

City of
YORBA LINDA



2021-2029 Housing Element
Draft August 2021



City of
YORBA LINDA



2021-2029 Housing Element

WORKING DRAFT

August 2021

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

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I. INTRODUCTION

A. ROLE AND ORGANIZATION OF THE HOUSING ELEMENT

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

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

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

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

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

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

B. CHANGES IN STATE HOUSING LAW

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

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

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

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

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

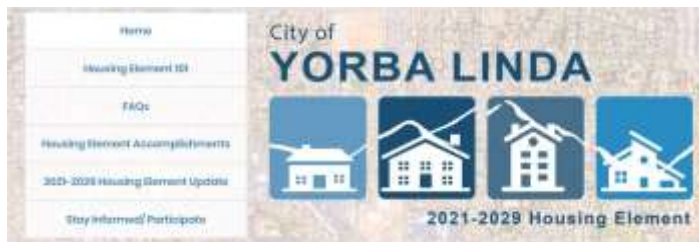
C. PUBLIC PARTICIPATION

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

Public Outreach & COVID-19

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

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



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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

- 45% of respondents visit the Senior Center and/or receive the *Senior Bulletin*
- 91% did not think adequate information was provided about housing programs for seniors such as senior housing, rental assistance, and help with housing maintenance
- On scale of 1-5 (5 being highest), additional affordable senior housing in Yorba Linda, and having senior housing near medical facilities and shopping centers received the highest average score of 3.8.
- 25% of respondents would like information on how to provide an ADU on their property (*staff has followed up with these individuals*)

Noticing of Workshop and Study Sessions: Noticing for the public workshops and stakeholder meetings were advertised through a display ad in the local newspaper, posted on the City website, and advertised on the City's social media channels. The City also maintained a stakeholder interest list who received email notification of all meetings. This list included local housing service providers and housing advocacy organizations, property owners of candidate housing sites, as well as any residents or other stakeholders interested in the Housing Element.

D. RELATIONSHIP TO OTHER GENERAL PLAN ELEMENTS

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



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

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

II. HOUSING NEEDS ASSESSMENT

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

A. DEMOGRAPHIC PROFILE

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

1. Population Growth and Trends

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

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

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

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

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

2. Age Characteristics

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

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

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

Table II-2: Age Distribution 2000 – 2020

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

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

3. Race and Ethnicity

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

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

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

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

4. Employment

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

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

Table II-4: Major Employers in Yorba Linda

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

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

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

Table II-5: Employment Sectors

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

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

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

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

Workforce Housing Scorecard

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

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

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

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

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

B. HOUSEHOLD PROFILE

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

1. Household Type

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

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

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

Table II-6: Household Characteristics 2000 – 2020

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

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

2. Household Income

The State and Federal government classify household income into several groupings based upon the relationship to the County adjusted median income (AMI), adjusted for household size. The State of California utilizes the income groups presented in Table II-7, which are thus used throughout the Housing Element.

Table II-7: State Income Categories

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

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

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

Table II-8: Household Income Distribution 2016

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

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

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

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

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

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

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

Max affordable housing cost based on 30% of income.

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

3. Special Needs Populations

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

Table II-10: Special Needs Populations 2020

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

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

¹ SCAG Pre-Certified Housing Data, August 2020.

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

Senior Households

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

The elderly have a number of special needs including housing, transportation, health care, and other services. Rising rents are a particular concern due to the fact that most seniors are on fixed incomes. Of Yorba Linda's 794 senior renter households, 81 percent are lower income, with over one-third (35%) extremely low income. As shown later in Table II-23, Yorba Linda has three affordable senior housing projects providing 271 rental units to a mix of very low and low-income households. In addition, as of October 2019, 76 senior residents received Section 8 rental assistance.

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

- Assisted Living Facilities (seniors age 60+ requiring 24 hours assisted living) serving a total of 329 persons:
 - 30 residential care homes for four to six persons each (176 persons);
 - ActivCare – a 60-person memory care facility for patients with Alzheimer's disease or other related dementias; and
 - Sunrise at Yorba Linda – a 93-person facility that also provides memory care.
- Continuing Care Retirement Communities (provide a variety of care levels to meet residents' needs):
 - Brookdale – 135-person capacity with assisted living, skilled nursing and memory care;
 - Senior Living Community (Eastern Star) – 76-person capacity with independent, assisted living and memory care options.

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

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

Large Households

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

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

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

Female-Headed Households

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

Persons with Disabilities

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

As shown in Table II-10, Yorba Linda has an estimated 4,531 residents with one or more disabilities, representing seven percent of the City's population. Approximately 40 percent of these adult residents are unable to live independently. Of the City's senior population, 21 percent suffer from a disability. As Yorba Linda's population continues to age, the number of residents with disabilities will also increase.

The living arrangements for persons with disabilities depends on the severity of the disability. Many persons live at home in an independent environment with the help of other family members. To maintain independent living, disabled persons may require assistance. This can include special housing design features for the physically disabled, income support for

those who are unable to work, and in-home supportive services for persons with medical conditions. Accessible housing can also be provided via senior housing developments.

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

Developmental Disabilities

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

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

Table II-11: Developmentally Disabled Residents Served by RCOC

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

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

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

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

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

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

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

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

Homeless

Every two years, the Orange County Housing and Community Development/Homeless Prevention and its partners conduct a Point-In-Time Homeless Count and Survey (PITS) to collect data on the number and characteristics of the homeless in Orange County. The 2019

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

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

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

PIT⁷ identified 6,860 homeless individuals in the County, including 1,550 persons in families with children (23%). The following summarizes some of the survey's key findings:

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

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

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



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

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

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

- One City Council member is appointed to represent Yorba Linda on the Orange County Bridges at Kraemer Place Advisory Board. Bridges at Kraemer Place is a year-round emergency shelter located in Anaheim that serves 200 men and women;
- Through the Orange County Sheriff's Department, the City has its own Homeless Liaison Officer (HLO) assigned to patrol and provide resources to the homeless

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

community. HLOs receive additional training on mental illness and how to connect the homeless population with available services and resources; and

- Yorba Linda's affordable housing program that extends both home ownership and rental housing opportunities to low- and moderate-income households in the city. A list of affordable housing locations is included on the City's website.

Farmworkers

Farmworkers are traditionally defined as persons whose primary incomes are earned through seasonal agricultural work. Farm workers have special housing needs because they earn lower incomes than many other workers and move throughout the season from one harvest to the next. In their 2020 Pre-certified Housing Data, SCAG identifies just 74 Yorba Linda residents employed in the industries of farming, fishing or forestry, representing 0.3 percent of the City's labor force. Therefore, given the extremely limited presence of farmworkers in the community, the City has no specialized housing programs targeted to this group beyond overall programs for housing affordability.

