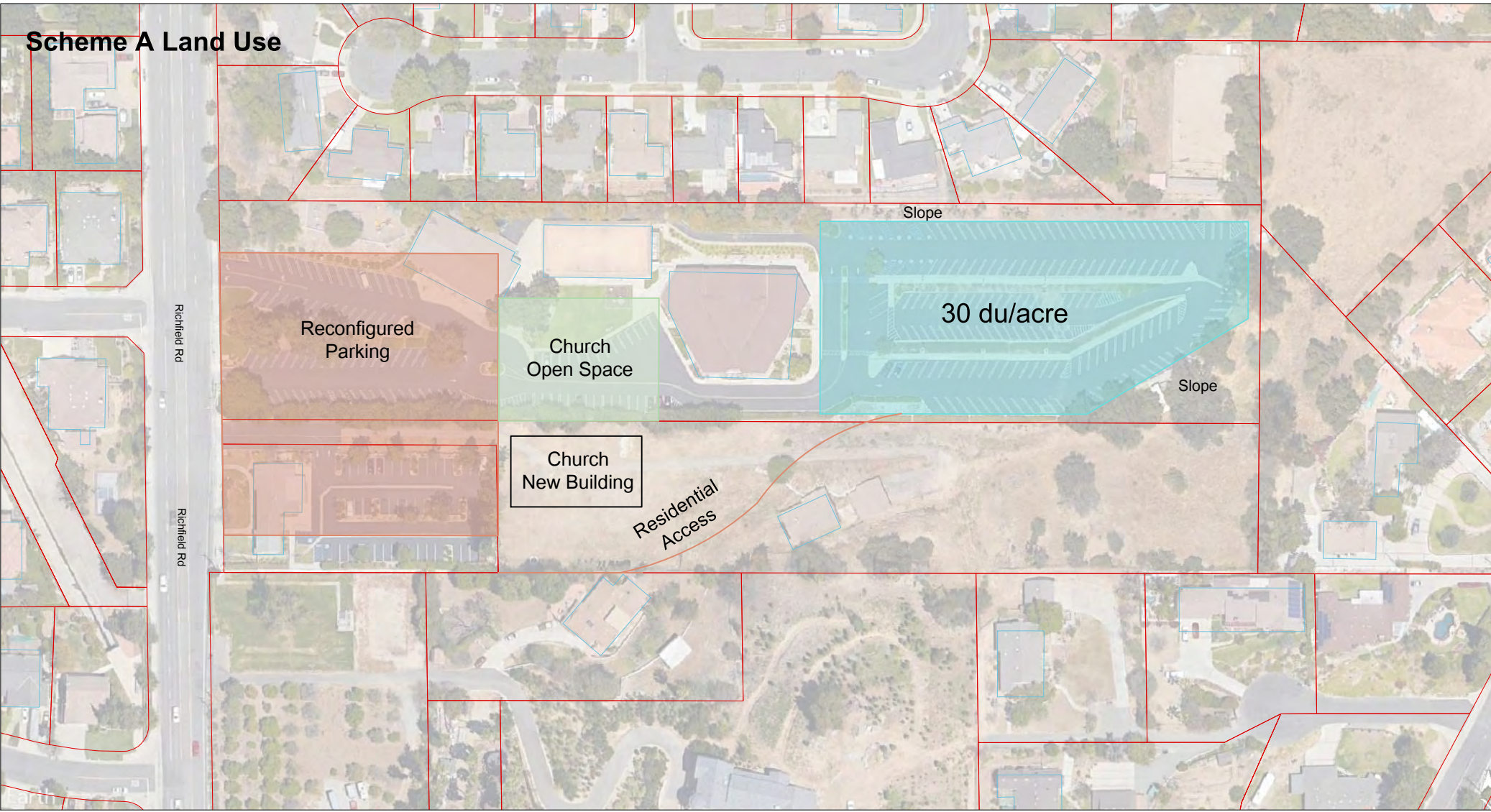


**Existing Conditions**

# Residential Development Opportunities on Congregational Land

**Legend**

- Multifamily
- Church Parking



**Scheme A Land Use**

## Site S3-012 5320 Richfield Road Richfield Community Church

**Existing Conditions**

Site Acreage:	9.48 acres
Building Footprint:	29,755 sf
Existing Parking:	302
Current Zoning:	RU
Proposed Zoning:	Congregational Housing Overlay
Density Range:	20-35 du/ac

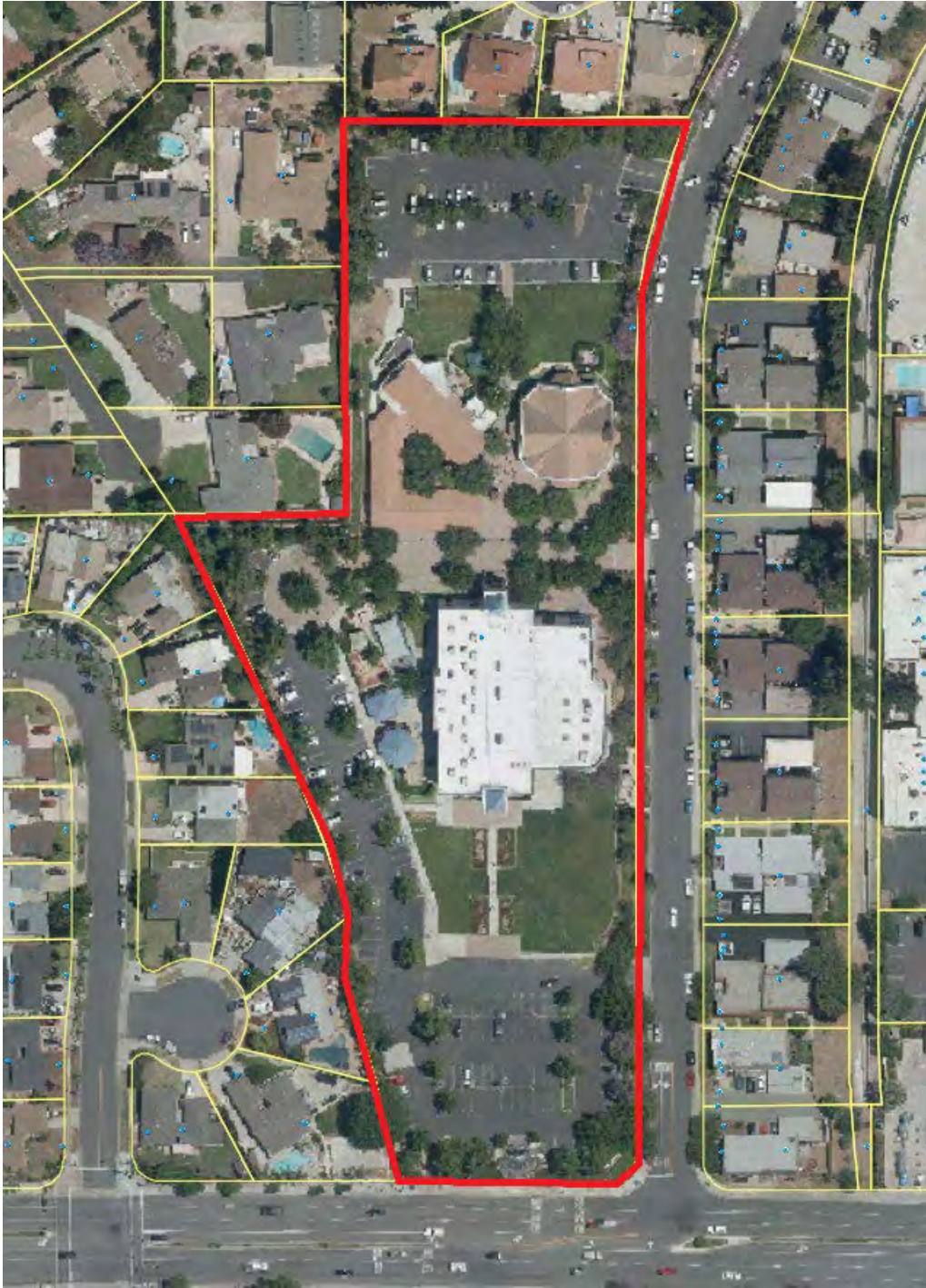
**Potential Housing Development**

Lot Size:	1.84 acres (30 du/ac)
Number of Units:	55
Income Level:	Very Low and Low
Lot Percentage:	19%
Potential Population:	Family

