CITY OF YORBA LINDA

2014-2021 HOUSING ELEMENT

HCD APPROVED DRAFT

OCTOBER 2013

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October 2013

CITY OF YORBA LINDA
COMMUNITY DEVELOPMENT DEPARTMENT
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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 2014-2021.

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 2014-2021 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. SOURCES OF INFORMATION

In preparing the Housing Element, and the Needs Assessment in particular, data is compiled from a variety of sources. The following identifies the primary sources of information utilized, with the specific source referenced beneath each data table in the Element.

- Demographic and housing data is derived from the 2010 Census, 2006-2010 American Community Survey, and the Southern California Association of Governments' (SCAG) Existing Housing Needs Statement;

- SCAG's 2008-2035 Regional Transportation Plan/Sustainable Communities Strategy Growth Forecast provides population, housing and employment projections;

- Household income data by type of household is derived from the Comprehensive Housing Affordability Strategy (CHAS) prepared by HUD;

- 2012 housing market information is obtained through newspaper and internet rent surveys, and DataQuick sales transactions;

- Employment data by industry type and commuting patterns are provided through the Census 2012, OnTheMap Application.

- SCAG's 2013-2021 Regional Housing Needs Assessment (RHNA) provides information on projected housing needs; and

- Lending patterns for home purchase and home improvement loans are provided through the Home Mortgage Disclosure Act (HMDA) database.

C. PUBLIC PARTICIPATION

Section 6553(c)(6)(B) of the Government Code states that, "The local government shall make diligent effort to achieve public participation of all economic segments of the community in the development of the housing element, and the program shall describe this effort." Opportunities for community stakeholders to provide input on housing issues and recommend strategies are critical to the development of appropriate and effective programs to address the City's housing needs. Yorba Linda solicits input from the public throughout the housing element process: during development of the draft element; during public review of the draft element; and during the adoption process.

The City sought public input early during development of the draft Element through a public workshop conducted at the Yorba Linda Community Center before the General Plan Advisory Committee (GPAC) on January 29, 2013. The Workshop was advertised through a display ad in the Yorba Linda Star newspaper, with direct notices provided to various stakeholder groups and interested individuals, including: for-profit and non-profit developers active in the City; residential property owners; civic organizations; advocacy groups representing special needs populations; and local business organizations, among others. Approximately forty people attended the Community Workshop. A copy of the meeting

notification list; agenda and Powerpoint presentation is included in Appendix A of the Element. A second, similarly noticed public workshop was conducted before the GPAC on May 20, 2013 for review of the initial draft 2014-2021 Housing Element, with public hearings conducted before the Planning Commission and City Council on June 12 and July 16 respectively.

Some of the common themes that arose out of the community meetings include:

- Majority of developmentally disabled residents living with parents – critical need for housing options as parents age and can no longer care for disabled child. Need a range of housing types, including:
  - Affordable rental housing
  - Supportive housing
  - Small group homes
- Senior population will continue to grow as baby boomers age, necessitating focus on senior housing needs
- Aging infrastructure in the westerly area of the community may require improvements to accommodate higher density development
- Concern with the number of multi-family sites on the Westside - need better dispersal across the community

The housing needs and issues raised by the public are addressed within the Housing Element. For example, the Element includes program actions to: 1) pursue supportive housing funds and discuss with affordable housing providers options to integrate units for persons with developmental disabilities; 2) conduct expanded education and outreach on opportunities for second units; and 3) develop and disseminate guidelines for Universal Design to better allow persons to age in place. Information from the Yorba Linda Water District has also been incorporated into the Element on the projected replacement timelines for aging water mains.

Upon submittal of the draft Housing Element to the State Department of Housing and Community Development (HCD) for review and comment, the City circulates a Notice of Availability to a variety of interested organizations. The Notice defines a 60 day review and comment period, and identifies locations for review of the draft document. In addition, the draft Housing Element is placed on the City's website at www.ci.yorba-linda.ca.us.

D. RELATIONSHIP TO OTHER GENERAL PLAN ELEMENTS

Yorba Linda has initiated a comprehensive update of its current 1993 General Plan, along with preparation of a Parks & Recreation Master Plan. The updated General Plan will revisit the community's priorities and visions for the future, looking out over the next 20 years. The Yorba Linda General Plan will be comprised of the following elements:

VISION YORBA LINDA
General Plan and Parks & Recreation Master Plan

- Land Use
- Housing

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

The City's 2014-2021 Housing Element is being coordinated with the City's overall General Plan update and with the General Plan Advisory Committee (GPAC). However, the Housing Element is being prepared in a more expedited time frame and will be adopted in advance of the balance of the General Plan in adherence to the mandatory update cycle for SCAG (Southern California Association of Governments) jurisdictions. The City will ensure consistency between the Housing Element and the other updated General Plan elements so that policies introduced in one element are consistent with other elements. As now required upon adoption of the Housing Element (Govn Code Section 65302), the City's Safety and Conservation Elements will include an analysis of policies regarding flood hazards and flood management information (http://www.hcd.ca.gov/hpd/hrc/plan/he/ab_162_stat07.pdf).

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 variety of housing needs maps are presented based on census tract data; Figure 1 depicts the 2010 census tract and block group boundaries for Yorba Linda.

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 1980-2010, and compares this growth to neighboring jurisdictions and the entire County of Orange. Orange County experienced a high level of growth both during the 1980s (25%) and 1990s (18%), and reduced considerably in the 2000s (6%). Yorba Linda experienced dramatic growth in the 1980s (86%) but was more similar to other neighboring cities in the 1990s (12%) and 2000s (9%). Yorba Linda's growth between 2000-2010 was higher than the County and neighboring communities.

In terms of future trends, the Southern California Association of Governments (SCAG) Regional Transportation Plan/Sustainable Communities Strategy Growth Forecast projects a 9.8 percent increase in Yorba Linda's population over the 2008-2020 period for an estimated population of just under 70,000 in 2020.

Table II-1: Regional Population Growth Trends 1980 – 2010

Jurisdiction	1980	1990	2000	2010	Percent Change		
					1980-1990	1990-2000	2000-2010
Anaheim	219,311	266,406	328,014	336,265	22%	23%	3%
Brea	27,910	32,873	35,410	39,282	18%	8%	11%
Fullerton	102,235	114,144	126,003	135,161	12%	10%	7%
Placentia	35,037	41,259	46,488	50,533	18%	13%	9%
Yorba Linda	**28,251**	**52,422**	**58,918**	**64,234**	**86%**	**12%**	**9%**
Total Orange County	1,932,709	2,410,556	2,846,289	3,010,232	25%	18%	6%

Source: U.S. Census 1980, 1990, 2000 and 2010.

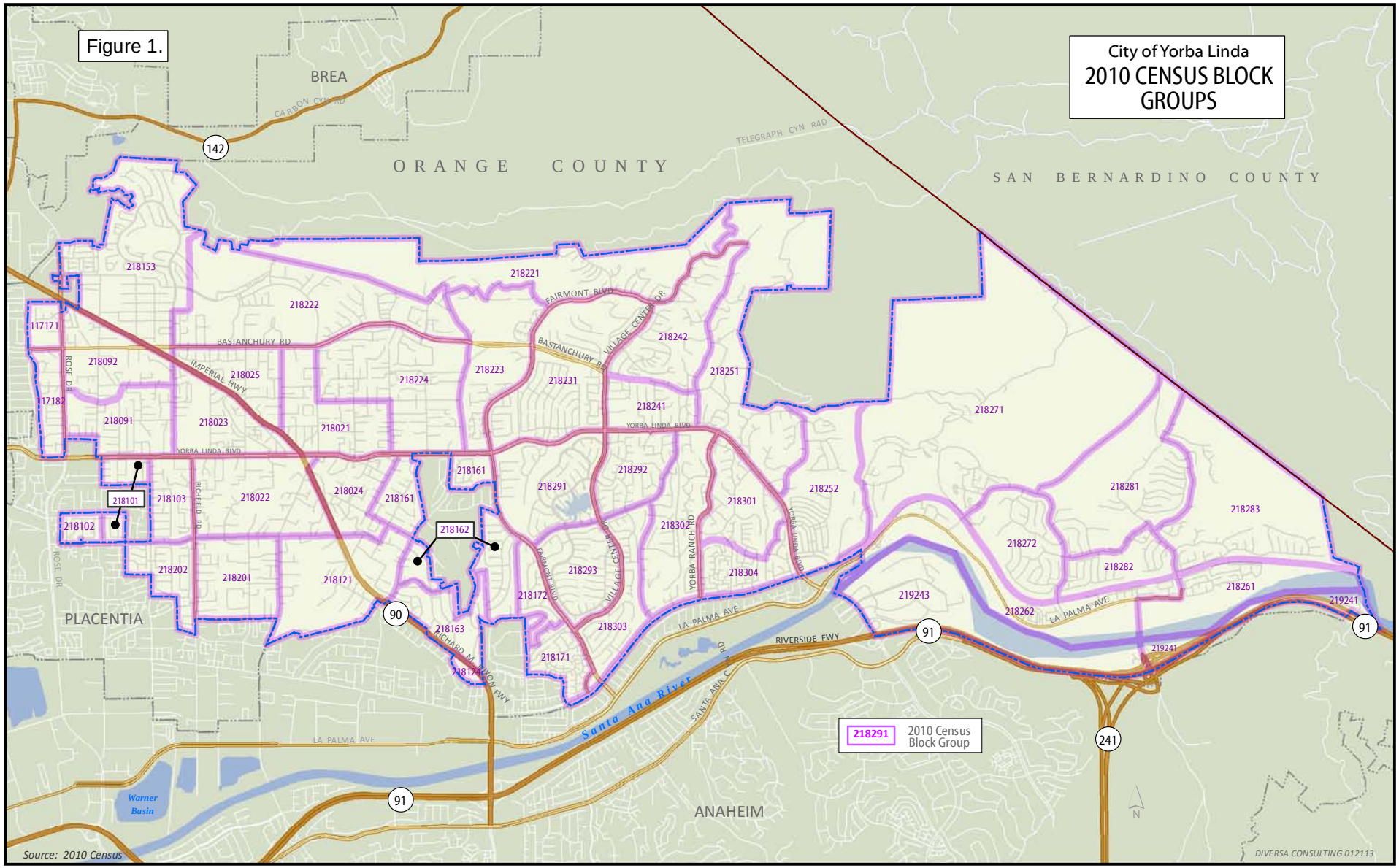
Figure 1.
City of Yorba Linda
2010 CENSUS BLOCK GROUPS
BREA
ORANGE COUNTY
SAN BERNARDINO COUNTY
PLACENTIA
ANAHEIM
Santa Ana River
Warner Basin
218291 2010 Census Block Group
Source: 2010 Census
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2. Age Characteristics

Table II-2 displays the age distribution of the City's population in 1990 and 2010, 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 1990 and 2010 Census shows a decrease in the proportion of school age children (from 21% to 19%).