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

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

C. HOUSING STOCK CHARACTERISTICS

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

1. Housing Growth

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

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

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

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

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

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

2. Housing Type and Tenure

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

Table II-14: Housing Type 2000 – 2020

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

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

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

Table II-15: Housing Tenure 2000 - 2020

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

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

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

3. Housing Age and Condition

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

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

Table II-16: Age of Housing Stock 2020

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

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

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

4. Housing Costs and Affordability

Rental Housing Market

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

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

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

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

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

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

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

Accessory Dwelling Units

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

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

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

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

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

ADU Affordability

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

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

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

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

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

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

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

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

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

Homeownership Market

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

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

Table II-19: Regional Median Home Values 2019

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

Source: Zillow Home Value Index from Zillow.com.

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

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

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

Source: Zillow Home Value Index from Zillow.com.

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

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

Housing Affordability

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

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

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

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

Source: Karen Warner Associates, Inc.

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

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

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

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

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

Source: Karen Warner Associates

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

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

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



Oakcrest Heights

5. Assisted Housing At-Risk of Conversion

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

Assisted Housing Inventory

Yorba Linda has an active history of supporting affordable housing in its community. As illustrated in Table II-23, the City and its former Redevelopment Agency have facilitated the development or acquisition/rehabilitation of nine multi-family residential developments, totaling 656 lower income affordable rental units. This inventory includes all multi-family units assisted under federal, state, and local programs, including HUD, state/local bond programs, density bonus, inclusionary, and local redevelopment or direct assistance programs. All of the City’s affordable rental projects have long-term affordability restrictions and none are at-risk of conversion to market rate over the next ten years.



Villa Plumosa

Table II-23: Assisted Rental Housing Inventory

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

Source: City of Yorba Linda, 2021.

(1)

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



Evergreen Villas



Altrudy 1 Senior Housing

6. Housing Problems

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

Overpayment

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

Table II-24: Housing Overpayment 2018

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

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

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

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

Among lower income households (<80% AMI), overpayment is most pronounced. As shown in Table II-25, almost all renter households earning less than \$20,000 a year face either overpayment (8%) or severe overpayment (87%). As anticipated, as a household’s income increases, the level of overpayment declines; however, it is still an issue for many households earning less than \$100,000 annually. The impact of housing overpayment on Yorba Linda’s lower income households is significant, with the community’s special needs populations – seniors, persons with disabilities, and female-headed households with children - most vulnerable to losing their housing due to an inability to pay. The high incidence of renter overpayment represents a significant housing need in Yorba Linda, and is addressed through Housing Element programs for Multifamily Acquisition and Improvement (Program #3), Section 8 Rental Assistance (Program #4), Affordable Housing Development Assistance (Program #5), Accessory Dwelling Units (Program # 9) and Affordable Housing Density Bonus (Program #12).

Table II-25: Lower Income Renter Overpayment 2018

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

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

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

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

Table II-26: Lower Income Owner Overpayment 2018

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

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

Overcrowding

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

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

Table II-27: Overcrowded Households 2018

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

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

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

D. REGIONAL HOUSING NEEDS ALLOCATION

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

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

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

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

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

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

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

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

III. HOUSING CONSTRAINTS

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

A. GOVERNMENTAL CONSTRAINTS

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

1. Land Use Controls

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

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

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

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

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

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

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

Table III-1: Residential General Plan and Zoning Designations

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

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

Table III-2 summarizes Yorba Linda's residential development standards. The development standards for the R-M-20 and R-M-30 multi-family zone districts were established in conjunction with an urban design professional to ensure their cumulative impact did not constrain the ability to achieve maximum zoned densities. The City has Multi-Family Design Guidelines to provide upfront direction to the development community regarding the desired quality and character of multi-family development. Yorba Linda has established a review process, development standards and design guidelines which facilitate, and do not serve to constrain, quality multi-family housing.

Table III-2: Residential Development Standards

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

Source: City of Yorba Linda Zoning Code, 2020.

Special Housing (SH) Combining Zone

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

Table III-3: SH Combining Zone Development Standards

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

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

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

Provisions of the SH Combining Zone include:

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

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

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

Planned Development (PD) Zone

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

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

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

Mobile Home Park (MHP) Zone

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

Table III-4: Mobile Home Park Zone Development Standards

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

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

Local Ordinances

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

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

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

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

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

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

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

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

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

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

Measure B (Yorba Linda Right-To-Vote Amendment): Measure B is a citizen sponsored, voter-approved initiative, incorporated within Yorba Linda's Municipal Code. Measure B was passed by the electorate of Yorba Linda in 2006 and requires a majority vote of the electorate for major amendments to "planning policy documents" that increase residential density above the currently allowed density. These planning policy documents include: General Plan Land Use Element; Land Use Policy Map; Zoning Code; Zoning Map; Specific Plan; or Development Agreement.

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

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

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

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

While the 5th cycle, 2014-2021 Housing Element did not require a Measure B vote, given the significantly higher RHNA allocated to the City for the 6th cycle Housing Element, additional rezoning will be necessary. Similar to the prior vote, the City will initiate the Measure B election, and pay for all costs associated with the ballot measure. Housing Element Program #8 details the steps involved in rezoning and conducting the Measure B election.

2. Provision for a Variety of Housing Types

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

Table III-5: Housing Types by Residential Zone Category

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

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

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

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

Accessory Dwelling Units

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

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

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

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

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

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

Single Room Occupancy (SRO)

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

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

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

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

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

Manufactured Housing and Mobile Home Parks

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

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

Community Care Facilities

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

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

Section 18.20, Article VIII of the Yorba Linda Zoning Code provides standards and guidance regarding the establishment of community care facilities within the City. The Code identifies community care facility for six or fewer individuals (24-hour non-medical care) as a permitted use in all residential zoning districts, subject only to the development standards of the applicable zone. Community care facilities for 7 or more individuals (24-hour non-medical care) is conditionally permitted in all residential zoning districts, in addition to the OSR district, subject to approval by the Planning Commission. In February 2020, the Yorba Linda Zoning Code was amended to establish a minimum 650-foot separation between large community care facilities (7 or more persons) to better protect neighborhoods from over-concentration.

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

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

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

The State Community Care Licensing Division identifies one adult residential facility (6 person capacity) in Yorba Linda that provides 24-hour non-medical care for adults age 18-59 who are unable to provide for their own daily needs. The State also has licensed one adult care facility (5 person capacity) for people with special health care needs. A far greater number of licensed care facilities are available for seniors in Yorba Linda, with 32 residential care facilities for the elderly, providing capacity for 329 persons, in addition to two continuing care communities serving 211 persons. The City's regulations have served to provide needed housing opportunities for seniors and persons with disabilities, and do not treat such housing for persons differently based on the personal characteristics of the residents.

Transitional Housing and Supportive Housing

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

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

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

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

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

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

Emergency Shelters

SB 2 also requires the Housing Element to address new planning and approval requirements for emergency shelters. Jurisdictions with an unmet need for emergency shelters for the homeless are required to identify a zone(s) where emergency shelters will be allowed as a permitted use without a conditional use or other discretionary permit. The identified zone must have sufficient capacity to accommodate the shelter need, and at a minimum provide capacity for at least one year-round shelter. Permit processing, development and management

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

standards for emergency shelters must be objective and facilitate the development of, or conversion to, emergency shelters.