**Potential Congregational Site**

Building footprint:	28,953 sf (97%)
Parking:	279 (92%)
On-Street Parking:	0
Total Parking:	279 (92%)

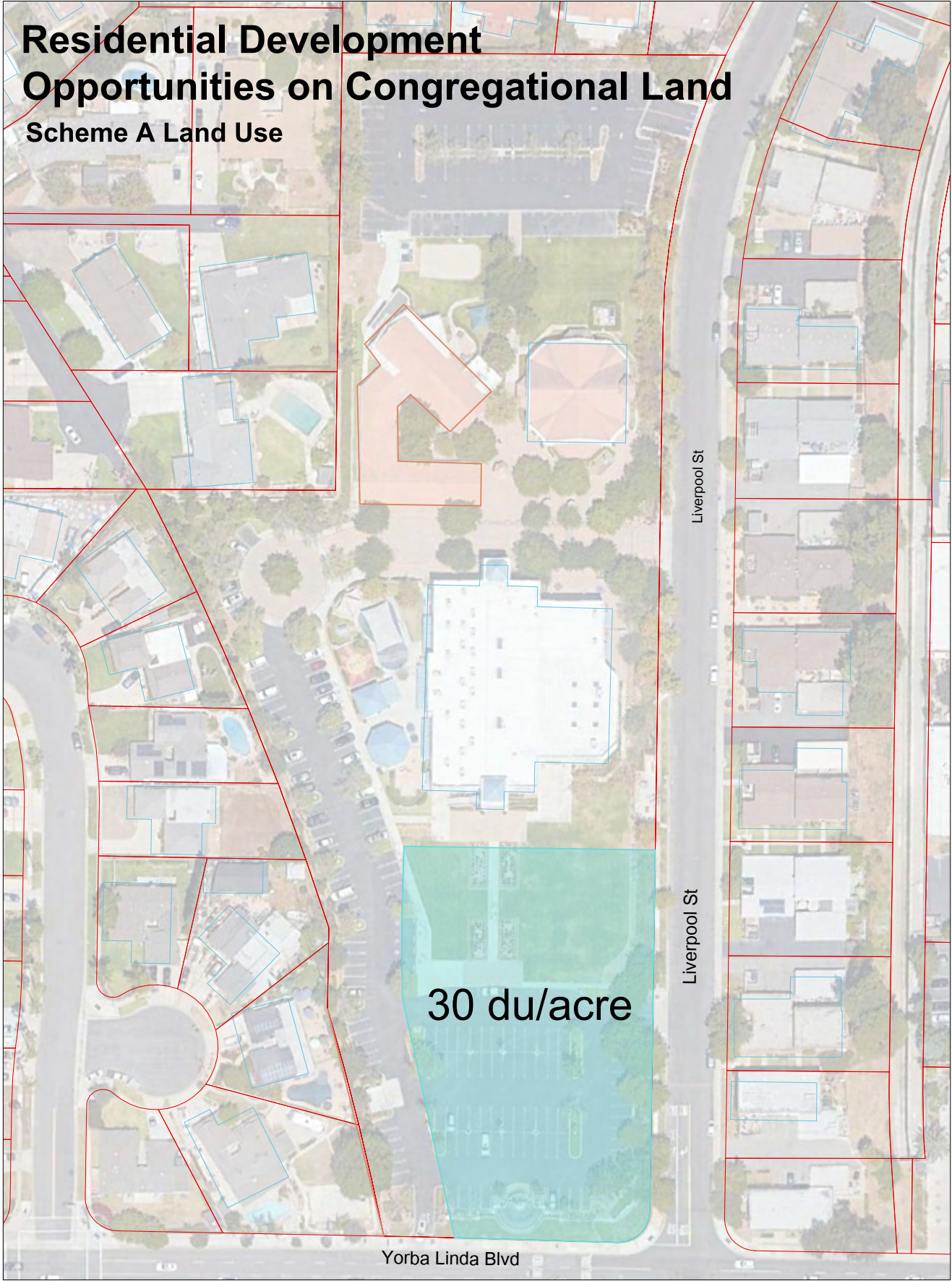
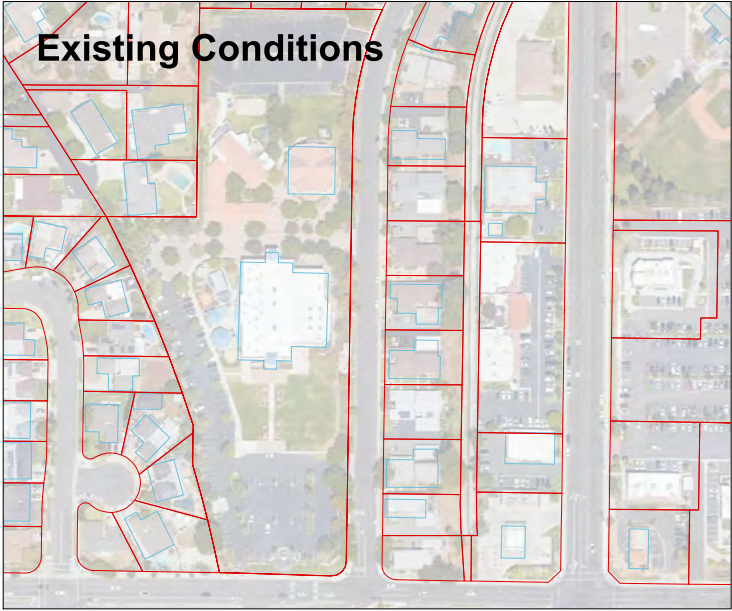
## Site S2-013 – 4861 Liverpool Street



**Site Acreage:** 6.2 acres  
**Current Zoning:** RU  
**Proposed Zoning:**  
Congregational Housing  
Overlay  
**Net 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 south side of at the northwest corner of Yorba Linda Blvd and Liverpool St. It is zoned as Residential Urban 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 40 housing units.



**Legend**

 Multifamily

**Site S2-013**  
**4861 Liverpool Street**  
**Community Messiah Lutheran**

**Existing Conditions**

Site Acreage:	6.2 acres
Building Footprint:	39,100 sf
Existing Parking:	234
Current Zoning:	RU
Proposed Zoning:	Congregational Housing Overlay
Density Range:	20-35 du/ac

**Potential Housing Development**

Lot Size:	1.34 acres
Number of Units:	40
Lot Percentage:	22%
Income Level:	Very Low and Low
Potential Population:	Family

**Potential Congregational Site**

Building footprint:	No Change
Parking:	137 (58.6%)
On-Street Parking:	38 (on Liverpool)
Total Parking:	175 (75%)

## Site S3-074 – 18132 Yorba Linda Boulevard



**Acreage:** 0.41 acres  
**Current Zoning:** CG  
**Proposed Zoning:** RM-20  
With Affordable Overlay  
**Net Unit Potential:** 14

### **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 property on its own could yield approximately 14 housing units; however, if combined with the 1.61-acre parking lot to the south, which is owned by Friends Church, the combined project site could yield approximately 58 housing units.