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 32.5 years in 1990 to 41.7 years in 2010, well above the Countywide median age of 36.2 years.

The City evidenced a sharp decline in its young adult (25-44 years) population over the two decades (from 37% to 22%), while experiencing significant growth in the middle adult (45-64 years) and senior (65+ years) populations. The middle adult population increased by over 11,000 persons (from 19% to 33%), and the senior population grew by about 5,000 persons (from 5% to 12%). Factors contributing to this shift in the City's age structure include an aging in place of young adults into middle age, a corresponding aging of the middle age population into senior citizens, 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 both the number and proportion of families with children over the past two decades.

Table II-2: Age Distribution 1990 – 2010

	1990		2010		
Age Group	**Persons**	**Percent**	**Persons**	**Percent**	**Orange Co. %**
Preschool (<5 yrs)	4,433	8%	3,094	5%	6%
School Age (5-17 yrs)	11,178	21%	12,378	19%	18%
College Age (18-24 yrs)	4,553	9%	5,894	9%	10%
Young Adults (25-44 yrs)	19,601	37%	13,848	22%	28%
Middle Age (45-64 yrs)	10,038	19%	21,414	33%	26%
Seniors (65+ years)	2,619	5%	7,606	12%	12%
TOTAL	52,422	100%	64,234	100%	100%
MEDIAN AGE	**32.5 years**		**41.7 years**		**36.2 years**

Source: U.S. Census 1990 and 2010.

3. Race and Ethnicity

Table II-3 displays the racial/ethnic composition of Yorba Linda's population in 1990 and 2010, 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 79 percent in 1990 to 66 percent in 2010. The City's Asian/Pacific Islander population nearly doubled between 1990-2010, increasing from 10 to 18 percent, and for the first time reaching a level comparable to the Countywide proportion. The City experienced a more modest growth in its Hispanic population, increasing from 9 to 14 percent over the past two decades, well below the 34 percent of Hispanics Countywide. The African American population remained at about one percent of the population, and "Other Races" and American Indians also remained at less than one percent. 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 1990 – 2010

	1990		2010		
Racial/Ethnic Group	**Persons**	**Percent**	**Persons**	**Percent**	**Orange Co. %**
White	41,512	79%	42,183	66%	44%
Asian/Pacific Islander	5,200	10%	11,692	18%	18%
Hispanic	4,948	9%	9,220	14%	34%
African American	551	1%	789	1%	1%
Other Race	164	<1%	230	<1%	3%
American Indian	47	<1%	120	<1%	<1%
TOTAL	52,422	100%	64,234	100%	100%

Source: U.S. Census 1990 and 2010.

4. Employment

The recent economic recession had a significant impact on job growth in Orange County, with the loss in over 100,000 jobs between 2006-2010.[1] Since that time, the economy has begun to turn around, with the Orange County Business Council reporting an increase in 35,000 private sector jobs in the County during the first three quarters of 2012, and projected continued job growth in 2013 and 2014.[2] Within Yorba Linda, the Southern California Association of Governments (SCAG) documents 2008 employment levels at 19,000, with projected 2020 employment of 17,200 and 2035 employment of 17,300, indicating SCAG is not projecting the City's employment base to return to pre-recessionary levels. [3]

[1] Orange County Projections (OCP) 2006 and 2010. OCP forecasts are consistent with SCAG's Regional Transportation Plan/Sustainable Communities Strategy.
[2] 2012 Orange County Workforce Housing Scorecard, Orange County Business Council.
[3] SCAG Regional Transportation Plan/Sustainable Communities Strategy, April 2012.

Table II-4 identifies the largest employers in Yorba Linda, and illustrates the strong presence of medical research and services; restaurants and retail. Several of the City's major employers are located in the Savi Ranch Retail Center.

Table II-4: Major Employers in Yorba Linda

❖ Nobel Biocare Usa	❖ Benefit Services
❖ Viasys Respiratory Care	❖ Placentia-Yorba Linda Unified School Dist
❖ Costco Wholesale Corporation	❖ White Brothers
❖ Century 21 Achievers	❖ St Jude Heritage Medical Group
❖ Briad Restaurant Group	❖ Albertsons
❖ Celerity	❖ Olive Garden Restaurant

Source: City of Yorba Linda

The Census identifies approximately 11,400 primary jobs in Yorba Linda in 2010.[4] As depicted in Table II-5, retail trade (14.9%) is the most dominant employment sector, followed by accommodation and food services (12.4%), and manufacturing (10.2%).

Table II-5: Primary Jobs by Industry Sector 2010

Industry Sector	# Jobs	% Total Jobs
Retail Trade	1,697	14.9%
Accommodation and Food Services	1,417	12.4%
Manufacturing	1,159	10.2%
Construction	1,067	9.3%
Health Care and Social Assistance	1,056	9.3%
Administration & Support, Waste Mgmt and Remediation	839	7.3%
Professional, Scientific and Technical Services	800	7.0%
Other Services (excluding Public Administration)	784	6.9%
Wholesale Trade	696	6.1%
Finance and Trade	467	4.1%
Public Administration	330	2.9%
Real Estate and Rental and Leasing	263	2.3%
Educational Services	234	2.0%
Utilities	200	1.8%
Arts, Entertainment and Recreation	194	1.7%
Information, Management of Companies	89	0.8%
Oil and Gas Extraction, Agriculture, Forestry, Fishing	78	0.6%
Transportation and Warehousing	46	0.4%
TOTAL	**11,416**	**100%**

Source: U.S. Census 2012. OnTheMap Application. http://onthemap.ces.census.gov/

[4] The Census defines a "primary job" as the highest paying job for a worker for the year, but excluding self-employed or "informally employed" workers.

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 Census[5] documents that 88 percent of the 11,400 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, 42 percent of persons employed within Orange County are commuting in from other counties, compared to 24 percent in Los Angeles County and just 18 percent in San Diego County.

Workforce Housing Scorecard

In December 2012, the Orange County Business Council published the results of its second Workforce Housing Scorecard. This report provides a comprehensive evaluation of the current and future state of Orange County's housing supply and demand, and its effect on business competitiveness. 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 challenge for young families to afford housing in Orange County is apparent, with over 50,000 residents aged 20 to 34 leaving the County between 2000-2010 while the more affordable Inland Empire and San Diego regions experienced a 21 percent increase in this same age group. The Scorecard warns that the continued loss of this younger population will weaken Orange County's future workforce pool and negatively impact the long-term regional economy.

Based on the following criteria, the Scorecard rates each jurisdiction's record over the 1991-2010 period in addressing workforce housing needs:

- ✓ Number of jobs, rewarding cities that promote job growth
- ✓ Housing unit density
- ✓ Housing growth, rewarding cities that promote housing growth
- ✓ Jobs/housing balance

Of the 34 cities in Orange County, Yorba Linda ranked 20th in its success over the past two decades in generating both new jobs and the supply of homes necessary to house these new workers. In terms of future projections, the City's ranking improves to 13th under the Scorecard for the 2010-2020 period.

[5] OnTheMap Application. http://onthemap.ces.census.gov

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.

The 2010 Census documents 21,576 households in Yorba Linda, with an average household size of 2.97 persons and average family size of 3.29 persons (refer to Table II-6). This represents a decrease in household size (3.12) from 1990, and is similar to the Orange County average household size of 2.99. The decrease in Yorba Linda's 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 (82%), including families with children (37%), and those without children (45%). However, over the past two decades, the number of families with children decreased by approximately 400, resulting in a decline in their relative proportion from 50 to 37 percent of all households. In contrast, the proportion of family households *without* children increased from 35 to 45 percent, and single-person households increased from 11 to 14. Over 80 percent of the City's net growth in 4,800 new households between 1990-2010 was due to the growth in childless family households. Figure 2 depicts the percentage of family households with children by census block group, and illustrates presence of high concentrations (40–50%) in neighborhoods distributed throughout Yorba Linda.

Table II-6: Household Characteristics 1990 – 2010

Household Type	1990		2010		Orange Co. %
	Households	Percent	Households	Percent	
Families	14,214	85%	17,704	82%	71%
With children	8,338	(50%)	7,940	(37%)	(34%)
Without children	5,876	(35%)	9,764	(45%)	(37%)
Singles	1,812	11%	3,119	14%	21%
Other non-families	748	4%	753	3%	8%
Total Households	**16,774**	**100%**	**21,576**	**100%**	100%
Average Household Size	3.12		2.97		2.99
Average Family Size	3.37		3.29		3.47

Source: U.S. Census 1990 and 2010.