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

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

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

Yorba Linda's Zoning Code defines emergency shelters as "a facility that provides immediate and short-term housing and may offer supplemental services to homeless families and/or individuals on a first-come, first-serve basis where people must vacate the facility each morning and have no guaranteed bed for the next night. Supplemental services may include counseling, food, and access to social programs." Pursuant to Ordinance 2011-968, the City's Zoning Code allows emergency shelters with up to thirty occupants by right in the Light Manufacturing (M-1) zone district, and permits shelters with more than thirty occupants in the M-1 zone subject to a Conditional Use Permit. No emergency shelters are currently located within the City.

The M-1 Zone was determined by staff to be the most conducive to provision of an emergency homeless shelter by right. The M-1 Zone is intended to allow uses light industrial and limited service commercial uses that can meet high performance standards, but that frequently do not meet the site development standards appropriate to planned research and development parks. The zone is appropriate for research and development, assembly and/or storage of products, and wholesale facilities. More intense uses require a Conditional Use Permit. The Light Industrial designation has been applied to 288 acres of land within the planning area,

including areas along La Palma Avenue in the southeast portion of the City in close proximity to the AT&SF Railroad and the Riverside Freeway and in SAVI Ranch area. Industrial uses are also found in the vicinity of Prospect Avenue and Imperial Highway. These sites have reasonable access to public transit. Current uses in the area suitable for conversion to an emergency shelter include larger buildings and warehouses. There are sufficient properties within the City's M-1 zone to provide opportunities for an emergency shelter.

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

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

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

- i) Security and safety - addressing both on and off-site needs.
 - ii) Loitering control - including specific measures regarding off-site controls to minimize congregation of clients in the vicinity of the facility during hours that clients are not allowed on-site.
 - iii) Management of outdoor areas - including a system for daily admittance and discharge procedures and monitoring of waiting areas.
 - iv) Staff training - including knowledge and skills to assist clients in obtaining permanent shelter and income.
 - v) Communications and outreach - with objectives to maintain good communication and response to operational issues which may arise from the public or City staff.
 - vi) Counseling programs — to be provided with referrals to outside assistance agencies.
 - vii) Litter control - to provide for the timely removal of litter attributable to clients within the vicinity of the facility.
13. The facility may provide the following services and facilities in a designated area separate from the sleeping areas:
- i) A recreation area either inside or outside the shelter.
 - ii) A counseling center for job placement, educational, health care, legal, or mental health services.
 - iii) Laundry facilities to serve the number of clients at the shelter.
 - iv) Kitchen for the preparation of meals.
 - v) Dining hall.
 - vi) Client storage areas (i.e., for the overnight storage of bicycles and personal items).
 - vii) Or similar services supporting the needs of homeless clients.

Low Barrier Navigation Centers: AB 101, adopted in 2019, requires approval 'by right' of low barrier navigation centers that meet the requirements of State law. "Low Barrier Navigation Center" means a Housing First, low-barrier, service-enriched shelter focused on moving people into permanent housing that provides temporary living facilities while case managers connect individuals experiencing homelessness to income, public benefits, health services, shelter, and housing. If the City receives applications for these uses, it will process them as required by State law. A program has been included in the Element to develop by right procedures for processing low barrier navigation centers.

Accessibility Accommodations

Both the federal Fair Housing Act and the California Fair Employment and Housing Act impose an affirmative duty on local governments to make reasonable accommodations (i.e., modifications or exceptions) in their zoning and other land use regulations when such accommodations may be necessary to afford disabled persons an equal opportunity to use and enjoy a dwelling. For example, it may be a reasonable accommodation to allow covered ramps in the setbacks of properties that have already been developed to accommodate residents with mobility impairments.

For new construction, the City's building code requires new housing to comply with the 1988 amendment to the Fair Housing Act, with multi-family development also subject to the Americans with Disabilities Act (ADA) standards. New apartment buildings are subject to

requirements for unit “adaptability” on ground floor units. Adaptable units are built for easy conversion to disabled access, such as doorway and hallway widths, and added structural support in the bathroom to allow the addition of handrails.

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

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

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

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

Farm Employee Housing

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

3. Site Improvements

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

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

Yorba Linda's Circulation Element and Subdivision Ordinance establish the City's street width standards. Collector arterials have a two-lane undivided roadway, with 40 feet of curb-to-curb width within 60 feet of right-of-way. Collector streets would typically have a travel lane in each direction and a parking or bike lane on each side. Collectors carry traffic from the neighborhoods to the higher classification street system. A secondary arterial is a four-lane undivided roadway, with 64 feet of curb-to-curb width within 80 feet of right-of-way. Secondary arterials often distribute traffic between local streets and Major and Primary Arterials and provide more direct access to surrounding land uses.

4. Development Fees

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

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

Table III-6: Residential Development Fees

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

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

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

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

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

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

5. Local Processing and Permit Procedures

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

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

but may take longer if subsequent plan checks are required. The average processing time for single-family plan check/building permit in Yorba Linda is 60 days.

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

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

For example, a condominium project would submit concurrent applications for a subdivision tract map and design review for the architecture of the buildings. All applications are reviewed by staff (PRC) and then submitted to the Planning Commission for review and approval. Multiple-family residential projects (defined as projects with densities of 4 units/acre and above) are reviewed by staff for consistency with Yorba Linda's Multi-Family Residential Design Guidelines. Project proposal consistency with the Guidelines is an important component in the City's goal of facilitating the review and approval process for multi-family residential development projects.

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

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

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

**Table III-8
Development Processing Times**

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

Source: City of Yorba Linda, 2020.

SB 35 Streamlining

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

Yorba Linda does not have a written process in place for SB 35 streamlining, but will follow the provisions under Government Code Section 65913.4 should they receive an application.

6. Building Code

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

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

B. MARKET CONSTRAINTS

1. Availability of Financing

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

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

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

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

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

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

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

2. Price of Land

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

3. Cost of Construction

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

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

4. Requests to Develop at Densities Below Those Permitted

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

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

Table III-10: Permitted vs Built Densities

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

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

In order to incentivize development which better implements densities planned in the Housing Element sites inventory, the Housing Element sets forth a program to establish an affordable housing overlay zone. Parcels designated with an affordable housing overlay would receive density increases above the base density, along with a variety of development incentives, in exchange for development of a given percentage of affordable units.

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

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

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

C. ENVIRONMENTAL AND INFRASTRUCTURE CONSTRAINTS

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

The Regional Housing Needs Assessment (RHNA), mandated by the State Housing Law, quantifies the need for housing within each jurisdiction during specific planning periods. The state-mandated RHNA obligation for the City requires an additional 2,415 housing units. In order to meet this threshold, the City has established various sites within the City which could be suitable for new or increased residential development.