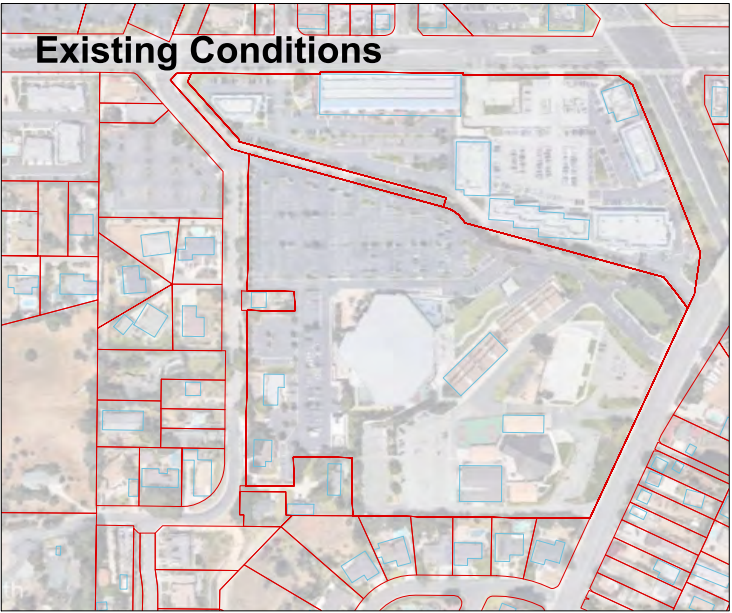
## Site S3-024 – 5901 Mountain View



**Acreage:** 17.45 acres  
**Current Zoning:** RE  
**Proposed Zoning:**  
Congregational Housing  
Overlay  
**Net Unit Potential:** 50

### **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. It is zoned as Residential Estate and is proposed to have an affordable housing overlay placed on the property to allow for approximately 3 acres of underutilized land and parking lot area to be utilized for housing purposes in compliance with Assembly Bill 1851. The overflow parking lot on the west side of Mountain View, which is discussed in greater detail under Site S3-074, is a 1.84-acre parcel which could yield approximately 50 housing units.

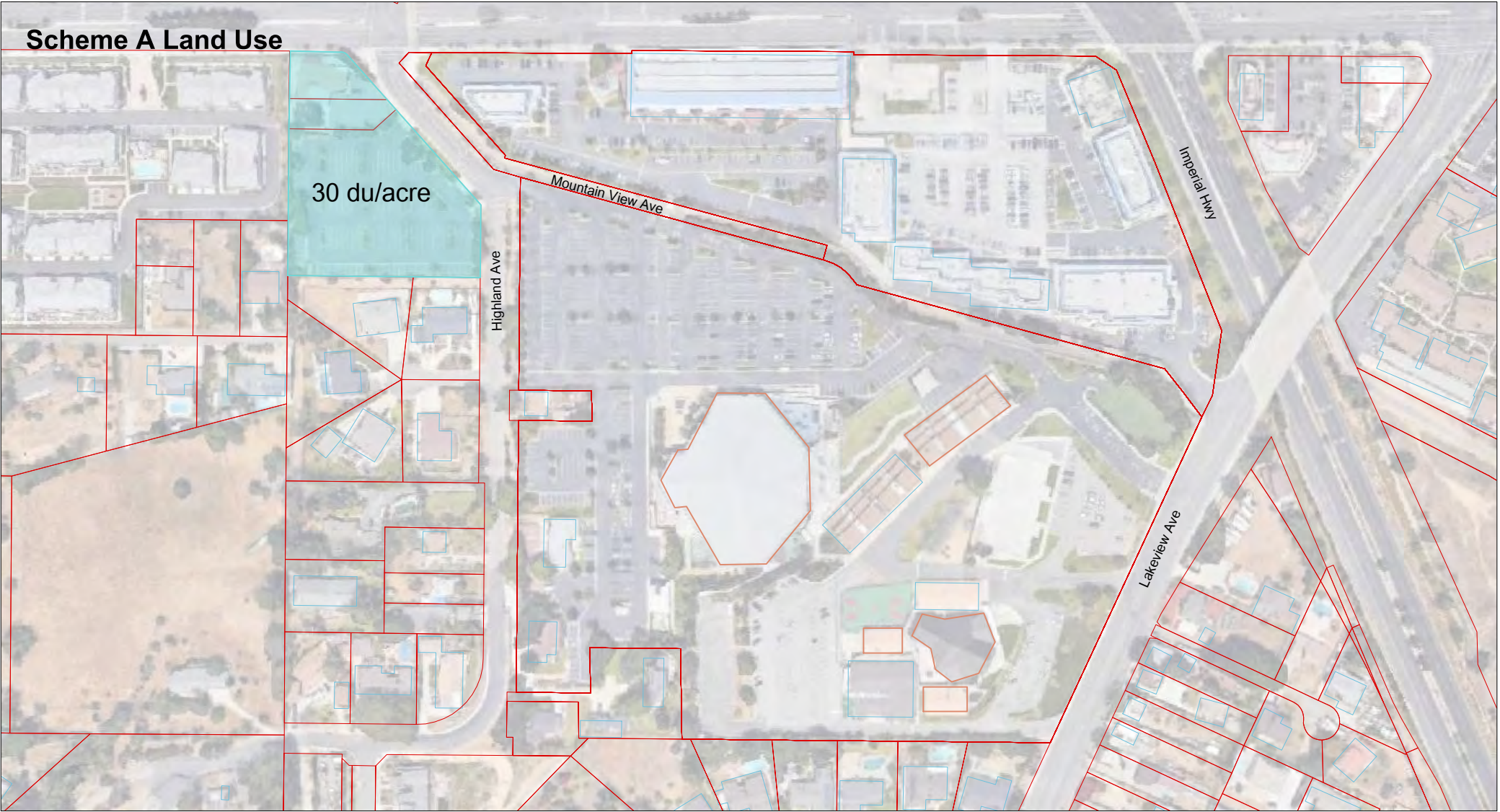


Existing Conditions

# Residential Development Opportunities on Congregational Land

Legend

Multifamily



Scheme A Land Use

## Site S3-103 5091 Mountain View Ave Friends Church Overflow & Yorba Linda Preschool

Existing Conditions

Site Acreage:	17.45 acres
Building Footprint:	107,640 sf Church Bldgs. 4,933 sf Preschool
Current Zoning:	RE
Proposed Zoning:	Congregational Housing Overlay
Existing Parking:	722
Density Range:	20-35 du/ac

Potential Housing Development

Lot Size:	1.65 acres
Number of Units:	50
Lot Percentage:	9%
Population:	Family/Seniors
Income Level:	Very Low and Low

Potential Congregational Site

Building footprint:	107,640 sf Church Bldgs.
Parking:	552 (76%)
On-Street Parking:	0
Total Parking:	552 (76%)

## Site S3-082 – 4791 and 4811 Eureka Avenue



**Acreage:** 1.75 acres  
**Current Zoning:** CG  
**Proposed Zoning:** RM-20  
With Affordable Overlay  
**Net Unit Potential:** 61

### **Description of Site and Factors Supporting Development:**

These two properties are currently developed with commercial uses; however, both property owners have reached out to the City to express their interest in having their property rezoned to allow for residential uses. The property located at 4811 Eureka consists primarily of general office uses and the property located at 4791 Eureka has been used primarily as a flooring store with other ancillary uses in the large yard area. Rezoning the property could potentially yield 61 additional housing units.

**Site S4-075 – 4742 Plumosa Drive and 18281-18311 Lemon Drive**  
**Site S4-076 – 18431 Lemon Drive**



**Site S4-075 Acreage:**  
1.62 acres  
**Current Zoning:** CG  
**Proposed Zoning:** RM-20  
With Affordable Overlay  
**Net Unit Potential:** 56

**Description of Site and Factors Supporting Development:**  
The property owner for 4742 Plumosa Dr has expressed interest in having their property rezoned. The site currently has a single family home. If rezoned, this property could yield approximately 56 dwelling units. The properties for the remainder of Site S4-075 and S4-076 consist of non-residential uses, including a hair salon, a dance studio, a mortuary, and a church. If the remaining properties were rezoned, an additional 40 dwelling units could be developed; however, City staff is still reaching out to these property owners to determine realistic development capacity.