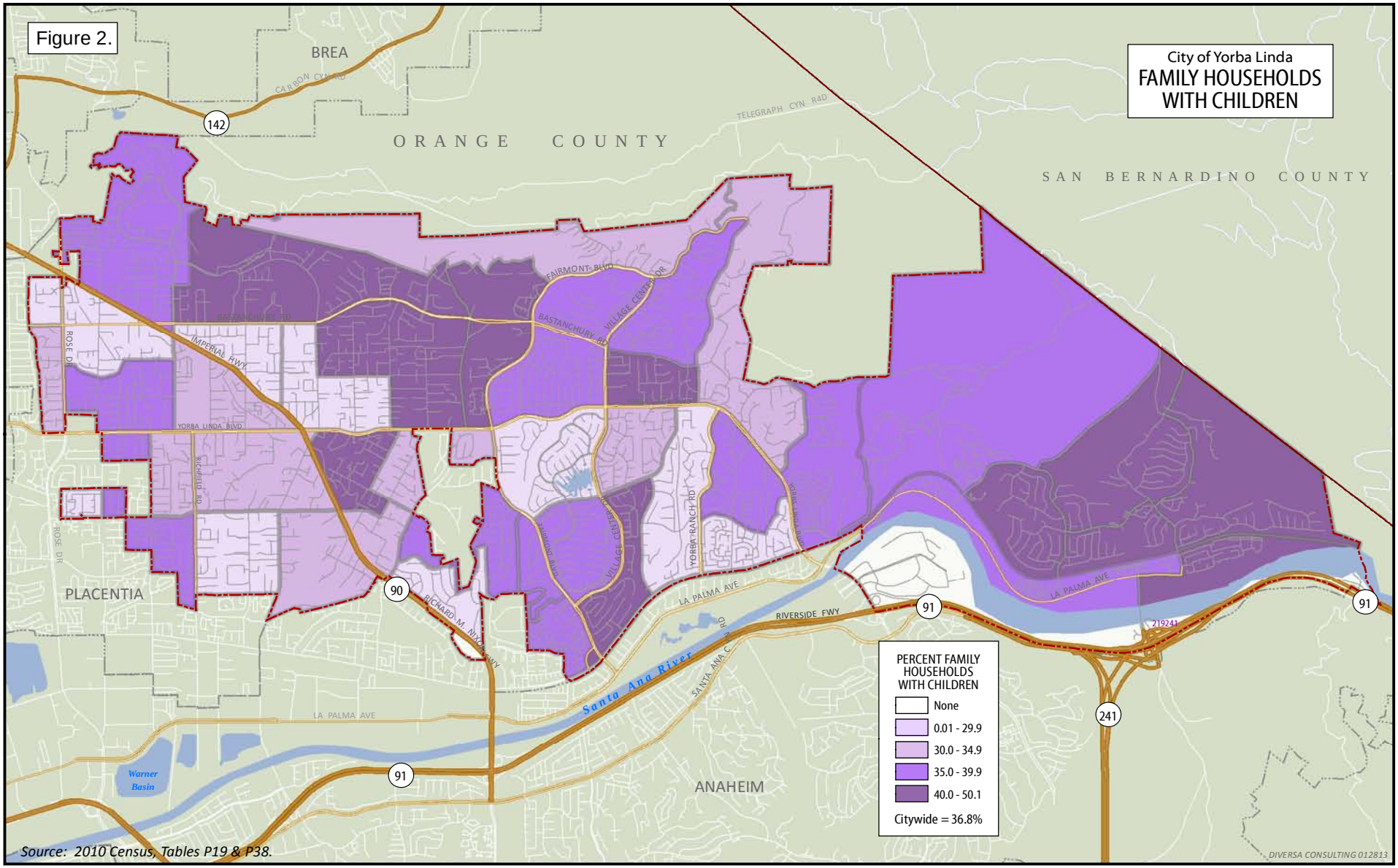


Figure 2.
City of Yorba Linda
FAMILY HOUSEHOLDS WITH CHILDREN
BREA
ORANGE COUNTY
SAN BERNARDINO COUNTY
PLACENTIA
ANAHEIM
Santa Ana River
Warner Basin
PERCENT FAMILY HOUSEHOLDS WITH CHILDREN
None
0.01 - 29.9
30.0 - 34.9
35.0 - 39.9
40.0 - 50.1
Citywide = 36.8%
Source: 2010 Census, Tables P19 & P38.
DIVERSA CONSULTING 012813

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)	2012 Orange County Income Limits			
		1 person household	2 person household	3 person household	4 person household
Extremely Low	0-30% AMI	$20,250	$23,150	$26,050	$28,900
Very Low	0-50% AMI	$33,750	$38,550	$43,350	$48,150
Low	51-80% AMI	$53,950	$61,650	$69,350	$77,050
Moderate	81-120% AMI	$71,650	$81,900	$92,100	$102,350
Above Moderate	120%+ AMI	> $71,650	> $81,900	>$92,100	>$102,350

Source: California Dept of Housing and Community Development, 2012 Income Limits.

Table II-8 presents the distribution of household income in Yorba Linda by income category. Despite the City's overall affluence, Yorba Linda does have its share of lower income households, with 22 percent earning less than 80 percent of the County median. Extremely low-income (ELI) households (<30% AMI) comprise five percent of households, and have significant housing needs. According to the CHAS Data compiled by HUD, two-thirds of the City's ELI households are homeowners (761 households), with 72 percent of these ELI homeowners spending more than half their income towards housing, placing them at risk of being unable to maintain, or potentially losing their homes. Among the City's estimated 380 ELI renter households, 73 percent spend more than half their incomes on rent.

Table II-8: Household Income Distribution 2010

Income Level	Households	Percent
Extremely Low Income	1,141	5%
Very Low Income	1,328	6%
Low Income	2,295	11%
Moderate Income	3,027	14%
Above Moderate Income	13,618	64%
TOTAL	**21,409**	**100%**

Source: SCAG Existing Housing Needs Statement, July 2011 (as derived from 2005-2009 American Community Survey).

Many of the workers who make up Yorba Linda' workforce earn modest incomes, making it challenging to afford to live in the City. Table II-9 presents a sampling of occupations in Yorba Linda, which falls 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 childcare workers and retail sales managers, cannot afford the median rent in Yorba Linda.

Table II-9: Orange County Wages for Select Occupations 2012

Very Low Income (<$38,550 - 2 person household)	Mean Hourly Wage	Mean Annual Income	Max. Affordable Housing Cost
Waiters/Waitresses	$10.72	$22,294	$557
Home Health Aides	$11.91	$24,782	$620
Child Care Workers	$12.88	$26,807	$670
Bank Tellers	$13.42	$27,925	$698
Retail Salespersons	$13.66	$28,417	$710
Nursing Aides, Orderlies, and Attendants	$14.02	$29,149	$729
Security Guards	$14.24	$29,621	$741
Emergency Medical Technicians & Paramedics	$14.52	$30,201	$755
Preschool Teachers, except Special Education	$16.61	$34,547	$864
Low Income ($38,550-$61,650 - 2 person household)	**Mean Hourly Wage**	**Mean Annual Income**	**Max. Affordable Housing Cost**
Tax Preparers	$19.37	$40,295	$1,007
Bookkeeping, Accounting & Auditing Clerks	$20.32	$42,271	$1,057
Bus Drivers, Transit and Intercity	$20.48	$42,597	$1,065
Child, Family, and School Social Workers	$20.56	$42,772	$1,069
Retail Sales Manager	$21.47	$44,650	$1,116
Real Estate Sales Agent	$25.94	$53,952	$1,349
Food Service Managers	$26.76	$55,660	$1,392
Architectural and Civil Drafters	$27.88	$57,997	$1,450
Carpenters	$28.18	$58,624	$1,466
Moderate Income ($61,650-$81,900 - 2 person household)	**Mean Hourly Wage**	**Mean Annual Income**	**Max. Affordable Housing Cost**
Occupational Therapist Assistants	$30.02	$62,447	$1,561
Market Research Analysts	$33.16	$68,977	$1,724
Chemists	$33.25	$69,152	$1,729
Firefighters	$34.01	$70,743	$1,769
Librarians	$34.77	$72,324	$1,808
Computer Programmers	$36.40	$75,706	$1,893
Property and Real Estate Managers	$36.52	$75,972	$1,899
Architects (except Landscape and Civil)	$37.96	$78,955	$1,974
Medical Scientists (except Epidemiologists)	$38.97	$81,067	$2,026

Source: 2012 California Occupational Employment Statistics – Orange County; 2012 State HCD Income Limits.
Income categories based on two person household with single wage earner.
Max affordable housing cost based on 30% of income, including rent/mortgage, utilities, taxes, insurance, HOA fees.

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 2010

Special Needs Groups	Persons	Households	Percent*
Seniors (65+)	7,606		12%
With a Disability*	2,281		(30%)
Senior Households		4,619	21%
Renter		735	(16%)
Living Alone		551	
Owner		3,884	(84%)
Living Alone		964	
Persons Living with Disabilities*	4,424		7%
Large Households		3,084	15%
Renter		485	(16%)
Owner		2,599	(84%)
Female-Headed Households*		1,775	8%
with Related Children*		835	(47%)
Farmworkers**	31		
TOTAL Persons/Households	64,234	21,576	

Source: U.S. Census 2010; *American Community Survey 2008-2010; **SCAG RHNA Existing Needs Statement, 2012.
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, 16% are renters and 84% are owners.

Senior Households

The 2010 Census identifies 12 percent (7,606) of Yorba Linda's residents as over the age of 65, reflecting an increase in over 3,000 seniors over the past decade. Nearly one-third have some type of disability related to self-care or mobility, which may limit their ability to live independently. About 21 percent of Yorba Linda's households are headed by a senior, the majority of which are homeowners (84%).

One-quarter of the City's senior homeowners live alone, and over the long term may require supportive services to remain independent in their homes. Figure 3 illustrates the percentage of homeowners in each census block group that are seniors living alone. Neighborhoods with the highest concentrations of individual senior homeowners include: the northwest corner of the City, which includes the Lake Park Mobilehome Community; the older neighborhoods surrounding the Town Center and immediately south of Yorba Linda Boulevard; and neighborhood in Travis Ranch located between Yorba Ranch Road and Yorba Linda Boulevard.

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 735 senior renter households, 80 percent are lower income, with nearly one-third extremely low income. As shown later in Table II-22, Yorba Linda has two senior housing projects providing 224 rental units affordable to a mix of very low and low-income households. The State of California Community Care Licensing Division identifies 25 residential care homes for the elderly in Yorba Linda, providing 235 beds for seniors age 60+ requiring 24 hour assisted living. In addition to the 24 small residential care facilities (6 or fewer beds) "board and care" homes, there is one larger facility with 93 beds.