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

1. Slope Stability – Landslides and Subsidence

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

2. Wildfire

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

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

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

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

3. Flooding

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

4. Seismic Hazards

Like most other cities in Southern California, Yorba Linda is at risk of suffering structural damage and loss of life during an earthquake of significant magnitude. The following regional and local active and potentially active faults are all potentially hazardous to the City: Whittier, Elsinore, San Andreas, Newport-Inglewood, Peralta Hills, Chino and San Jacinto. In particular, the Whittier fault line cuts across Yorba Linda diagonally (northwest/southeast orientation). The Whittier fault zone (including Whittier, Elsinore, and Chino faults) is an Alquist-Priolo Special Studies Zone. Surface fault rupture hazard is high within the boundaries of this zone, according to the Safety Element. Yorba Linda is located between 4 and 32 miles of the other faults with groundshaking hazards from each of the faults. Most areas of Yorba Linda are assumed to be at low risk for liquefaction hazards, since the water table in most places is deeper than 50 feet. The other threat in an earthquake is damage to structures. In

Yorba Linda, unreinforced masonry structures, built prior to 1930, are the primary concern. Such remaining structures are most likely to be found in the downtown area.

5. Oil Well Hazards

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

6. Public Services and Facilities

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

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

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

IV. HOUSING RESOURCES

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

A. AVAILABILITY OF SITES FOR HOUSING

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

- Residential projects with development entitlements with occupancy post 6/30/2021
- Provision of accessory dwelling units
- Rezoning of opportunity sites to densities of 10, 20 and 30 units/acre, and designation of 30 du/acre sites with an Affordable Housing Overlay
- Designation of key shopping center sites with a Mixed Use Housing Overlay
- Designation of congregational sites with a Congregational Land Overlay

Table IV-1 summarizes the residential unit potential from the above methods and provides a comparison with Yorba Linda's 2021-2029 RHNA.

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

| Income Levels | Very Low | Low | Moderate | Above Mod | Total |
|---|--------------|------------|--------------|--------------|----------------|
| 2014-2021 RHNA Targets | 765 | 451 | 457 | 742 | 2,415 |
| Entitled Projects (post 6/30/2021 occupancy) | | | | 200 | 200 |
| Accessory Dwelling Units | 275 | 473 | 330 | 22 | 1,100 |
| Total Site Capacity | 748 | | 330 | 222 | 1,300 |
| RHNA surplus/shortfall | (468) | | (127) | (520) | (1,115) |
| Rezone Sites | | | | | |
| Multi-family Opportunity Sites | | | | | |
| Mixed Use Housing Overlay | | | | | |
| Congregational Land Overlay | | | | | |

In terms of evaluating the adequacy of these sites to address the affordability targets established by the RHNA, Housing Element statutes provide for the use of "default densities" to assess affordability. Based on its population and location within Orange County, Yorba Linda falls within the default density of 30 units per acre for providing sites affordable to very low and low income households; sites suitable for moderate density households can be

provided at 10 units per acre. Allocating Yorba Linda's residential sites inventory based on these density thresholds results in the distribution of sites by targeted income group as presented in Table IV-1. A comparison of this income distribution with the City's RHNA identifies sufficient sites at appropriate densities to accommodate Yorba Linda's regional housing needs.

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

1. Projects with Entitlements

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

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

2. Accessory Dwelling Units

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

Between 2018-2020, the City has approved 31 ADUs or approximately 10 ADUs per year; however, in 2021, the City has seen a trend of approximately one ADU application per week (or 50 per year). This has been accomplished without any public outreach or promotion of the ADU opportunity. Pursuant to AB 671, the Housing Element includes a program to further incentivize the production of affordable ADUs, including a pilot program to waive ADU plan check and permit fees; pre-approved ADU plans to streamline the project application and review process and reduce upfront project costs; and promotion of ADUs through handouts, simplified application forms and an ADU website page.

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

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

Given these characteristics and Yorba Linda's growing track record in providing ADUs, combined with the additional incentives of fee waivers, pre-approved plans, and ADU promotion and outreach, the sites inventory projects a minimum of 138 new ADUs to be produced annually, or 1,100 over the 2021-2029 planning period.¹¹ The projected affordability of these ADUs is based on SCAGs Regional Accessory Dwelling Unit Affordability Analysis (December 2020). The City will continue to monitor the extent of ADU production to ensure that the ordinance is being successful and that the Housing Element goals and RHNA production can be met.

3. Sites for Rezoning

Refer to the following website link for the Draft Housing Element sites inventory. This section of the Housing Element will be updated once the City Council had confirmed the sites to be included in the draft Housing Element.

[2021-2029 Housing Element Update | Ylheu \(ylhousingelementupdate.com\)](https://www.ylhousingelementupdate.com)

4. Availability of Infrastructure and Public Services

Yorba Linda is a younger community with the necessary infrastructure in place to support future development in the established areas. The utility infrastructure is relatively new with the majority of public service capacity not yet in need of repair or replacement. One exception is in portions of the Yorba Linda Water District's (YLWD) westerly service area where approximately 24,000 feet of waterline was constructed in the 1920s through 1950s. According to YLWD, the majority of these waterlines will be replaced over the 2022 to 2024 period. In summary, no sites included within the sites inventory for the 2021-2029 Housing Element are constrained by infrastructure availability.

¹¹ 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.

B. FINANCIAL RESOURCES

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

1. Successor Agency/Housing Authority Resources

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

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

2. Community Development Block Grant (CDBG)

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

Table IV-2 below identifies a variety of funding programs currently available on a competitive basis to leverage local funding for affordable housing activities including new construction, acquisition/rehabilitation, preservation of at-risk housing and homebuyer assistance, among others.

Table IV-2: Financial Resources Available for Housing Activities

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

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

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

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

C. ADMINISTRATIVE RESOURCES

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

Habitat for Humanity: Habitat is a non-profit, non-denominational Christian organization that builds and repairs homes for very low-income families with the help of volunteers and homeowner/partner families. Habitat homes are sold to partner families at no profit with affordable, no interest loans. Yorba Linda has supported Habitat in the development of three new homes¹².

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

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

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

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

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

¹² Habitat for Humanity Orange County website. <https://www.habitatoc.org/our-homes/>

Orange County Community Housing Corporation (OCCHC):

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

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

D. OPPORTUNITIES FOR ENERGY CONSERVATION

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

1. Green Building Practices

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

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

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

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

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

2. Energy Conservation Programs Offered through Local Utilities

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

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

Energy Upgrade California (EUC)