### Site S6-015 – 22722 Old Canal Road



**Acreage:** 2.56 acres  
**Current Zoning:** PD  
**Proposed Zoning:**  
Add Affordable  
Housing Overlay  
**Net Unit Potential:** 89

**Description of Site and Factors Supporting Development:**

This industrial building is the John Force Racing Headquarters; however, much of the business operations have been relocated to the facility in Indiana. This underutilized building is located across the street from a successful housing element development from the 5<sup>th</sup> Cycle. This 2.56 acre site could be rezoned to allow for approximately 89 housing units.

## Site S6-020 – 22711 Oak Crest Circle



**Acreage:** 10.35 acres  
**Current Zoning:** PD  
**Proposed Zoning:** Add  
Affordable Housing  
Overly  
**Net Unit Potential:** 117

### **Description of Site and Factors Supporting Development:**

This parcel is currently being used as an Extended Stay America with 117 existing rooms. This site could be converted to rental or ownership housing units or could be redeveloped with approximately 362 housing units; however, the City is proposing a realistic development capacity of 117 housing units.

## Site S7-001 – Bryant Ranch Shopping Center



**Acreage:** 13.72 acres  
**Current Zoning:** CG  
**Proposed Zoning:** Add  
Commercial Mixed Use Overlay  
Zone  
**Net Unit Potential:**  
Approximately 120

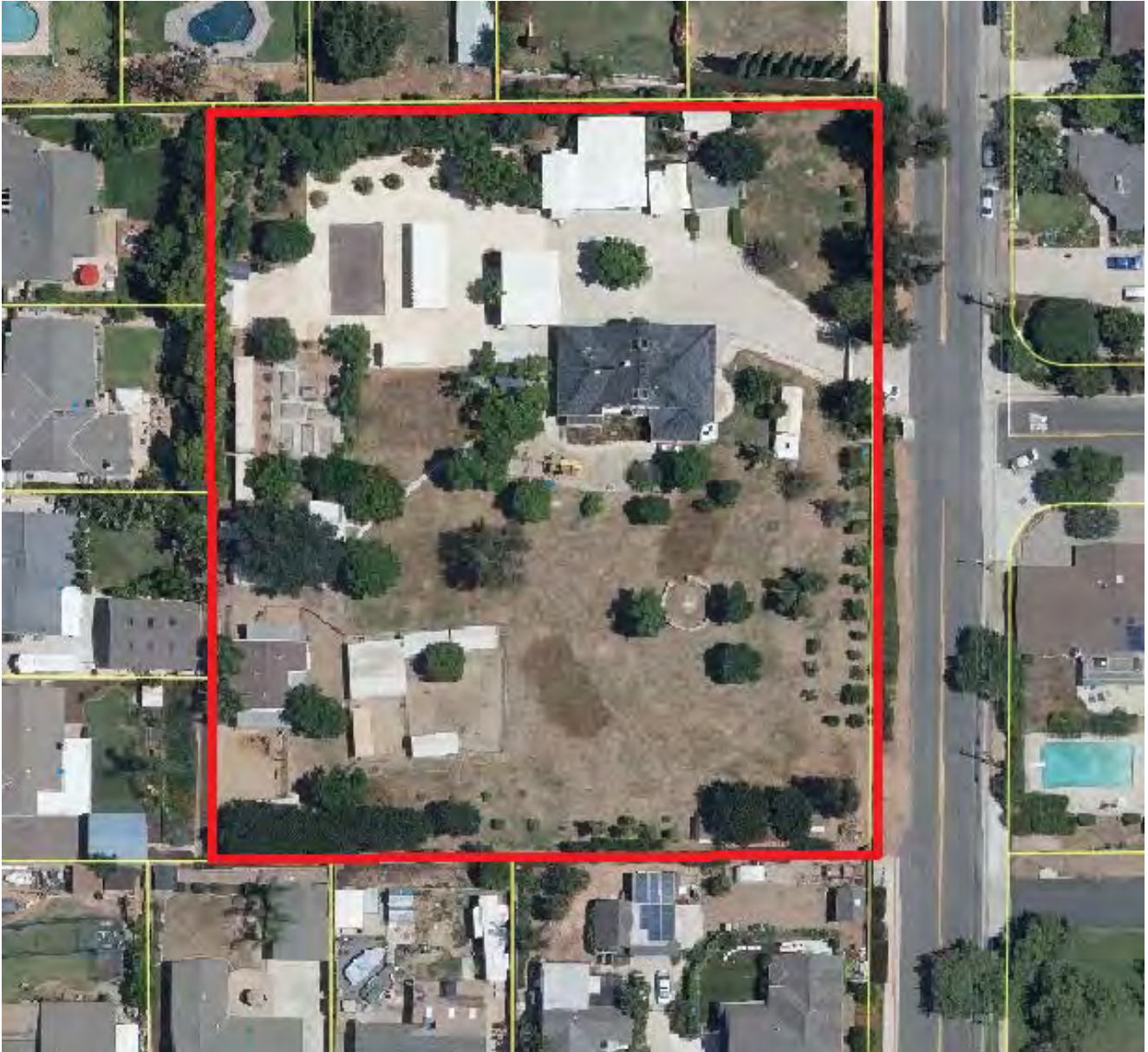
### **Description of Site and Factors Supporting Development:**

The Bryant Ranch Shopping Center is located at the east end of the City. There have been a number of inquiries with the City about potentially redeveloping the center either partially or completely for residential use. The City is proposing to overlay a mixed use zone over this site and work with the property owner or any future property owners to establish the highest and best mixed use center.



Bryant Ranch Center	
Residential Lot Size	5.86 ac
Commercial Size	4.26 ac
Retail	26056 sf
Retail Parking Spaces	150
Lot 1 Seniors	
Lot Size	2.58 ac
Units (1B-700 sf)	136
Density	52.7 du/ac
Stories	3
Open Space	278 sf/u
Circulation & Commons (15%)	16,878 sf
Parking Spaces Required 0.5 per Senior Unit	68
Lot 2 Families	
Lot Size	2.75 ac
Units	85
1B-700 sf (25%)	28
2B-950 sf (50%)	41
3B-1200 sf (25%)	16
Density	30.9 du/ac
Circulation & Commons (15%)	14,049 sf
Stories	3
Open Space	180 sf/u
Parking Spaces Required	142
1B-1 Space	28
2B-2 Space	82
3B-2 Space	32