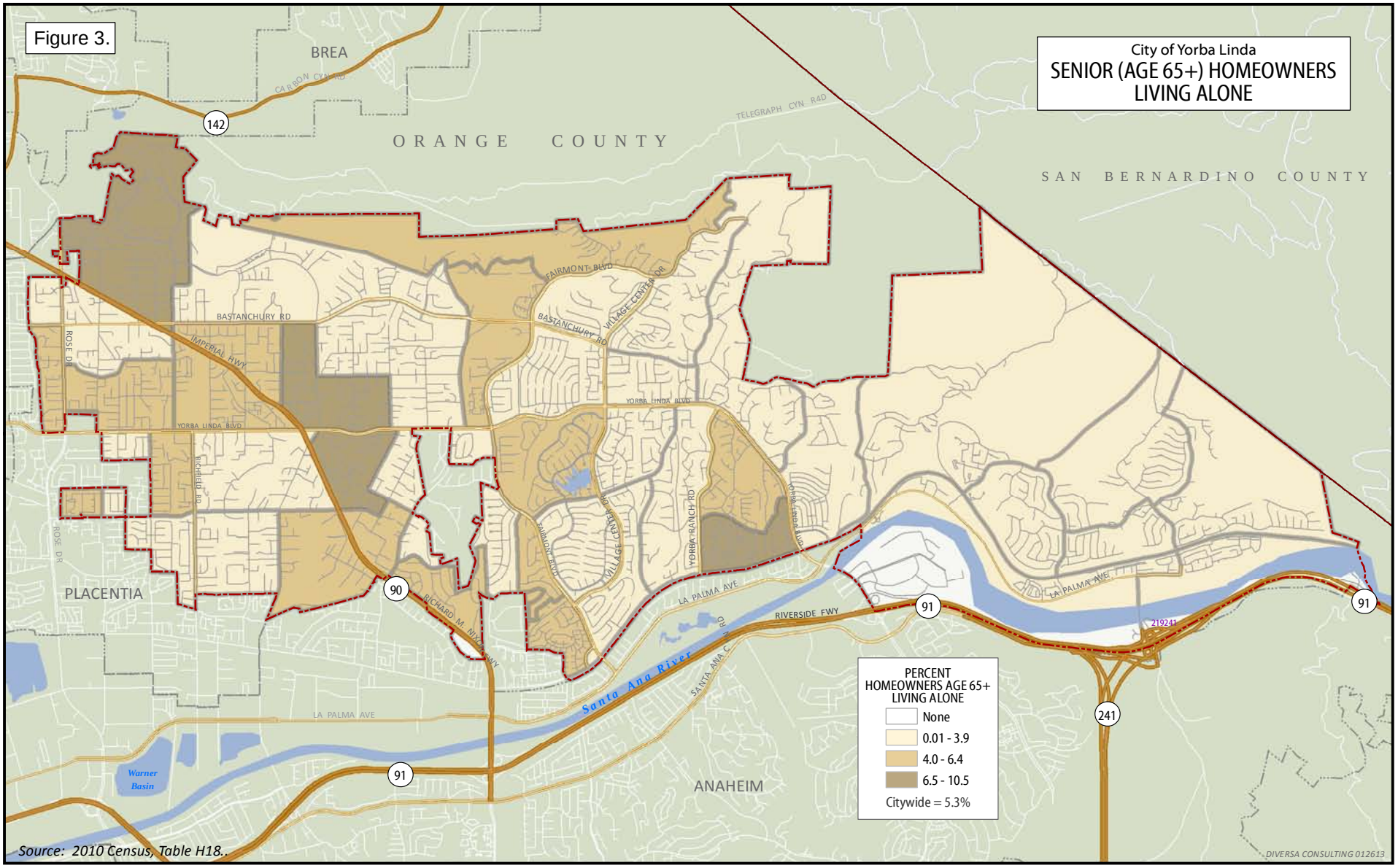
Arbor Villas Senior Housing

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 and the Yorba Linda Senior Citizens Club coordinate a number of senior activities at various community facilities throughout the community, including the Senior Citizens Center. Programs offered include recreational and social activities, a meals program, food distribution, preventative healthcare, and transportation services.

Figure 3.

City of Yorba Linda
SENIOR (AGE 65+) HOMEOWNERS LIVING ALONE



Source: 2010 Census, Table H18..

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 15 percent of total households in the City (2010 Census). Of these large households, just 16 percent, or 485 households, are renters, with 45 percent of these renter households earning lower incomes. Based on the CHAS (Comprehensive Housing Affordability Strategy) Databook prepared by HUD, approximately 62 percent of Yorba Linda's large renter households suffer from one or more housing problems, including housing overpayment, overcrowding and/or substandard housing conditions.

Yorba Linda's housing stock includes approximately 1,500 rental units with three or more bedrooms, in general, the appropriate sized unit to house the city's 485 large renter households (2006-2010 American Community). 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, many of which are single-family home rentals. However, market rents for a 3-bedroom apartment exceed the level of affordability for lower income large family households.

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 reports 1,775 female-headed family households in Yorba Linda; 835 of these households had children. Of those households with children, 11 percent lived in poverty, compared to a poverty rate of just one percent among all Yorba Linda families. Thus, female-headed households with children need assistance with housing subsidies, as well as accessible and affordable day care.

The City of Yorba Linda sponsors an assortment of classes for youth and teens throughout the year. The City has an Activity Center, a Field House, a number of parks, and shared school/park facilities that provide two indoor gymnasiums, baseball and soccer fields, volleyball and basketball courts, and horse trails.

Persons with Disabilities

A disability is defined as a long lasting condition that impairs an individual's mobility, ability to work, or ability to care for themselves. Persons with disabilities include those with physical, mental, or emotional disabilities. Disabled persons have special housing needs because of their fixed income, shortage of affordable and accessible housing, and higher health costs associated with their disability.

The 2008-2010 American Community Survey (ACS) identifies 4,424 Yorba Linda residents as having one or more disabilities, representing seven percent of the City's population. One-third of these adult residents are unable to live independently. The ACS documents the presence of following types of disabilities among Yorba Linda's disabled residents:

- Ambulatory – 55%
- Cognitive – 31%
- Hearing – 27%
- Vision – 135

Of the City's senior population, 30 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.

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. A far greater number of licensed care facilities are available for seniors in Yorba Linda, with 25 residential care facilities for the elderly, providing capacity for 235 persons.

Developmental Disabilities[6]

The State Welfare and Institutions Code (Section 4512) defines a "developmental disability" as 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. This term also includes disabling conditions found to be closely related to mental retardation or to require treatment similar to that required for individuals with mental retardation, but does not include other handicapping conditions that are solely physical in nature.

The Regional Center of Orange County (RCOC) is among 21 regional centers operated by the State Department of Developmental Services to serve the developmentally disabled population. The goal of these centers is to: 1) prevent/minimize institutionalization of

[6] SB 812, passed by the California legislature in 2010, now requires the housing element to specifically analyze the housing needs of persons with developmental disabilities, and to identify resources to serve this population.

developmentally disabled persons and their dislocation from family and community; and 2) enable this population to lead more independent and productive lives.

The RCOC serves approximately 17,000 individuals with developmental disabilities and their families. Within Yorba Linda's two zip codes, the Regional Center currently provides services to 297 residents with developmental disabilities, generating an estimated need for 100 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	93	47	75	5	1	221
92887	29	21	24	1	1	76
Citywide Total	**122**	**68**	**99**	**6**	**2**	**297**
Est. Housing Need	**30**	**34**	**35**	**1**	**0**	**100**

Source: Regional Center of Orange County (RCOC), 2012
* The following need factors have been developed by the Golden Gate Regional Center and can be used to generally 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.

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.

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.

Homeless

Every two years, the Orange County Community Services Homeless Prevention Division 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 2011 PITS[7] identified 6,939 homeless individuals in the County, including 1,708 persons in families with children (25%). The following summarizes some of the key findings of the survey:

- Nearly two-thirds (62%) of the homeless counted were unsheltered, with 38% in shelter facilities, including emergency shelters, transitional housing programs and motel voucher programs
- Job loss (39%) and alcohol/drug use (17%) were cited by homeless individuals as the top two causes for their current episode of homelessness
- 55% of respondents indicated this was their first episode of homelessness
- Over half (57%) of homeless respondents indicated they had one or more disabling conditions, including 24% with a physical disability, 20% suffering from mental illness, 25% experiencing chronic health problems, and 33% currently using alcohol and/or other drugs

While the PITS does not enumerate the homeless count by jurisdiction, in the representative survey sample of 794 homeless throughout the County, just 3 persons identified Yorba Linda as their last place of residence. By comparison, the 2010 Census identifies no homeless individuals in Yorba Linda. Most of the homeless observed in Yorba Linda are transient, moving through the City along Imperial Highway and Yorba Linda Boulevard. However, on occasion, the police have observed some small (1-2 people) encampments in the Featherly Regional Park area, when water is low.

“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.

[7] http://www.pointintimeoc.org/2011_oc_homeless_report_final.pdf

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

Organization	Beds and/or Services Provided
Anaheim Interfaith Center P.O. Box 528 Anaheim, CA 92815 (714) 774-8502	Provides transitional housing and supportive services for 9 homeless families – for a 6-9 month period. Case management counseling, and other services are provided.
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.
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. Redeveloping the Tustin Marine Corps Air Station to create a unique full-service facility to address the needs of the homeless. 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.
Salvation Army Emergency Family Services Offices 1515 West North Street Anaheim, 92801 (714) 491-1020	Provides food distribution, utility assistance, transportation (gas vouchers, 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. Sheepfold also provides transitional housing at a facility in Brea for battered women and their children, with a capacity of 6 families.

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 2012 RHNA Existing Needs Statement, SCAG identifies just 31 Yorba Linda residents employed in the industries of farming, fishing or forestry, representing 0.1 percent of the City's labor force. Yorba Linda retains some limited land dedicated to agricultural production. 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.