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

South Coast Air Quality Management District

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

HERO Financing Program

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

V. HOUSING PLAN

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

A. EVALUATION OF ACCOMPLISHMENTS UNDER ADOPTED HOUSING ELEMENT

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

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

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

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

Table V-1: 2014-2021 Housing Program Accomplishments

| Housing Program | Accomplishments (2014-2019) |
|--|--|
| <p>1. Residential Rehabilitation <u>Action:</u> Assist 12 households annually, or 96 over the 2014-2021 period.</p> | <p>Progress: In the first seven years of the planning period (2014-2020), the City has provided rehabilitation assistance to 96 households using CDBG funds.</p> <p>Effectiveness: The program has been very effective, with the City meeting its 8-year goal to assist 96 households within 7 years.</p> <p>Continued Appropriateness: With the ongoing need to maintain the City's aging housing stock, this program remains appropriate for the 2021-2029 Housing Element.</p> |
| <p>2. Housing Community Preservation and Abatement <u>Action:</u> Continue to operate the Community Preservation Program.</p> | <p>Progress: The City conducts ongoing code enforcement, and between 2014-2019, the Community Preservation Division performed 8 forced abatements on residential properties to bring these properties into compliance with City codes. The residential abatements consisted of towing of inoperable vehicles (2), vacant lot abatement of weeds (1), and residual weed abatement on private lots (5). No abatements were necessary on residential structures.</p> <p>Effectiveness: The code enforcement program continues to be effective in maintaining the quality of life in Yorba Linda's neighborhoods.</p> <p>Continued Appropriateness: This program remains an important component of the City's efforts to maintain and improve neighborhood and livability conditions.</p> |
| <p>3. Multifamily Acquisition and Improvement <u>Action:</u> Coordinate with multi-family property owners and non-profit sponsors to ID apartment complexes for acquisition. Assist in preparing applications for funding.</p> | <p>Progress: No multi-family acquisition/rehabilitation projects were completed during the planning period.</p> <p>Effectiveness: This program has been an effective tool in the past to upgrade declining apartment buildings while providing long-term affordability. However, the lack of funding support through Redevelopment makes it a less viable program moving forward.</p> <p>Continued Appropriateness: While the City doesn't currently have funds dedicated to this program, the City would support non-profit providers in accessing outside funds, such as tax credits, in the event a rehabilitation project becomes known or necessary. As such, this program remains appropriate to the Housing Element update.</p> |
| <p>4. Section 8 Rental Assistance <u>Action:</u> Continue current levels of Section 8 (90 households); coordinate with OCHA; encourage landlords to register units.</p> | <p>Progress: As of March 2021, OCHA reports that the City has 122 active Section 8 vouchers.</p> <p>Effectiveness: The program has been very successful, with the number of vouchers in use in Yorba Linda increasing from 90 to 122.</p> <p>Continued Appropriateness: This is a much needed program to assist very low income renters and continues to remain appropriate for the future Element.</p> |

| Housing Program | Accomplishments (2014-2019) |
|--|--|
| <p>5. Affordable Housing Development Assistance <u>Action:</u> Provide regulatory and financial assistance in support of affordable and mixed income housing, with particular consideration given to projects with ELI units. Provide information on incentives to the development community. Specify the waiver of 100% of application processing fees in the Code for projects with 10% ELI units.</p> | <p>Progress: The City granted entitlements to the following affordable and mixed income housing projects during the planning period, providing a range of financial and regulatory incentives:</p> <ul style="list-style-type: none"> Oakcrest Terrace - 8 ELI, 46 VLI, 14 LI units Oakcrest Heights – 7 ELI, 38 VLI, 8 LI units Altrudy I – 10 ELI, 1 VLI, 36 LI units Melia – 192 total units, 6 Mod Income <p>For Oakcrest Terrace and Oakcrest Heights, the City provided combined assistance of approximately \$10.5 million in the form of acquisition and construction loans. For Altrudy I, a total of \$6.4 million in City assistance was provided, along with lot consolidation and granting a CUP for increased height within proximity to single-family. For Melia, the developer contributed \$120,000 towards first time homebuyer assistance, and reserved six units for moderate income purchasers. Brandywine, DR Horton and City Ventures also provided voluntary in-lieu fee contributions for first-time buyers totaling \$600,000. The City provided close to \$350,000 in financial assistance to seven low and moderate income first time homebuyer households through the Mortgage Assistance Program (MAP).</p> <p>Effectiveness: The City has been effective in incentivizing the provision of affordable rental and ownership housing, including the development of 25 units for extremely low income households. In Oakcrest Terrace and Oakcrest Heights, an on-site preschool and after school childcare is provided free of charge to residents, offering critical support services to lower income families.</p> <p>Continued Appropriateness: Regulatory and financial assistance remain an integral component to the City's overall affordable housing strategy.</p> |
| <p>6. Purchase of Existing Multi-family Ownership Units to Create Affordable Rental Units <u>Action:</u> Implement the City's 2009 Affordable Housing Agreement with OHC to allow the continued purchase of multi-family ownership units as they become available for-sale, provide rehabilitation improvements, and convert to rental housing affordable to lower income households. Seek to complete 10 additional units with available funds.</p> | <p>Progress: A total of 66 condominium units were purchased by OHC under this program, with nine of those occurring during the 5th housing element cycle planning period.</p> <p>Effectiveness: This program has been highly effective both in providing affordable housing, and in stemming the negative impact of foreclosures on neighboring properties.</p> <p>Continued Appropriateness: There is no longer funding available for this program, so it will not be continued in the Housing Element update.</p> |
| <p>7. Sustainability and Green Building <u>Action:</u> Implement sustainability policies within the City's updated General Plan, Town Center Specific Plan and Multi-family Design Guidelines. Provide outreach and education to developers, architects and residents on the Green Building</p> | <p>Progress: The City's Multi-Family Design Guidelines include provisions for sustainable site planning and streetscape and encourage multi-family development to achieve LEED certification. The General Plan and Town Center Specific Plan set forth a broad range of policies to promote sustainable development. The City adopts the Green Building Code's voluntary measures without local amendments, and reviews Green Building Code requirements with development applicants.</p> |

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

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

| Housing Program | Accomplishments (2014-2019) |
|---|---|
| | State requirements to allow supportive housing by right in multi-family and mixed-use zones (AB 2162), establish emergency shelter parking standards on a ratio based on the number of shelter staff (AB 139), and provide for Low Barrier Navigation Centers (AB 101). |
| 15. Fair Housing <u>Action:</u> Continue to provide educational information on fair housing to the public. Refer fair housing complaints to the Orange County Fair Housing Council. | <p>Progress: Yorba Linda furthers Fair Housing Practices in the community by providing fair housing outreach and educational information to the public through the public counter and on its website. The City continues to contract with the Fair Housing Council of Orange County to implement the regional Fair Housing Plan (AI) and to offer fair housing services and tenant/landlord counseling to residents.</p> <p>Effectiveness: The program has been effective in promoting fair housing and disseminating information on available services.</p> <p>Continued Appropriateness: The fair housing program remains appropriate for the Housing Element.</p> |
| 16. Housing Opportunities for Persons Living with Developmental Disabilities <u>Action:</u> Work with OCRC to publicize info on resources. Pursue State and Federal funding; discuss with affordable housing providers options to include units to serve the developmentally disabled population. | <p>Progress: Within Yorba Linda's two zip codes, the Orange County Regional Center (OCRC) currently provides services to 399 residents with developmental disabilities, indicative that OCRC's resources are well publicized. Among these residents, approximately 96 percent live with a parent, family member or guardian and four percent live in a community care facility. These percentages highlight the need for people with developmentally disabled family members to have a variety of housing choices to provide ongoing care and support.</p> <p>Effectiveness: The City supports the provision of housing for persons with disabilities, and has adopted provisions in its Zoning Code to enable community care facilities and supportive housing, and has adopted provisions for reasonable accommodation.</p> <p>Appropriateness: This program remains appropriate to the Housing Element.</p> |
| 17. Universal Design/Visitability <u>Action:</u> Develop a Universal Design and Visitability brochure, and provide to residential builders. Establish Universal Design Guidelines. | <p>Progress: The City did not implement a Universal Design program.</p> <p>Effectiveness: The program was not implemented.</p> <p>Appropriateness: The City has adopted reasonable accommodation policies and procedures to ensure persons with disabilities have fair access to housing. As new housing in Yorba Linda is characterized by small infill projects rather than larger subdivisions, a Universal Design program was not viewed as practical for the updated Housing Element.</p> |