## Site S3-034 – 4341 Eureka Avenue



**Acreage:** 2.19 acres  
**Current Zoning:** RS  
**Proposed Zoning:** RM  
**Net Unit Potential:** 22

### **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

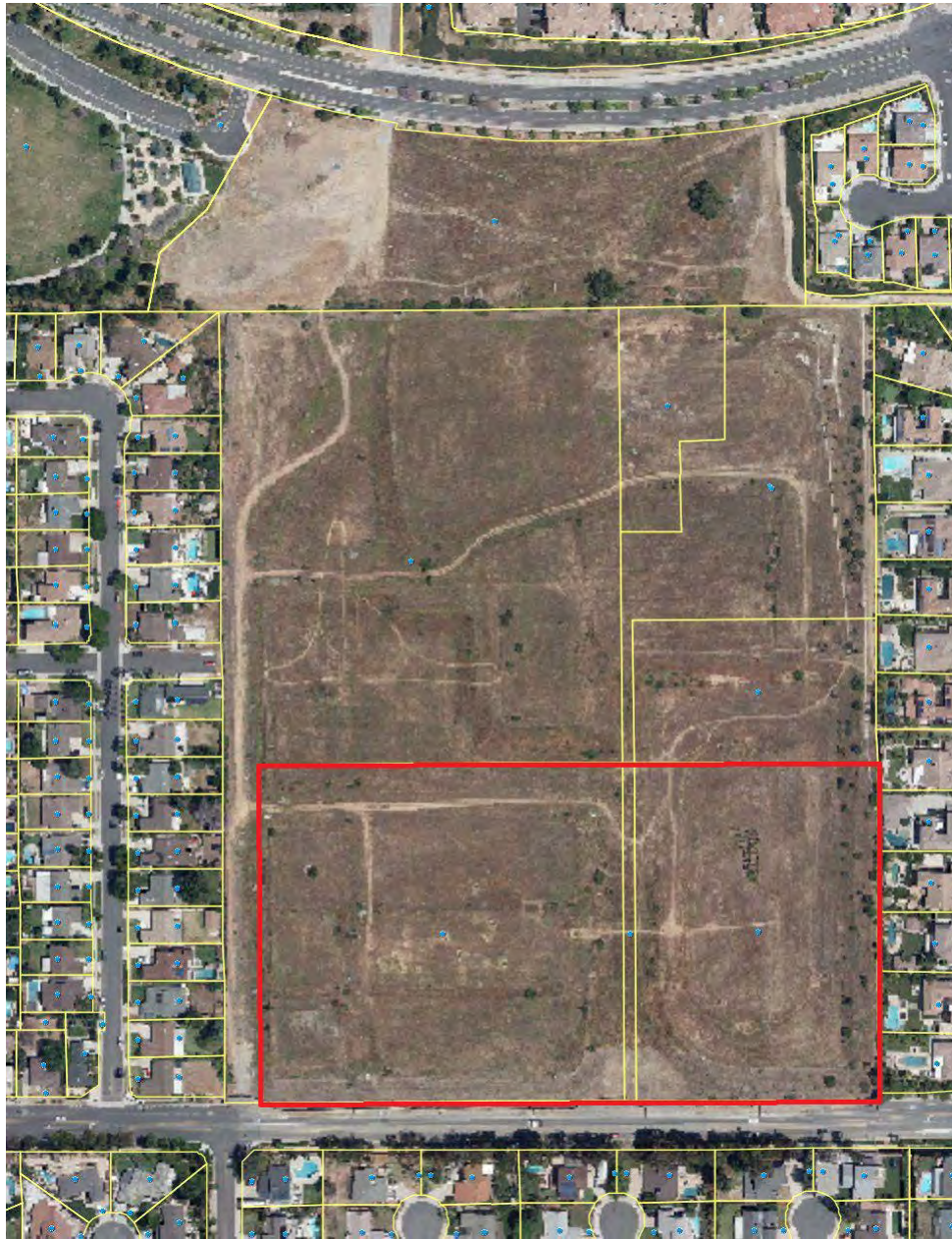


**Acreage:** 0.49 acres  
**Current Zoning:** RM-30  
**Proposed Zoning:** No change  
**Net Unit Potential:** 14

### **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 S3-201 – West Bastanchury Site



**Acreage:** 13.09 acres  
**Current Zoning:** PD  
**Proposed Zoning:** PD  
**Net Unit Potential:** 23

### **Description of Site and Factors Supporting Development:**

In 2018, the City approved Tentative Tract Map 18123 to allow the development of approximately 13 acres of the West Bastanchury site located on the north side of Bastanchury Road. The upper portion of this site has a deed restriction that requires that the property be developed for a public use and cannot be utilized for housing development. The City Council has not yet determined what type of public use would be the highest and best use for this upper portion of the site; however, many different uses have been considered over the years. Site S3-201 would be utilized as an above moderate site location with 23 housing units.