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. Yorba Linda's growth rate over the last three decades has consistently been above that of its neighboring cities and Orange County as a whole. Yorba Linda's housing stock increased by 91 percent between 1980 and 1990, 13 percent between 1990 and 2000, and another 14 percent between 2000 and 2010. In comparison, Countywide housing growth was just eight percent over the most recent decade.

The 2010 Census documents Yorba Linda's housing stock at 22,305 units, reflecting the addition of over 2,700 units since 2000. Upon completion of the Vista Del Verde and North Yorba Linda Estates hillside communities, future residential development will be primarily limited to smaller infill sites designated for medium and higher density development.

Table II-13: Regional Housing Growth Trends 1980-2010

					Percent Change		
Jurisdiction	**1980**	**1990**	**2000**	**2010**	**1980-1990**	**1990-2000**	**2000-2010**
Anaheim	82,725	93,177	99,719	104,237	13%	7%	5%
Brea	11,203	12,648	13,327	14,785	13%	5%	11%
Fullerton	39,506	42,956	44,771	47,869	9%	4%	7%
Placentia	11,379	13,733	15,356	16,872	21%	12%	10%
Yorba Linda	**9,058**	**17,341**	**19,567**	**22,305**	**91%**	**13%**	**14%**
Orange County	721,514	875,072	969,484	1,046,118	21%	11%	8%

Source: U.S. Census 1980, 1990, 2000 and 2010.

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 2010 Census, the residential vacancy rate in Yorba Linda was 1.2 percent for ownership units and 4 percent for rental units, indicating a modest pent-up demand for both ownership and rental housing in the City.

2. Housing Type and Tenure

Table II-14 presents the mix of housing types in Yorba Linda. Of the City's 22,305 housing units in 2010, 88 percent were single-family homes and 10 percent were multi-family units, unchanged since 1990. As the areas remaining for large scale single-family development diminish, the relative proportion of multi-family units in the City can be expected to increase. Yorba Linda also has one mobile home park containing just under 300 mobile home units, comprising one percent of the City's housing.

Table II-14: Housing Type 1990 – 2010

Unit Type	1990		2000		2010	
	Units	Percent	Units	Percent	Units	Percent
Single-Family (SF) Detached	13,248	76%	15,344	79%	17,523	78%
SF Attached	1,968	11%	2,077	11%	2,152	10%
Total SF	***15,216***	**88%**	***17,421***	**89%**	***19,675***	**88%**
2 to 4 Units	606	3%	533	3%	744	3%
5 or more units	1,115	6%	1,270	7%	1,458	7%
Total Multi-Family	***1,721***	**10%**	***1,803***	**9%**	***2,202***	**10%**
Mobile Homes & Other	404	2%	310	2%	428	2%
Total Housing Units	**17,341**	100%	**19,534**	**100%**	**22,305**	**100%**
Vacancy Rate	**3.27%**	**--**	**1.61%**	**--**	**3.27%**	**--**

Source: U.S. Census 1990, 2000, and 2010. Dept of Finance 2010 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. According to the 2010 Census, 84 percent of Yorba Linda's households were homeowners, demonstrating stability since 1990 when 84 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 59.3 percent.

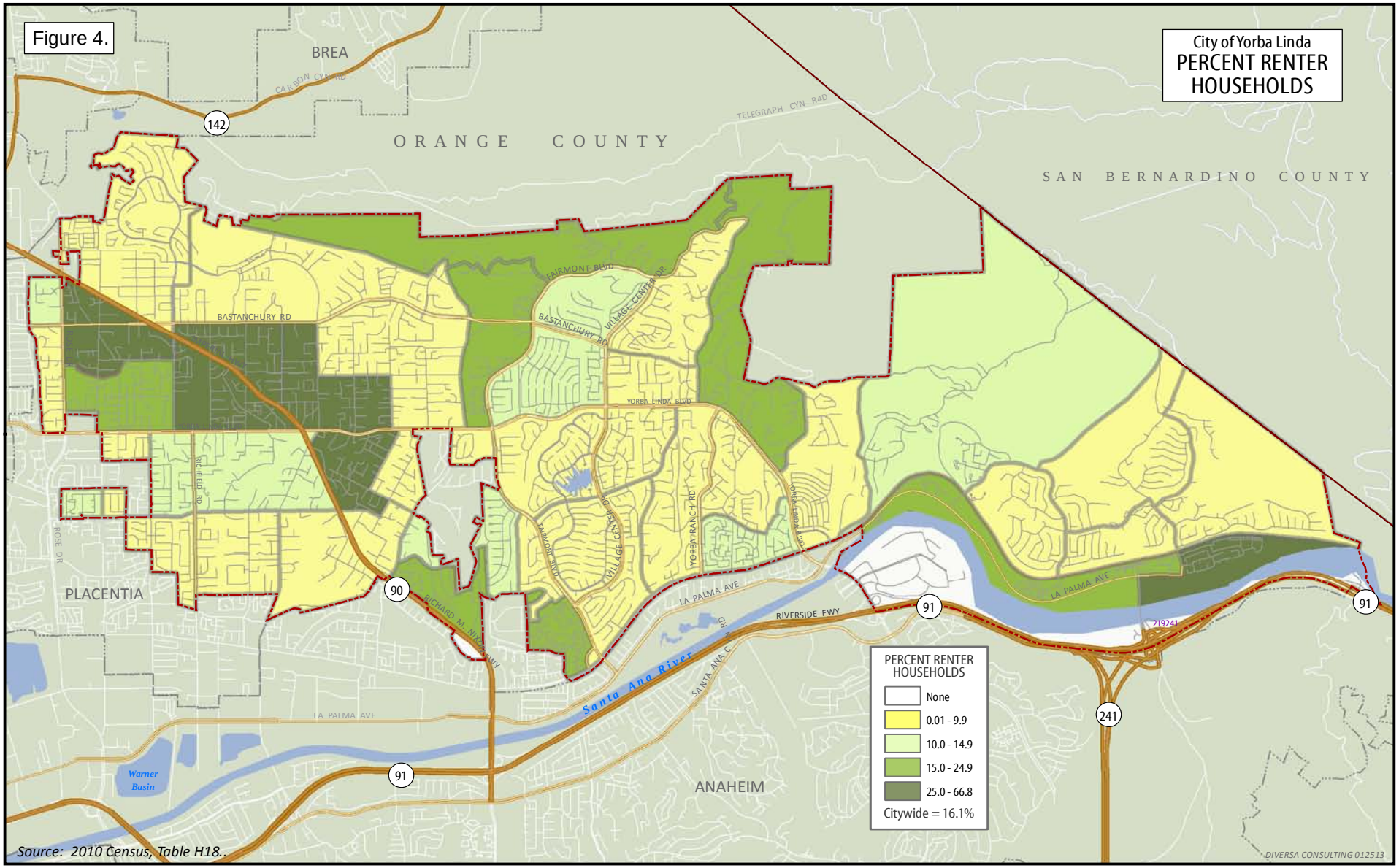
Table II-15: Housing Tenure 1990 – 2000

Occupied Housing Units	1990		2010	
	Households	Percent	Households	Percent
Renter	2,635	16%	3,468	16%
Owner	14,139	84%	18,108	84%
Total	**16,774**	**100%**	**21,576**	**100%**

Source: U.S. Census, 1990 and 2010

Figure 4 illustrates the percentage of renter households in Yorba Linda by census block group. The areas with the highest concentration of rental housing are generally located in the neighborhoods surrounding Imperial Highway, west of Kellogg Drive; and in the far southeast corner of the City, which is the location of the 400 unit Archstone Apartment community.

Figure 4.



Source: 2010 Census, Table H18..

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 2010.

Almost half (45%) of Yorba Linda's housing stock is 30 years or older in 2010 (built in the 1970s or before). By 2020, an additional 30 percent of the housing stock (built during the 1980's) will reach 30 years in age. 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 2010

Year Structure Built	Renter Occupied Housing	Percent Renter	Owner Occupied Housing	Percent Owner	Total Percent
2005 or later	154	5%	406	2%	3%
2000-2004	310	9%	1,445	8%	8%
1990-1999	300	9%	2,725	15%	14%
1980-1989	832	25%	5,765	32%	31%
1970-1979	996	30%	4,522	25%	26%
1960-1969	485	14%	2,288	13%	13%
1950-1959	156	5%	677	4%	4%
1940-1949	40	1%	134	1%	1%
1939 or earlier	95	3%	79	0%	1%
TOTAL	**3,368**	**100%**	**18,041**	**100%**	**100%**

Source: SCAG Region Occupied Housing Units by Tenure by Year Built, SCAG Existing Housing Needs Statement, July 2011 (as derived from 2005-2009 American Community Survey).

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 1980 can be considered as potential candidates for rehabilitation needs. Of Yorba Linda's approximately 1,800 pre-1980 rental units, an estimated 20 percent, or 360 units, may require some degree of rehabilitation over the Housing Element planning period. Among the City's 7,700 pre-1980 owner units, an estimated five percent, or 385 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 (January 2013) for Yorba Linda was obtained from Internet rental listings in the Orange County Register, Craigslist and Rental Source websites. Table II-17 presents the results of the rent survey by unit type, including apartments/ condominiums/townhomes, single-family homes, and individual rooms for rent.

A total of 60 non-duplicative multi-family units were advertised for rent in Yorba Linda, including 15 apartments and 45 units identified as townhomes or condominiums. Median monthly rents were $1,040 for a studio, $1,200 for a one-bedroom unit, $1,700 for a two bedroom unit, and $2,050 for a three bedroom unit. While no three bedroom apartments were advertised, townhome/condominiums helped to fill the gap in larger unit rentals.

A greater number of single-family homes were listed for rent in Yorba Linda than multi-family units, with 81 home rentals identified in the rent survey. Median rents ranged from $1,800 for a two-bedroom home, $2,550 for a three bedroom home, and $2,900 for a home with four or more bedrooms. The significant number of single-family home rentals is likely a reflection of the "shadow market" occurring in many California communities where homeowners looking to move are unable to sell or are unwilling to take a large hit to their equity, and instead chose to rent out their homes.