Summary of Housing Element Accomplishments

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

- Provided housing rehabilitation assistance to 96 lower income homeowners, achieving its 8-year goal in 7 years
- Increased the number of Section 8 rental assistance vouchers from 90 to 122 very low income households
- Purchased nine market-rate condominiums, conducted rehabilitation improvements, and provided at affordable rents to lower income households
- Amended its accessory dwelling unit (ADU) ordinance consistent with changes in state law, and issued building permits for 32 ADUs between 2014-2020 and averaged one ADU application per week in 2021
- Approved and committed funding assistance to four 100% affordable projects, addressing 70% of the City's lower income RHNA needs:
 - Oakcrest Terrace (54 very low, 14 low income units)
 - Oakcrest Heights (45 very low, 8 low income units)
 - Altrudy I (47 units)
 - Altrudy II (40 units)
- Provided financial assistance to seven low and moderate income first time homebuyer households through the Mortgage Assistance Program (MAP)

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

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

| Income Level | New Construction ¹ | | Rehabilitation ² | | Conservation ³ | |
|----------------|-------------------------------|--------------|-----------------------------|-----------|---------------------------|------------|
| | Goal | Progress | Goal | Progress | Goal | Progress |
| Extremely Low | 80 | 25 | 40 | 56 | 45 | 61 |
| Very Low | 80 | 103 | 28 | 24 | 45 | 61 |
| Low | 113 | 64 | 28 | 16 | 0 | |
| Moderate | 126 | 22 | | | 0 | |
| Above Moderate | 270 | 819 | | | 0 | |
| Totals | 669 | 1,033 | 96 | 96 | 45 | 122 |

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

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

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

B. GOALS AND POLICIES

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

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

CONSERVE AND IMPROVE EXISTING HOUSING

GOAL 1

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

Policy 1.1 Housing Design Principles

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

Policy 1.2 Property and Housing Conditions

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

Policy 1.3 Multi-family Housing Acquisition and Improvement

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

Policy 1.4 Rental Assistance

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

Policy 1.5 Protection of Existing Affordable Housing

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

Policy 1.6 Tenant Protections (New)

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

PROVISION OF AFFORDABLE HOUSING

GOAL 2

Assist in Development and Provision of Affordable Housing

Policy 2.1 Housing Diversity

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

Policy 2.2 Affordable Housing Incentives

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

Policy 2.3 Financial Resources

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

Policy 2.4 Public/Private Partnerships (Expanded)

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

Policy 2.5 Homeownership Assistance

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

Policy 2.6 Housing Sustainability

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

Policy 2.7 Affordable Housing Education and Support

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

ADEQUATE HOUSING SITES

GOAL 3

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

Policy 3.1 Variety of Housing Choices

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

Policy 3.2 Mixed Use

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

Policy 3.3 Repurposing Obsolete Commercial (New)

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

Policy 3.4 Affordable Housing Overlay (New)

Designate sites in geographically dispersed locations with an Affordable Housing Overlay to provide meaningful incentives for development.

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

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

Policy 3.6 Town Center

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

Policy 3.7 Accessory Dwelling Units (Expanded)

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

Policy 3.8 Future Annexations

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

REMOVE GOVERNMENTAL CONSTRAINTS

GOAL 4

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

Policy 4.1 Flexible Development Standards (Expanded)

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

Policy 4.2 Objective Standards (New)

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

Policy 4.3 Regulatory Incentives for Affordable Housing

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

Policy 4.4 Efficient Development Processing

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

EQUAL HOUSING OPPORTUNITIES AND SPECIAL NEEDS

GOAL 5

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

Policy 5.1 Fair Housing

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

Policy 5.2: Housing for Persons with Disabilities

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

Policy 5.3: Housing for Persons with Developmental Disabilities

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

Policy 5.4 Housing Options for Seniors

Support development and maintenance of affordable senior rental and ownership housing and supportive services to facilitate maximum independence and the ability of seniors to remain in their homes and/or in the community.

Policy 5.5 Homeless Housing and Services (Expanded)

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

C. HOUSING PROGRAMS

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

The City's Housing Element programs encompass existing programs; programs revised in response to the review of program accomplishments; and several new programs added to address unmet housing needs. The Housing Program Summary Table V-3 located at the end of this section specifies the following for each program: 2014-2021 objectives; funding sources; and agency responsible for implementation. Overall quantified objectives for new construction, rehabilitation and conservation are provided in Table V-4.

CONSERVE AND IMPROVE EXISTING HOUSING

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

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

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

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

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

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

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



While Redevelopment funds are no longer available to support this program, the City will continue to support non-profit sponsors in securing outside funds to acquire additional properties in the future.

2014-2021 Objective: *Coordinate with multi-family property owners and non-profit sponsors in identifying potential apartment complexes for acquisition. Assist in preparation of funding applications for outside funds (such as Tax Credits).*

4. Section 8 Rental Assistance. The Section 8 rental assistance program extends rental subsidies to extremely low and very low income households, including families, seniors and the disabled. The Section 8 program offers a voucher that pays the difference between the current fair market rent (FMR) as established by HUD and what a tenant can afford to pay (i.e., 30% of household income). The voucher allows a tenant to choose housing that costs above the payment standard, providing the tenant pays the extra cost. The Orange County Housing Authority (OCHA) coordinates Section 8 rental assistance on behalf of the City, with 122 households receiving assistance as of March 2021.

2021-2029 Objective: *Maintain current levels of assistance. Encourage landlords to register units with the Orange County Housing Authority and undergo education on the Section 8 program.*

PROVISION OF AFFORDABLE HOUSING

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

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

The City also provides technical assistance to developers in support of affordable housing development, including: evaluation of projects for appropriate use of funding sources; assistance in completion of funding applications; and assistance in moving projects forward through the public review process.