## Site S3-203 – 18101-18251 Bastanchury Road



**Acreage:** 22.83 acres  
**Current Zoning:** PD  
**Proposed Zoning:** PD  
**Net Unit Potential:** 228

### **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

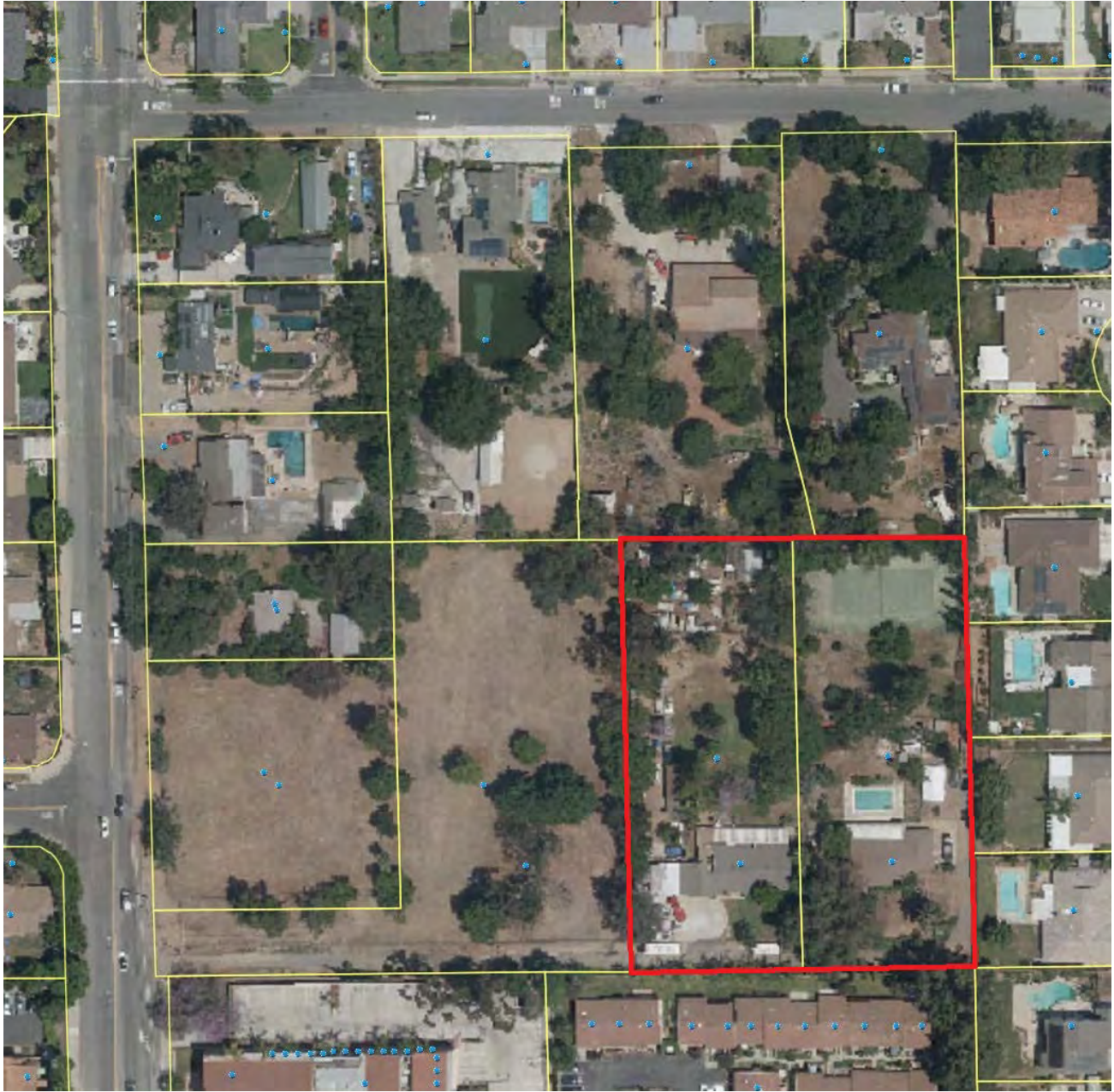


**Acreage:** 7.08 acres  
**Current Zoning:** RE  
**Proposed Zoning:** RM  
**Net Unit Potential:** 71

### **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 and 18552-18582 Oriente Drive

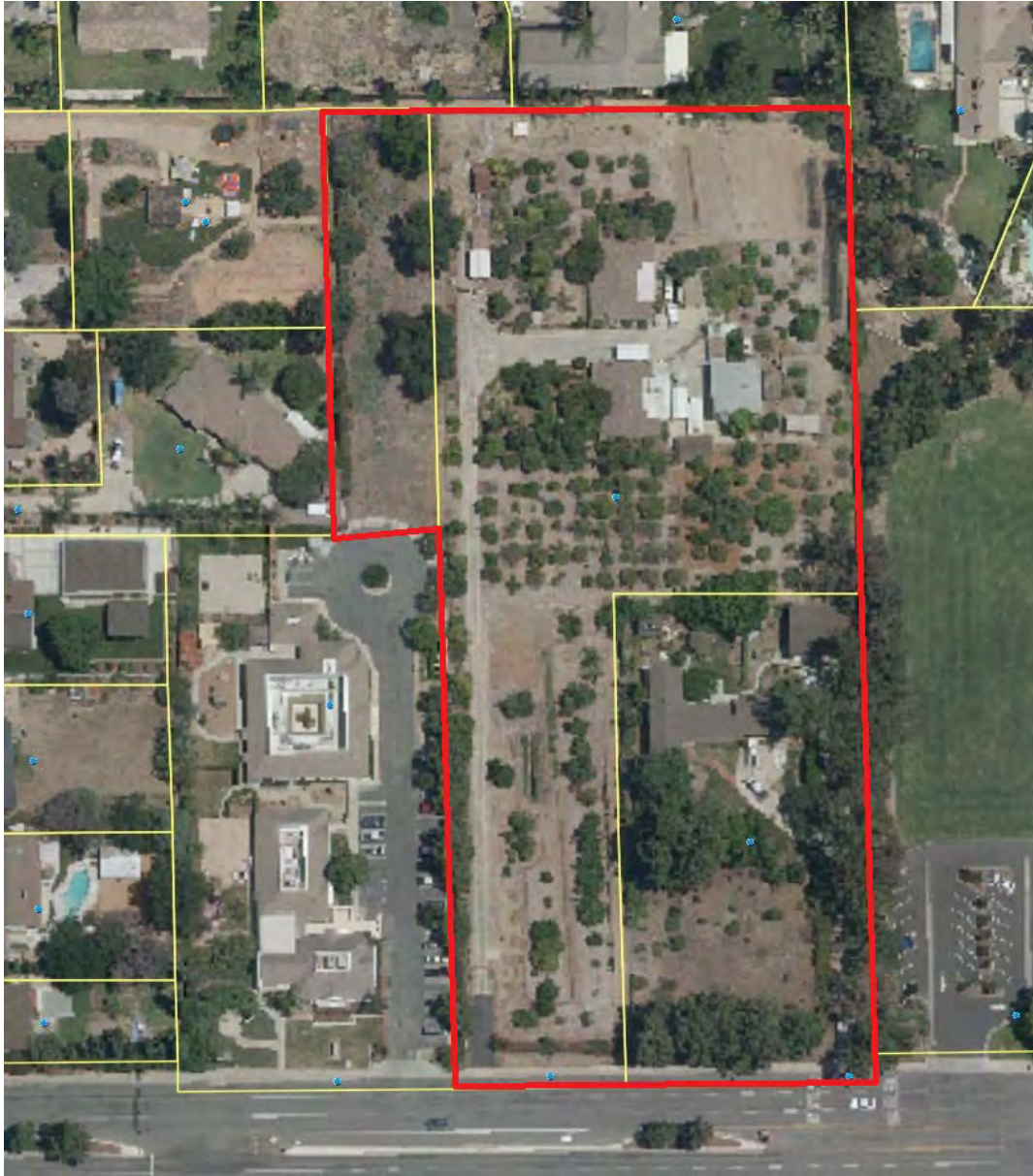


**Acreage:** 5.11 acres  
**Current Zoning:** RS  
**Proposed Zoning:** RM-20  
**Net Unit Potential:** 40

### **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 5<sup>th</sup> 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 housing units.

**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 Housing  
Overlay

**Net Unit Potential:** 17

**Site S4-204B Acreage:**

3.9 acres

**Current Zoning:** RE

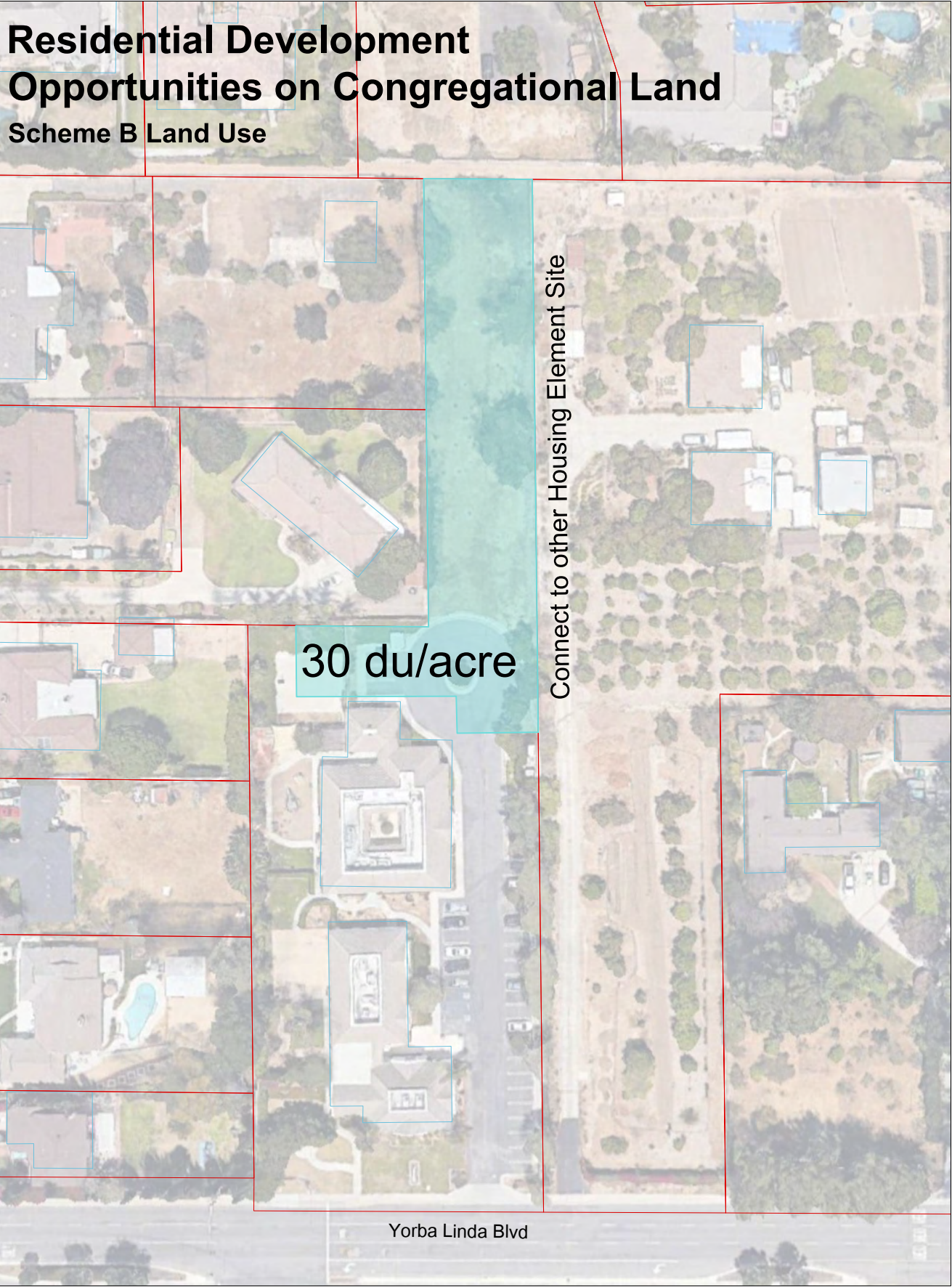
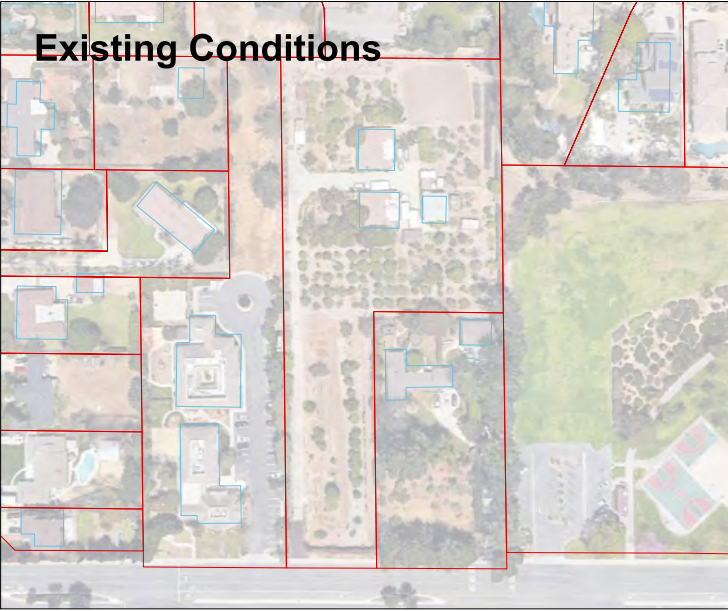
**Proposed Zoning:** RM-20


**Net Unit Potential:** 78

**Description of Site and Factors Supporting Development:**

This property is currently home to the Chabad Center and comprises 1.85 acres located on the north side of Yorba Linda Blvd at Ohio St. The site is proposed to have an affordable housing overlay placed on the property to allow for approximately 0.5 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 17 housing units.