In addition to the full rental units surveyed, 41 individual rooms were listed for rent within condominiums and single-family homes, ranging in price from $350 to $850. Many of the rooms were marketed to students as convenient to both California State University, Fullerton and California State University, Pomona. Rooms provide a lower cost rental option for singles, as well as allowing homeowners to supplement their income, particularly useful for senior homeowners on fixed incomes.

Table II-17: Survey of Vacant Rental Units, January 2013

Unit Type and Bedrooms	# Units Advertised	Rental Range	Median Rent
Apartments /Condominiums/Townhomes			
Studio	2	$950 - $1,125	$1,040
1	5	$655 - $1,280	$1,200
2	23	$1,600 - $1,850	$1,700
3	30	$1,200 - $5,400	$2,050
Single-Family Homes			
2	2	$1,650 - $1,950	$1,800
3	38	$1850 - $3,500	$2,550
4+	41	$1,700 - $4,600	$2,900
Rooms for Rent			
1	41	$350 - $850	$645

Source: www.craigslist.org, Orange County Register (http://re.ocregister.com/eng/rentals/yorba-linda-ca-usa), www.rentalsource.com

Homeownership Market

Table II-18 compares single-family and condominium sales prices during calendar year 2012 in Yorba Linda and nearby communities by zip code, and contrasts this with sales during the prior year. The *Los Angeles Times* reports 778 single-family homes sold in Yorba Linda in 2012. After several years of decline, sales prices were fairly stable from the prior year, with a median sales price of $590,000 in zip code 92886 (generally west of Fairmont Blvd) and $650,000 in zip code 92887 (east Yorba Linda). Home prices in Yorba Linda were significantly higher than the Countywide median of $500,000, as well as Anaheim, Brea, Fullerton and Placentia.

The *Los Angeles Times* reports 170 condominium sales in Yorba Linda in 2012. The median price in the 92886 zip code was $245,000 (4% increase from 2011) and $230,000 in the 92887 zip code (10% increase). In contrast to prices for single-family homes, condominium prices in Yorba Linda are less expensive than the County as a whole.

Table II-18: Single-Family Homes and Condominium Sales Jan-Dec 2012

Community	Zip Code	# Homes Sold	Median Home Price	% Change from 2011	# Condos Sold	Median Condo Price	% Change from 2011
Anaheim	92801	263	$320,000	3.4%	98	$250,000	2.0%
	92802	175	$350,000	-0.4%	51	$250,000	-4.8%
	92804	450	$345,000	4.5%	112	$165,000	-14.9%
	92805	324	$320,000	3.2%	98	$237,000	23.0%
	92806	226	$380,000	2.7%	33	$224,000	4.2%
Anaheim Hills	92807	411	$443,000	-4.3%	68	$204,000	-6.7%
	92808	218	$575,000	1.8%	122	$301,000	2.0%
Brea	92821	265	$467,000	6.1%	22	$295,000	-7.5%
	92823	46	$522,000	-13.1%	0	n/a	n/a
Fullerton	92831	200	$450,000	4.7%	90	$217,000	3.3%
	92832	141	$339,000	1.2%	33	$180,000	52.3%
	92833	371	$390,000	6.7%	136	$326,000	0.2%
	92835	246	$552,000	-0.1%	57	$197,000	-1.1%
Placentia	92870	445	$455,000	-1.1%	94	$250,000	17.1%
Yorba Linda	**92886**	**549**	**$590,000**	**-0.8%**	**99**	**$245,000**	**4.3%**
	92887	**229**	**$650,000**	**-1.5%**	**71**	**$230,000**	**9.5%**
Orange County	All Zip Codes	23,032	$500,0000	4.4%	9,875	$287,000	6.0%

Source: DQNews – 2012 Los Angeles Times Zip Code Chart, http://www.dqnews.com

While the prior Table II-18 provides an overview of the subregional housing sales market, the following Table II-19 provides detailed information on all sales of existing and new single-family homes and condominiums within Yorba Linda during calendar year 2012. A total of 808 single-family home sales were recorded during this period, a 20 percent increase in the number of homes sold during 2011. Sales prices ranged from a median of $421,000 (two-bedroom) to $892,000 (four-bedroom). The overall median single-family sales price was $630,000, a $15,000 increase from the prior year's home sales.

Condominiums comprised twenty percent of Yorba Linda's residential sales during 2012. Median prices for condominiums ranged from $169,000 (two-bedroom) to $525,000 (four-bedroom). With a median price of $250,000 for all 190 condominiums sold in Yorba Linda during this period, median sales prices have increased approximately $30,000 from 2011 levels.

Table II-19: Home and Condominium Sales Prices Jan-Dec 2012

# Bedrooms	Units Sold	Price Range	Median Price	Avg. Unit Size	Avg. Year Built
Single-Family Homes					
2	52	$144,500 - $965,000	$421,000	1,500 sf	1972
3	325	$104,000 - $2,200,000	$569,000	1,850 sf	1977
4	385	$157,500 - $2,575,000	$695,000	2,400 sf	1977
5	46	$164,000 - $1,499,000	$892,000	2,900 sf	1979
Total	***808***	***$104,000 - $2,575,000***	***$630,000***	**2,100 sf**	**1977**
Condominiums					
1	10	$117,500 - $182,000	$169,000	660 sf	1977
2	67	$171,500 - $324,000	$210,000	1,000 sf	1979
3	50	$125,000 - $470,000	$250,000	1,100 sf	1979
4	63	$295,000 - $910,000	$525,000	n.a.	n.a.
Total	***190***	***$117,500 - $910,000***	***$250,000***	**1,100 sf**	**1979**
Source: Dataquick On-Line Real Estate Database. Compiled by Karen Warner Associates.					

Home Foreclosures

Nearly 1.5 million of the 8.7 million homes and condominiums in California have been involved in a foreclosure proceeding since 2007. While the number of mortgage default notices in the State has been consistently declining since its peak in 2010, the level of foreclosure activity in California remains among the highest in the country. Approximately 49,000 Notices of Default were recorded in the State during third quarter 2012, comprising 20 percent of all residential resales.

Within Yorba Linda, www.Realtytrac.com identifies 197 single-family home and condominiums units (March 2013) in various states of foreclosure: 71 units in "pre-foreclosure" having received a notice of mortgage default; 72 units undergoing foreclosure with notice of a trustee sale; and 54 units with ownership taken over by the bank. RealtyTrac reports a total of 23 *new* foreclosure filings in Yorba Linda in March 2013, 73 percent lower than the same time last year and representing 1 filing for every 1,033 residential units in the City. In comparison, the ratio of March foreclosure filings to total housing units in the State, Los Angeles and Orange counties, Diamond Bar and Placentia were higher than in Yorba Linda, whereas the foreclosure ratio in Anaheim, Brea and Fullerton were below that of Yorba Linda.[8]

Los Angeles County	1 : 258
California	1 : 413
Orange County	1 : 542
Diamond Bar	1 : 620
Placentia	1 : 764
Yorba Linda	**1 : 1,033**
Anaheim	1 : 1,043
Brea	1 : 1,138
Fullerton	1 : 1,381

While foreclosures have been on the decline, "short sales" - where the sales price falls short of what is owed on the property - have been rising. In terms of distressed property sales, short sales are preferable to foreclosures for several reasons: 1) units are typically occupied and in better condition; 2) they tend to be higher priced; and 3) short sales are more favorable financially for banks which may translate into improved lending conditions. In third quarter 2012, short sales comprised 26 percent of statewide resale activity.

[8] The foreclosure ratio is calculated by dividing the number of dwelling units in the jurisdiction by the total number of properties that received foreclosure notices that month. The lower the second number in the ratio, the higher the foreclosure rate.

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-20 presents the maximum affordable purchase price for moderate income households (120% AMI), and compares this with the 2012 median sales prices for single-family homes and condominiums in Yorba Linda as previously documented in Table II-18. As illustrated below, the maximum affordable purchase price ranges from $382,000 for a two person household, $433,000 for a three person household, and $481,000 for a four person household. While the median priced three-bedroom single-family home is beyond the reach of households earning moderate incomes, the median priced two-bedroom home ($421,000) falls just within moderate income affordability ($433,000). As the real estate market continues to improve and the number of distressed and below market sales decline, the availability of affordably priced single-family homes in Yorba Linda will likely diminish.

Condominiums provide an affordable homeownership option for many moderate income households in Yorba Linda. For example, a four person moderate income household can afford a purchase price up to $481,000, and is thus easily able to afford the $250,000 median priced three-bedroom condominium. Expanding the supply of condominiums, combined with downpayment assistance programs, can thus be an effective way to extend affordable homeownership opportunities to moderate income households in Yorba Linda.

Table II-20: 2012 Orange County Maximum Affordable Housing Cost (Moderate Income)

Moderate Income Affordable Housing Cost	1 Bedroom (2 persons)	2 Bedroom (3 persons)	3 Bedroom (4 persons)
Household Income @ 120% Median	$81,900	$92,100	$102,350
Income Towards Housing @ 35% Income	$28,665	$32,235	$35,822
Maximum Monthly Housing Cost	$2,389	$2,686	$2,985
Less Ongoing Monthly Expenses:			
Utilities	$97	$109	$147
Taxes (1.1% affordable hsg price)	$350	$398	$440
Insurance	$100	$115	$130
HOA Fees, Maintenance & Other	$200	$200	$200
Monthly Income Available for Mortgage	$1,642	$1,864	$2,068
Supportable 30 yr Mortgage @ 4.0% interest	$344,000	$390,000	$433,000
Homebuyer Downpayment (10% of affordable hsg price)	$38,000	$43,000	$48,000
Maximum Affordable Purchase Price	**$382,000**	**$433,000**	**$481,000**
Yorba Linda 2012 Median Single-Family Sales Price	**n.a.**	**$421,000**	**$569,000**
Yorba Linda 2012 Median Condo Sales Price	**$169,000**	**$210,000**	**$250,000**

Source: Karen Warner Associates.
Utility costs based on Orange County utility allowance schedule. Includes gas, electricity, water and trash.