2021-2029 Objective: *Continue to provide regulatory and financial assistance for the development of affordable and mixed income housing. Transfer land to Orange Housing Development Corp for development of Altrudy II affordable senior housing.*

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

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

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

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

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

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

PROVIDE ADEQUATE RESIDENTIAL SITES

8. Housing Opportunity Site & Rezone Program. (New) The sites analysis conducted for the Housing Element identified a shortfall of sites with zoning in place to address the City’s lower income regional housing needs (RHNA). After a year-long process of input from the public, property owners and City decision-makers, staff identified a total of 27 high priority sites encompassing nearly 200 acres for rezoning (refer to Table IV-1): approximately 80 acres at a density of 30 units per acre; approximately 7 acres at a density of 20 units per acre; and approximately 100 acres at a density of 10 units per acre. Pursuant to State Housing

Element statutes, sites identified for rezoning to address the City's lower income RHNA shortfall shall meet the following requirements:

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

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

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

| Anticipated Date | Action | Requirements |
|---|--|------------------------------------|
| Summer - Fall 2021 | Creation of Congregational Housing Overlay, Commercial Mixed-Use Overlay, and Affordable Housing Overlay zone text. | 6 month process |
| December 2021 – February 2022 | Planning Commission and City Council hearings on Housing, Land Use and Safety Elements, and Zoning Code amendments. | Public hearings |
| February 2022 | Adoption of Housing and other General Plan elements | Public hearing |
| August 2022 | File intent to comply with Measure B requirements for public vote on density increases on recommended sites identified in Housing Element. | 180 days after adoption of project |
| November 2022 | Measure B Election Date for voter approval on proposed zone changes. | |
| If shortfall of sites receive Measure B approval: | | |
| | Evaluate additional sites to make-up shortfall | Community meetings |
| | Amend Element for HCD review of new sites; conduct environmental on new sites | Public hearings |
| | Conduct Measure B Election on new sites | |
| If continued shortfall of Sites after second Measure B Election: | | |
| | Request opinion from State Attorney General's Office as to City's options | |

as to how to proceed.

2021-2029 Objective: Undertake the following actions in support of rezoning: 1) Prepare new housing overlay zones (affordable housing, commercial mixed-use and congregational); 2) Conduct public hearings on Zoning Code and Land Use Element Amendments and Zone Change in conjunction with Housing and Safety elements, adopt and certify CEQA determination; 3) Conduct Measure B vote on proposed rezone sites. To the extent a shortfall exists in sites receiving Measure B approval, propose alternative sites for rezoning to address the City's regional housing needs for lower and moderate income households; amend the Housing Element for HCD review; conduct 2nd Measure B election.

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

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

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

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

As an additional incentive, developers can access state density bonus law in addition to using the densities allowed in the Overlay.

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

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

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

11. Congregational Land Overlay. (New)) Yorba Linda is home to numerous religious institutions which are important components of the City’s social fabric. The City has met with over a dozen of these congregations to discuss the concept of a Congregational Land Overlay zone which would allow for affordable housing on religious sites, while retaining the existing religious use. This approach has salience in the community because many congregations have large parking areas that are used sparingly, and other underutilized land that, with the necessary zoning in place, could be used for affordable housing that furthers the congregation’s mission to help the underserved. Given the receptivity of local congregations,

along with support of the City's decision-makers, the City has contracted with an urban design consultant to conduct site visits, develop conceptual site plans, and to create viable development standards for a Congregational Land Overlay Zone. Key features of the Congregational Land Overlay Zone include:

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

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

2021-2029 Objective: *Develop new Congregational Land Overlay and adopt Zoning Code and Map amendment in conjunction with the Housing Element.*

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

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

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

In order to further incentivize ADU production, in June 2021, the City Council adopted a pilot program to waive all City plan check and permit fees for ADUs, equating to approximately \$4,500 per unit. In addition, the City intends to utilize State LEAP funds to prepare updated ADU forms, brochures and website changes to help inform property owners about ADU regulations and opportunities. Finally, the Orange County Council of Governments (OCCOG)

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

2021-2029 Objective: *Achieve the production of an average of 138 ADUs annually, for a total of 1,100 ADUs over the planning period. Implement the Pilot Program to waive ADU plan check and permit fees, and reassess the program's effectiveness in 2023. Provide pre-approved ADU construction plans to streamline the project application and review process and reduce up-front project costs. Promote ADUs to the community through handouts, simplified application forms and an ADU website page. Annually monitor ADU production as part of the Annual Performance Report (APR) on the Housing Element. Conduct a mid-cycle review in 2025 to evaluate if ADU production levels are being achieved, and if falling short, ensure adequate sites are available to address the lower income RHNA or commit to rezoning additional sites (as necessary) to offset any shortfall.*

13. Annexation of Areas in Sphere of Influence. Future, lower density housing growth can be accommodated through annexation of undeveloped land within Yorba Linda's northern Sphere of Influence. Annexation of the 84-acre Cielo Vista area was successfully completed during the prior planning period, with 42 acres allocated to 80 single-family lots, and 42 acres preserved as open space. The 469-acre Esperanza Hills is still pending. The City's General Plan provides for up to 536 new units within the northeastern Sphere Area Plan, and encourages clustering in response to topographical and other physical limitations.

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

REMOVAL OF GOVERNMENTAL CONSTRAINTS

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

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

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

- Min. 5 percent of total units for very low income households
- Min. 10 percent of total units for lower income households

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

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

- Reduced site development standards or design requirements
- Approval of mixed-use zoning in conjunction with the housing project
- Other regulatory incentives or concessions which result in identifiable and actual cost reductions

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

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

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

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

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

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

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

- Allow supportive housing as a use by right in all zones where multi-family and mixed use is permitted; eliminate parking requirements for supportive housing located within ½ mile of public transit. (per AB 2162)
- Amend parking standards for emergency shelters from a ratio based on the size of the structure to a ratio based on to the number of shelter staff. (per AB 139)
- Develop and adopt by right processing procedures for Low Barrier Navigation Centers. (per AB 101)

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

EQUAL HOUSING OPPORTUNITIES AND SPECIAL NEEDS

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

The biggest fair housing issues facing Yorba Linda are: need for additional affordable housing in new developments and existing neighborhoods, maintenance of older units, and fair housing outreach to seniors and persons with disabilities. The new Affirmatively Furthering Fair Housing (AFFH) component of the Housing Element connects these fair housing issues with programs in the Housing Element, as well as additional meaningful actions that the City will undertake to help address them. (Refer to Table B-6 in Appendix B).

2021-2029 Objective: *Continue to promote fair housing practices, and refer fair housing complaints to the Fair Housing Council. As a means of furthering fair housing education and outreach, the City will advertise the fair housing program through placement of fair housing services brochures at the public counter, the Community Center, and through the City's newsletter.*

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

receive grants for accessibility improvements through Yorba Linda's Residential Rehabilitation Program.

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

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

- By-right zoning for licensed residential care facilities (6 or fewer residents) in all residential zones, and provisions for larger care facilities (7 or more residents) in multi-family residential zones subject to a conditional use permit.
- Treatment of supportive and transitional housing as a residential use of property, and subject only to those restrictions and processing requirements that apply to other residential dwellings of the same type in the same zone.
- Procedures for an individual with a disability to request a reasonable accommodation from zoning and building standards. No special permit or fee is required.
- Provision of residential rehabilitation loans and grants for lower income households which may be used for accessibility improvements.
- Programs to facilitate affordable housing, including Affordable Housing Development Assistance, Density Bonuses and new Affordable Housing Overlays.
- Encouraging affordable housing developers to integrate supportive housing units, increasing project competitiveness for Tax Credits and other funding sources.
- Supporting the creation of accessory dwelling units in all residential districts.