This site is also located could also be combined with Site S4-204B. The parcel located at 19081 Yorba Linda Blvd has been on the market recently and the City has been receiving many inquiries about potential housing development on the site. If combined with the property at 19111 Yorba Linda Blvd, the 3.9-acre site could accommodate approximately 78 housing units.



**Legend**  
 Multifamily

**Site S4-204A**  
**19045 Yorba Linda Boulevard**  
**Chabad Center**

**Existing Conditions**

Site Acreage:	1.85 acres
Building Footprint:	14,487 sf
Existing Parking:	33
Current Zoning:	RE
Proposed Zoning:	Congregational Housing Overlay
Density Range:	20-35 du/ac

**Potential Housing Development**

Lot Size:	0.58 acres
Number of Units:	17
Lot Percentage:	31%
Potential Population:	Mix
Income Level:	Very Low and Low

**Potential Congregational Site**

Building footprint:	No Change
Parking:	30 (90%)

## Site S4-205 – Yorba Linda Town Center



**Site S4-205 Acreage:**  
2.97 acres

**Current Zoning:** Town  
Center Specific Plan

**Proposed Zoning:** Town  
Center Specific Plan

**Net 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



**Acreage:** 2.32 acres  
**Current Zoning:** RS  
**Proposed Zoning:** RM  
**Net Unit Potential:** 23

### **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**

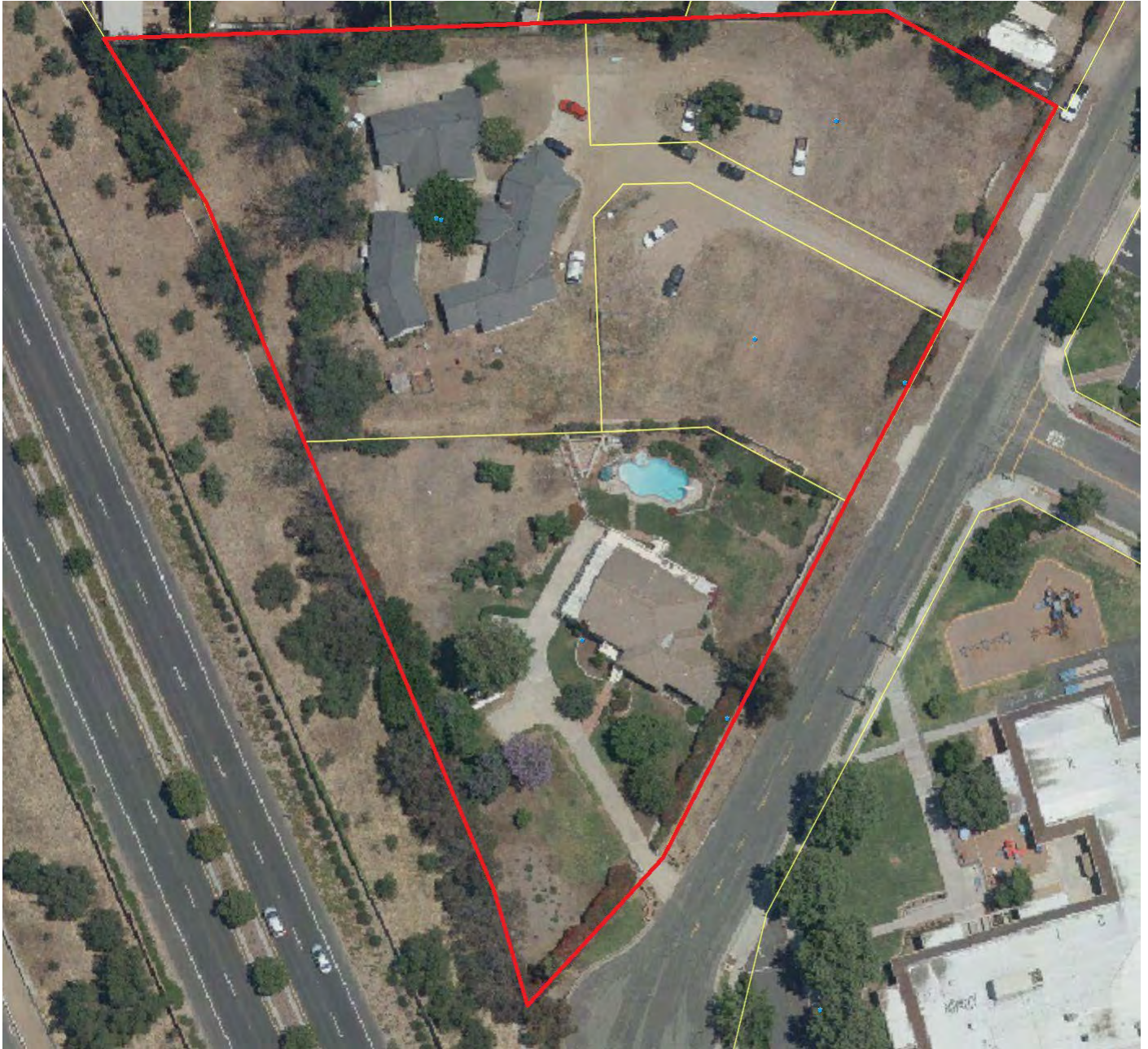


**Acreage:** 0.98 acres  
**Current Zoning:** RE  
**Proposed Zoning:** RM  
**Net Unit Potential:** 10

**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.

**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

**Net Unit Potential:** 10

**Site S4-201 Acreage:** 1.82 acres

**Current Zoning:** RE

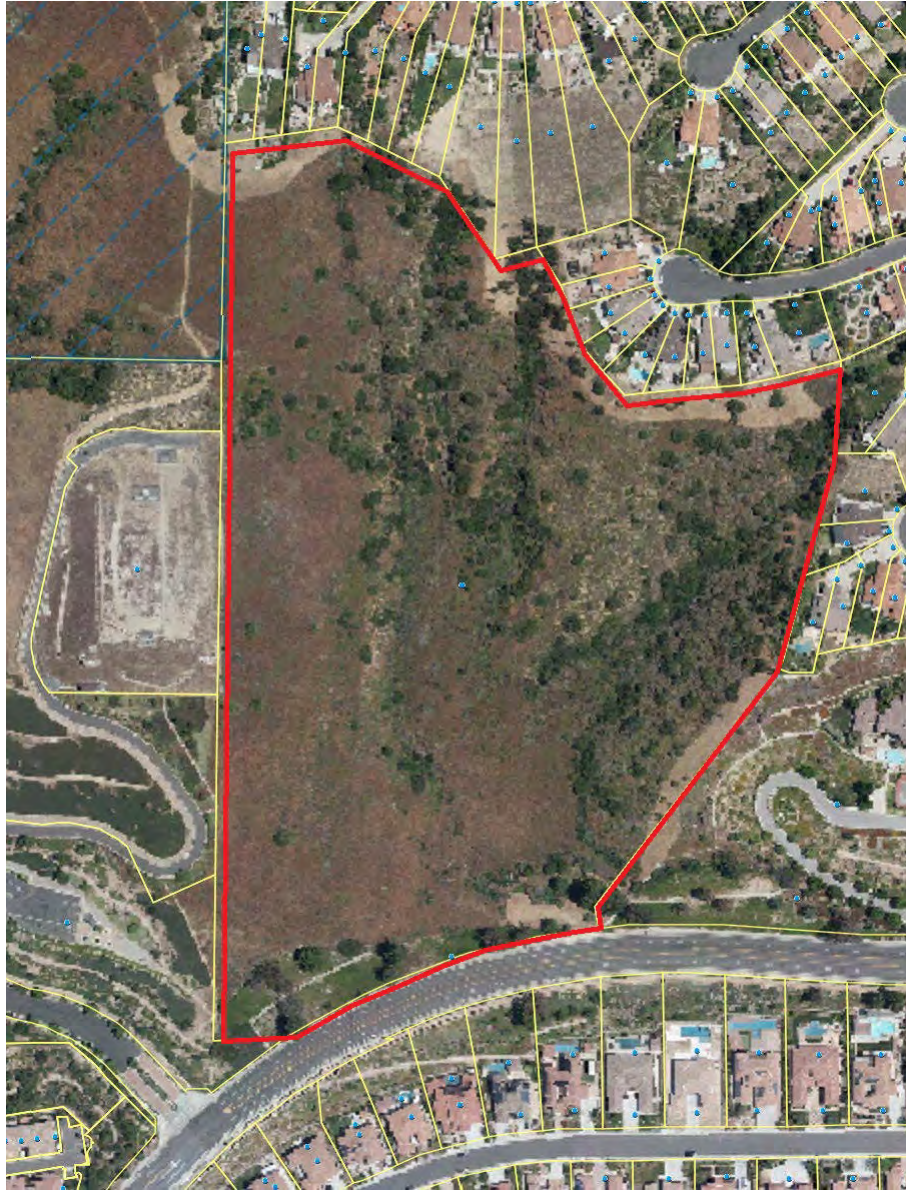
**Proposed Zoning:** RM

**Net Unit Potential:** 18

**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



**Acreage:** 23.01 acres  
**Current Zoning:** PD  
**Proposed Zoning:** RM  
**Net Unit Potential:** 230

### **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. This site would likely yield approximately 230 of realistic development capacity.

**Site S7-005 – Vacant Parcel Located at the Northeast Corner of Camino de Bryant and Meadowland**



**Acreage:** 3.06 acres  
**Current Zoning:** PD  
**Proposed Zoning:** PD  
**Net Unit Potential:** 10

**Description of Site and Factors Supporting Development:**

This is a vacant approximately 3-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.

## **Appendix D**

### Community Participation

# Yorba Linda 2021-2029 Housing Element

## *Housing Needs Survey Responses*

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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.**

	<b>Very Important (5 pts)</b>	<b>Somewhat Important (3 pts)</b>	<b>Not Important (1 pt)</b>	<b>Weighted Average</b>
Encouraging the maintenance and rehabilitation of housing in older neighborhoods.	62%	32%	6%	<b>4.13</b>
Establishing special needs housing for seniors, persons with disabilities, and/or veterans.	41%	31%	28%	<b>3.28</b>
Focusing new housing within existing developed areas and/or cluster/compact housing in order to preserve surrounding open space.	44%	26%	30%	<b>3.27</b>
Ensuring that children who grew up in Yorba Linda have housing options so they can live in Yorba Linda as adults.	37%	37%	26%	<b>3.21</b>
Providing more affordable housing opportunities for those who are currently priced out of Yorba Linda.	28%	29%	43%	<b>2.69</b>
Creating mixed-use (commercial/office and residential) projects in the community that encourage walkable neighborhoods and reduce dependency on automobiles.	26%	32%	42%	<b>2.69</b>