Table II-21 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 all very low income households, and for low income households with three or more persons. However, median rent levels on studio and one bedroom units are within the level affordable to smaller, one and two person households earning low incomes, and room rentals provide an affordable option for very low income individuals.

Table II-21: 2012 Maximum Affordable Rents, Orange County

Income Level	Maximum Affordable Rent After Utilities Allowance*			
	Studio (1 person)	**1 Bedroom (2 person)**	**2 Bedroom (3 person)**	**3 Bedroom (4 person)**
Very Low Income	$760	$867	$975	$1,057
Low Income	$1,265	$1,444	$1,625	$1,779
Moderate Income	$1,708	$1,950	$2,194	$2,412
Yorba Linda Median Apt Rents	**$1,040**	**$1,200**	**$1,700**	**$2,050**
Yorba Linda Median Room Rents	**$645**			

*For comparability with advertised rentals, affordable rent calculations subtract the following utility expenses based on the Orange County Housing Authority utility allowance schedule: $83 for studios, $97 for 1 bedrooms, $109 for 2 bedrooms, and $147 for 3 bedrooms
Source: Karen Warner Associates

Meta Family Housing

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 2013-2023 planning period.

Assisted Housing Inventory

Villa Plumosa

Yorba Linda has an active history of supporting affordable housing in its community. As illustrated in Table II-22, the City and its former Redevelopment Agency have facilitated the development or acquisition/ rehabilitation of six multi-family residential developments, totaling 489 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.

Table II-22: Assisted Rental Housing Inventory

Project Name	Tenant Type	Total Units	Affordable Units	Applicable Programs	Potential Conversion Date
Villa Plumosa	Family	76	75	RDA Set-Aside; Tax Credits	2063
Archstone Yorba Linda (*previously Riverbend)*	Family	400	80	Orange County Bonds	2029
Victoria Woods	Senior	125	124	RDA Set-Aside	2051
Arbor Villas	Family	67	66	RDA Set-Aside	2052
Parkwood	Senior	100	100	RDA Set-Aside	2060
Meta Housing	Family	44	44	Density Bonus; RDA Set-Aside	2061

Source: City of Yorba Linda, 2013.

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 the remaining 26 condominium units in Evergreen Villas as they become available for rehabilitation for conversion to low income affordable senior rental housing. Since OHDC took ownership of Evergreen in December 2009, four additional condominium units have been purchased for a total of 30 units being provided as affordable rentals (June 2012).

Evergreen Villas

Yorba Linda has expanded its Affordable Housing Agreement with OHDC to provide for the purchase and conversion to affordable rentals of up to 48 units in the following identified condominium sites with high rates of foreclosure and/or economic blight:

- The Hills Condominiums, located north of La Palma at Via Lomas de Yorba. This 296 unit property exhibits a disproportionately high number of units undergoing foreclosure and short sales, and represents one-third of all condominium units currently on the market in the City.
- Yorba Linda Village Condominiums, located along Lakeview south of Yorba Linda Boulevard. This 42 unit complex has had no sales since 2008, with the two units currently on the market listed for over 150 days. The property evidences deferred maintenance and physical blight.
- Lakeview Retirement Homes, located at Lakeview and Lemon. This 62 unit property is limited to persons age 55+ years, and is characterized by economic blight. Of the three units currently listed for sale on the market, two are short sales.
- Jamestown Condominiums, located at Imperial and Valley View. This 120 unit complex currently has two units on the market, one of which is an REO and the other a short sale.
- Rancho Linda Condominiums, located at Yorba Linda Boulevard and Eureka. Property contains 60 one and two bedroom units and is nearing 50 years in age.

As of December 2012, OHDC had completed the purchase and rehabilitation of 30 units in these complexes and conversion to affordable rentals.

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-23 shows the incidence of overpayment in Yorba Linda.

Table II-23: Housing Overpayment 2010

Overpayment	Households	Percent	Orange Co. %
Owners			
Overpayment *(>30% income on housing)*	6,995	39%	42%
Severe Overpayment *(>50% income on housing)*	2,894	16%	19%
Lower Income Households Overpaying	1,661	74%	--
Renters			
Overpayment *(>30% income on housing)*	1,713	51%	52%
Severe Overpayment *(>50% income on housing)*	979	29%	25%
Lower Income Households Overpaying	870	75%	--
Total Overpayment	*8,708*	*41%*	*46%*

Source: American Community Survey (ACS) 2005-2009. % lower income overpayment derived from HUD CHAS and applied to owner and renter households from 2005-2009 ACS.
Note: Severe overpayment is a subset of overpayment.

According to the 2005-2009 American Community Survey, 39 percent of owners and 51 percent of renters in Yorba Linda were spending more than 30 percent of their total income on housing. This level of overpayment represents a significant ten percent increase from 2000 when 30 percent of owners and 41 percent of renters were overpaying. Severe overpayment among renters has also increased, rising from 26 to 29 percent. In terms of overpayment among lower income households (<80% AMI), an estimated 870 lower income renter households and 1,661 lower income owners were faced with overpayment. 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.

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-24 shows the incidence of overcrowding in Yorba Linda and Orange County by tenure, as measured by the 2005-2009 American Community Survey. As indicated, just two percent of all households in Yorba Linda were living in overcrowded conditions, well below the incidence of overcrowding Countywide where overcrowding impacts nine percent of households. While the City's renter households were more likely to experience overcrowded living conditions than owner households, the level of renter overcrowding has declined over the past decade, from nine percent in 2000 to four percent in 2010, well below the overcrowding seen Countywide which impacted 17 percent of all renter households. Overall, household overcrowding remains a relatively minor issue in Yorba Linda.

Table II-24: Overcrowded Households 2010

Overcrowding	Households	Percent	Orange Co. %
Owners			
Overcrowding	197	1%	4%
Severe Overcrowding	37	<1%	1%
Renters			
Overcrowding	136	4%	17%
Severe Overcrowding	25	1%	7%
Total Overcrowding	***333***	***2%***	***9%***

Source: American Community Survey (ACS) 2005-2009. % overcrowding from ACS applied to 2010 Census count of owner/renter households.

Note: Severe overcrowding is a subset of overcrowding.

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. In allocating the region's future housing needs to jurisdictions, SCAG is required to take the following factors into consideration:

- ✓ Market demand for housing
- ✓ Employment opportunities
- ✓ Availability of suitable sites and public facilities
- ✓ Commuting patterns
- ✓ Type and tenure of housing
- ✓ Loss of units in assisted housing developments
- ✓ Over-concentration of lower income households
- ✓ Geological and topographical constraints

SCAG has adopted the RHNA for the 2014-2021 Housing Element cycle, and has allocated Yorba Linda the following share of the region's housing needs:

Table II-25: Regional Housing Needs Assessment 2014-2021

Income Level	Percent of AMI*	Units	Percent
Very Low**	0-50%	160	24%
Low	51-80%	113	17%
Moderate	81-120%	126	19%
Above Moderate	120%+	270	40%
Total		669	100%

Source: Southern California Association of Governments (SCAG) 5th Cycle Regional Housing Needs Assessment (RHNA) Final Allocation Plan
** AMI - Area Median Income*
*** An estimated half of City's 160 very low income housing needs (80 units) are for extremely low income households 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

1. Land Use Controls

The Yorba Linda General Plan provides for the following residential land use designations:

Low Density Residential (R-A - Residential Agricultural, RLD – Residential Low-Density) – Designated for the steep terrain along the northerly and easterly boundaries of the planning area. Maximum density is 1 unit per acre, with clustering permitted at greater intensities to compensate for topographical constraints.

Medium Low Density Residential (R-E – Residential Estate) – 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.

Medium Density Residential (R-S – Residential Suburban) – 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.

Medium High Residential (R-U – Residential Urban) – 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.

High Density Residential (R-M-10 – Residential Multiple-Family) – Permits a variety of housing ranging from single-family detached homes to attached products and apartments. Average density ranges from 4.0 to 10.0 dwelling units per acre.

High Density Residential (R-M-20 – Residential Multiple-Family) – Intended to promote development of multi-family rental and ownership dwellings at densities up to 20 units per acre. Envisioned uses include cluster homes, townhouses, rowhouses, triplexes, fourplexes, apartments and stacked condominiums.

High Density Residential (R-M-30 – Residential Multiple-Family) – Providing more compact design than R-M-20, this land use category is intended for residential uses at densities up to 30 units per acre. Envisioned uses include apartments, stacked condominiums and studios.

Table III-1 summarizes the City's associated residential zones and development standards.

Table III-1: Residential Development Standards

	R-A	RLD	R-E	R-S	R-U	R-M	R-M-20	R-M-30
Max. Density (units/acre)	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% of lot width; at least 10 ft			10	At least 5 ft. each side; with minimum total of 20 ft.			
Street Side	10% of lot width; at least 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 ft or 2 stories + ½ story for undergrnd parking	50 ft or 4 stories + ½ story for undergrnd 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 where possible.		
Parking Standards								
Single Family, Multi-family (except RM-20 & 30)	2 covered spaces per dwelling unit, plus one covered or uncovered guest space per unit							
Multi-family: R-M-20 & R-M-30	Studio = 1 covered, 1 bd = 1 covered + 0.6 uncovered, 2 bd = 1 covered + 0.8 uncovered, 3+ bd = 1 covered + 1 uncovered. Guest = .25 per unit							
Senior Housing	Parking requirements can be reduced pursuant to a parking study							

Source: City of Yorba Linda Zoning Code, 2013.

As discussed in detail in the following Chapter IV Housing Resources, the residential sites analysis conducted in support of Yorba Linda's 2008-2014 Housing Element identified a shortfall of higher density residentially zoned sites to address the City's regional housing growth needs (RHNA) for lower and moderate income households. To address this RHNA shortfall, through the Housing Element public outreach process, the City identified 14 sites for rezoning at densities of 10, 20 and 30 units per acre. The City Council has adopted the rezoning of these sites, as confirmed by a majority of the voters through passage of measures H and I in June 2012, as required under the Measure B Right-to-Vote Initiative.