2021-2029 Objective: *Continue to support a variety of housing types to help address the diverse needs of persons living with disabilities, and work in cooperation with the OCRC to publicize information on available resources for housing and services. Pursue use of State and Federal funds available for supportive housing and services in future affordable housing projects.*

Table V-4: Housing Program Summary 2021-2029

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

Table V-4: Housing Program Summary (cont'd)

| Housing Program | Program Goal | 2021-2029 Objective | Funding Source | Responsible Agency | Time Frame |
|--|---|--|-----------------------|--|--|
| 7. Sustainability and Green Building | Promote energy conservation and sustainable design in new and existing development. | Implement sustainability policies with General Plan, Town Center Specific Plan and Multi-family Design Guidelines. Provide education/outreach to residents and development community on Green Building and sustainability practices. | Department Budgets | Community Development Department; Parks and Recreation | 2021-2029 |
| PROVIDE ADEQUATE SITES | | | | | |
| 8. Housing Opportunity Sties and Rezone Program | Provide adequate sites to address the City's RHNA and incentivize the production of affordable units. | 1) Prepare new housing overlay zones; 2) Conduct public hearings on Zoning and Land Use Amendments; 3) Conduct Measure B Vote on rezone sites; 4) Rezone sites accordingly. | Department Budget | Community Development Department | Complete Measure B rezoning in Nov 2022. If shortfall in sites to meet RHNA, amend Element for HCD review by Feb 2023; conduct 2nd Measure B vote by Nov 2023. |
| 9. Affordable Housing Overlay (AHO) | Incentivize development of affordable housing on designated multi-family sites. | Create AHO to provide incentives for affordable housing on designated sites: - Increased densities - Increased heights - Increased floor areas - Reduced open space | Department Budget | Community Development Department | Adopt Zoning Code and Map amendment in conjunction with Housing Element (2022). Conduct Measure B Vote (2022). |
| 10. Commercial Mixed Use Overlay | Expand site opportunities by integrating housing on underutilized commercial sites. | Develop new Commercial Mixed-Use Overlay | Department Budget | Community Development Department | Adopt Zoning Code and Map amendment in conjunction with Housing Element (2022). Conduct Measure B Vote (2022). |
| 11. Congregational Land Overlay | Expand site opportunities by allowing affordable housing on religious sites. | Develop new Congregational Land Overlay | Department Budget | Community Development Department | Adopt Zoning Code and Map amendment in conjunction with Housing Element (2022). Conduct Measure B Vote (2022). |

Table V-4: Housing Program Summary (cont'd)

| Housing Program | Program Goal | 2021-2029 Objective | Funding Source | Responsible Agency | Time Frame |
|---|--|---|-------------------------------|----------------------------------|---|
| 12. Promote Accessory Dwelling Units | Provide additional sites for rental housing within existing neighborhoods. Expand housing opportunities for seniors, caregivers, and other modest income households. | Achieve production of 138 ADUs annually. Implement Pilot Program to waive ADU plan check and permit fees. Provide pre-approved construction plans. Promote ADUs through handouts, simplified forms and website. Conduct mid-cycle review on production. | Department Budget; LEAP funds | Community Development Department | Reassess Pilot Program for fee waivers in 2023. Provide pre-approved plans and promotional materials in 2022. Conduct mid-cycle review in 2025, and if production falling short, ensure adequate sites to meet lower income RHNA or commit to rezoning. |
| 13. Annexation of Areas in Sphere of Influence | Increase the City's capacity to accommodate future housing growth. | Coordinate with the County and property owners to potentially annex Esperanza Hills during the planning period should the project obtain final entitlement approval. | General Fund | Community Development Department | 2021-2029 |
| REMOVAL OF GOVERNMENTAL CONSTRAINTS | | | | | |
| 14. Multi-family Development Standards and Processing Procedures | Provide well defined development standards and Design Guidelines to facilitate an efficient development review process. | Implement City's multi-family development standards and Design Guidelines to support quality, sustainable multi-family housing. | General Fund | Community Development Department | 2021-2029 |
| 15. Affordable Housing Density Bonus | Provide density and other incentives to facilitate affordable housing development. | Promote density bonus and other regulatory incentives in conjunction with discussions with development applicants. | Department Budgets | Community Development Department | 2021-2029 |
| 16. Administrative Adjustment Process | Provide flexibility in residential development standards. | Continue to use the administrative process for specific adjustments to residential uses. | Department Budget | Community Development Department | 2021-2029 |

Table V-4: Housing Program Summary (cont'd)

| Housing Program | Program Goal | 2021-2029 Objective | Funding Source | Responsible Agency | Time Frame |
|--|--|--|---|----------------------------------|--|
| 17. Zoning Text Amendment for Special Needs Housing | Provide zoning standards to facilitate the provision of housing for persons with special needs. | Amend the Zoning Code to: 1) allow supportive housing by right in multi-family and mixed use zones; 2) amend parking standard for shelters based on the number of staff; and 3) est. processing procedures for low barrier navigation centers. | Department Budget | Community Development Department | Amend the Zoning Code in 2022. |
| EQUAL HOUSING OPPORTUNITIES AND SPECIAL NEEDS | | | | | |
| 18. Fair Housing/ Affirmatively Furthering Fair Housing | Promote fair housing practices. | Continue to provide educational information on fair housing to the public, refer complaints to the Orange County Fair Housing Council. Implement actions in the AFFH. | CDBG | Community Development Department | 2021-2029 |
| 19. Housing Opportunities for Persons with Disabilities | Support housing options for persons with disabilities through zoning, partnerships with housing providers, and pursuit of funding. | Work with OCRC to publicize info on resources. Pursue State and Federal funding; discuss with affordable housing providers options to include units to serve developmentally disabled population. | Department Budget; MHP - Supportive Housing component; HOME, Tax Credits; other outside sources | Community Development Department | Pursue supportive housing funding in conjunction with affordable housing projects. |

Table V-5: 2021–2029 Quantified Objectives

| Income Level | New Construction Objectives | Rehabilitation Objectives | Conservation Objectives |
|--|------------------------------------|----------------------------------|--------------------------------|
| Extremely Low (0% - 30% AMI) | 382 | 46 | 61 |
| Very Low (31% - 50% AMI) | 383 | 20 | 61 |
| Low (51% - 80% AMI) | 451 | 14 | |
| Moderate (81% - 120% AMI) | 457 | | |
| Above Moderate (>120% AMI) | 742 | | |
| Totals | 2,415 | 80 | 122 |

Notes:

AMI – Area Median Income

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

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

Conservation Objective: Reflects conservation of existing tenant-based Section 8 vouchers through OCHA.