**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:**

	<b>Very Important (50 pts)</b>	<b>Somewhat Important (25 pts)</b>	<b>Not Important (1 pt)</b>	<b>Weighted Average</b>
Encourage new multi-family housing on existing infill sites with access to existing infrastructure				<b>47 pts</b>
Provide incentives to increase the production of accessory dwelling units (granny flats).				<b>36 pts</b>
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.				<b>35 pts</b>
Maintain the City's current maximum density of 30 units/acre, requiring designation of a greater number of multi-family sites.				<b>28 pts</b>

**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

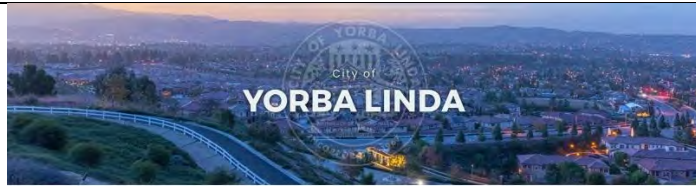
In order to solicit input from one of Yorba Linda's most vulnerable populations – senior citizens – the City conducted a Senior Housing Needs survey. This survey was distributed in the following ways:

- 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

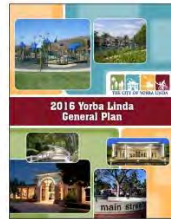
- Housing Element 101 & RHNA Requirements
- Congregational Land Opportunities
- Affordable Overlay Concept
  - ✓ AB 1851 Parking Flexibility
- Making Housing Happen
  - ✓ Proposed Pasadena Overlay

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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



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## 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.



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## 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.

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## 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 ½ 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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### 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



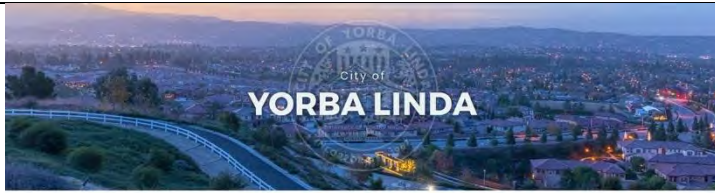
### Housing Opportunities on Congregational Land



January 26, 2021

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## YORBA LINDA

### Property Owner Stakeholder Meeting



June 2, 2021

### Tonight's Agenda

- Introductions
- State Housing Law
  - General Plan – Housing Element
  - 6<sup>th</sup> 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



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### 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

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### 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

##### DENSITY EXAMPLES

Mella Homes  
Yorba Linda, CA  
40 units @ 10 du/acre



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

##### DENSITY EXAMPLES

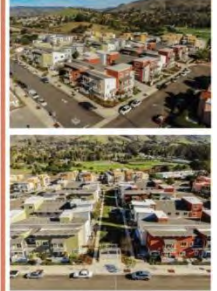
Oakcrest Heights  
Yorba Linda, CA  
54 units @ 19 du/acre



Oakcrest Terrace  
Yorba Linda, CA  
69 units @ 22 du/acre



Moylan Terrace  
San Luis Obispo, CA  
80 units @ 10 du/acre



#### 30 UNITS/ACRE

##### DENSITY EXAMPLES

Surf Apartments  
San Clemente, CA  
10 units @ 30 units/acre



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



#### 50 UNITS/ACRE

##### DENSITY EXAMPLES

HASB - Bradley Studios  
Santa Barbara, CA  
54 units @ 59 units/acre



Avenida Serra Affordable Housing  
San Clemente, CA  
19 units @ 51.5 units/acre



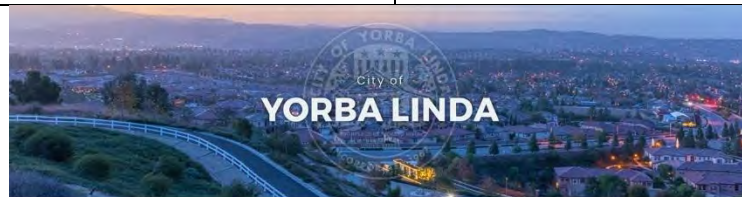
Grace Village Apartments  
Santa Barbara, CA  
58 units @ 56 units/acre



### 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

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### 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		mravazi@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