As Yorba Linda did not previously have zoning in place to accommodate densities of 20 and 30 units per acre, the City developed the two new zoning categories R-M-20 and R-M-30 identified in Table III-1. The development standards for these new 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. In conjunction 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.

Special Housing (SH) Combining Zone

The SH Combing Zone provides flexible development standards designed to facilitate senior housing and functions as an overlay to the underlying zone district. 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.

Affordable Housing Density Bonus

In conjunction with adoption of the 2008-2014 Housing Element and associated implementation programs, in October 2011 the Yorba Linda City Council adopted a new density bonus ordinance (Zoning Code Chapter 18.19 "Density Bonus, Waivers and Incentives") to conform with the new requirements of California 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 construction of one of the following:

a. Ten percent (10%) of the total units of a housing development for lower income households; or

b. Five percent (5%) of the total units of a housing development for very low income households; or

c. A senior citizen housing development or mobilehome park that limits residency based on age requirements for housing for older persons; or

d. Ten percent (10%) of the total dwelling units in a common interest development (condominium) for persons and families of moderate income.

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 1-3 additional development incentives, depending on the proportion of affordable units and level of income targeting. The incentives are offered:

a. A reduction in site development standards (e.g., setback and square footage requirements, and/or parking requirements) 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 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. Since adoption of the new ordinance, the City has received one density bonus application.

Planned Development (PD) Zone

The Yorba Linda Zoning Code establishes 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 include the following:

− 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 square feet/unit space; 200 square feet/unit space for family parks

2. Provision for a Variety of Housing Types

Housing Element law specifies that jurisdictions must identify adequate sites to be made available though appropriate zoning and development standards to encourage the development of various types of housing for all economic segments of the population. Table III-2 summarizes the housing types permitted in each of the Yorba Linda's residential zoning districts.

Table III-2: Housing Types by Residential Zone Category

Housing Type	Zoning District							
	R-A	RLD	R-E	R-S	R-U	R-M	R-M-20	R-M-30
Single-Family	P	P	P	P	P	P		
Multiple-Family (2+ units)*						P	P	P
Condominium*					PC	PC		
Second Units	P	P	P	P	P			
Single Room Occupancy Housing Facility (SRO)						PC	PC	PC
Manufactured Housing	P	P	P	P	P	P		
Community Care Facilities (6 or fewer)	P	P	P	P	P	P	P	P
Community Care Facilities (7 or more)						PC	PC	PC
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 – PC (M-1 zone)							
Farmworker Housing								

P = Permitted Use PC = CUP by Planning Commission

[1]Transitional 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.

Second Units

Second units are permitted as an accessory use in all single-family residential zone districts in the City, pursuant to Chapter 18.20 of the Zoning Code. The second unit may be within, attached to, or detached from the primary dwelling unit. The unit must fulfill the following conditions:

- The lot on which the second unit is proposed shall be a minimum of 15,000 square feet, contain one single-family primary dwelling conforming to all applicable zoning regulations, and have no more than one second unit.
- The second unit shall conform to the development standards applicable to the primary unit.
- The maximum size of the second unit shall not exceed 30 percent of the primary dwelling, or 1,200 square feet, whichever is less.
- A minimum of one covered parking space is required for each second unit.
- The owner of the property shall reside in either unit as a principal residence. This is a perpetual requirement that runs with the land.
- The second unit may be rented or leased, but shall not be sold or owned separately from the primary dwelling.
- Neither the primary dwelling nor the proposed second unit shall be a mobile home.
- The design and materials of the second unit shall be of like material with the primary dwelling.
- The second unit shall be designed and built to minimize visibility from the public right-of-way.
- There shall be no more than one exterior entrance and one exterior stairway on the font or street side of the second unit.

During the last Housing Element RHNA planning period (January 2006 – December 2012), the City issued building permits for nine second units. While the rent survey conducted for the Housing Element Needs Assessment did not identify any second unit rentals, median rent levels for studio ($1,040) and one bedroom apartment and condominium units ($1,200) can be used to approximate second unit rents. These rent levels fall within levels affordable to low income households.

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.

As part of the zoning amendments to implement the 2008-2014 Housing Element, the City added the following definitions to the Zoning Code:

> *"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-2, 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, small" (24-hour non-medical care for six or fewer occupants) as a permitted use in all residential zoning districts, subject only to the development standards of the applicable zone. "Community care facility, large" (24-hour non-medical care for seven or more persons) is conditionally permitted in multi-family residential zoning districts, subject to

approval by the Planning Commission. The City does not impose any spacing requirements on community care facilities.

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.*

Review of the California Community Care Licensing Division inventory of community care facilities identifies one adult residential facility in Yorba Linda that provides 24-hour non-medical care for adults ages 18-59 who are unable to provide for their own daily needs, providing capacity for 6 adults. The City has 25 residential care homes for the elderly, providing 235 beds for seniors age 60+ requiring 24-hour assisted living. 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, Supportive Housing and Emergency Shelters

The 2011 Zoning Code amendments related to Housing Element implementation added the following definitions to Yorba Linda's Code:

> *"Transitional housing means buildings configured as rental housing developments, but operated under program requirements that call for termination of assistance and recirculation of the assisted unit to another eligible program recipient at some predetermined future point in time, which shall be no less than six months. (Health & Safety Code Section 50675.2)"*
>
> *"Supportive housing is housing with no limit on length of stay, that is occupied by the target population, and that is linked to onsite or offsite services that assist the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live, and when possible, work in the community. (Health & Safety Code Section 50675.14)"*

The Yorba Linda Zoning Code permits transitional and supportive housing in all residential zoning districts, and specifies that such housing shall be considered a residential use of property and shall be subject only to those restrictions and processing requirements that apply to other residential dwellings of the same type in the same zone.

An emergency shelter is defined in the Yorba Linda Zoning Code 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.

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 288.3 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 500 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 4 beds or ½ parking space for each bedroom designated for family units with children, plus 1 parking stall for each employee/volunteer on duty, shall be maintained. 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 8 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:
   - 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.

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 1998 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.

In 2004, the City adopted Section 18.36.340 of the Zoning Code "Adjustments for individuals with disabilities" to provide 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 31 Yorba Linda residents are employed in farming, fishing and forestry occupations, representing just 0.1 percent of the City's labor force *(source: SCAG 2012 RHNA Existing Needs Statement).* The City has limited parcels remaining in agricultural use. Therefore, 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. Commuter arterials are required to have a right-of-way width of 56 feet and a standard 40 foot curb-to-curb width, with two travel lanes and two parking lanes. The primary purpose of this roadway is to provide access to adjacent land uses in rural and residential areas. A Rural Secondary roadway has a right-of-way width of 80 feet with 64 feet to edge of pavement. This roadway is characterized by not having concrete curb, gutter and sidewalk. This roadway provides access to adjacent land uses and shall only be used in approved areas.

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-3 provides a listing of residential development fees in Yorba Linda. 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 two different residential prototypes. The first prototype is a 77 lot. single-family residential subdivision consisting of 1,750 to 2,100 square foot units, and the second prototype is a 69 unit apartment complex consisting of a range of one to three bedroom units ranging in size from approximately 700 to 1,050 square feet. As indicated in Table III-4, development fees for the prototypical single-family project run approximately $19,500 per unit, with School District fees ($5,565), the Eastern Transportation Corridor fee ($3,620), Sewer Connection fees ($3,370), and Parks and Recreation fees ($1,900) comprising the highest cost fees. Per unit fees for the apartment development run approximately $8,700 (Table III-5), with School fees, the Eastern Transportation Corridor fee and Parks and Recreation fee representing the highest cost fees.

Table III-3: Residential Development Fees

PLANNING FEES	Hourly Rate	Initial Deposit
Administrative Adjustments	$108 set fee	
Annexation/Detachment	$108/hour	$1,500
Conditional Use Permit - Single-Family - All Others	 $108/hour $108/hour	 $500 $1,000
Design Review	$108/hour	$500
Development Agreement	$108/hour	$3,000
Development Plan	$108/hour	$1,500
Environmental Evaluation - Set Fee Applications - Actual Cost Applications	 No charge $108/hour	 n/a Use Application Deposit
Environmental Mitigation Monitoring	$108/hour	Case by Case Basis
General Plan Amendment	$108/hour	$4,000
Lot Line Adjustment	$108/hour	$500
Preliminary Project Review - Minor - Major	 None $108/hour	 n/a $1,000
Second Unit Request	$108 set fee	n/a
Specific Plan	$108/hour	$5,000
Tentative Parcel Map	$108/hour	$2,500
Tentative Tract Map	$108/hour	$2,500
Minor Change of Approved Tent. Tract Map - Public Hearing Required - No Public Hearing Required	 $108/hour $180 set fee	 $750 n/a
Revised Tentative Tract Map	$108/hour	$1,000
Final Tract Map Amendment	$108/hour	$1,000
Variance	$108/hour	$1,000
Zone Change (incldng pre-annexation)	$108/hour	$3,000
Zoning Review of Bldg Permit Apps	$108/hour	Use Application Deposit
IMPACT FEES		**Fee Amount**
School Impact Fee		$3.20/square foot
Sewer Connection Fee - 1 bedroom - 2 bedrooms - 3 bedrooms - 4 bedrooms - 5+ bedrooms		 $2,086 $2,728 $3,369 $4,009 $4,682
Park Development Fee - Single-Family Dwelling - Multiple-Family Dwelling		 $1,902 per lot $1,212 per unit
Eastern Transportation Corridor Fee - Single-Family Residence - Multi-Family Residence		 $3,620 per lot $2,109 per unit
Traffic Mitigation Fee (County Measure M)		$600 per dwelling

Source: City of Yorba Linda Community Development Department, May 2013.

Table III-4: Development Fees: Prototypical Single-Family Project

Type of Fee	Total Project Fee
Plan Check	$ 73,339
Building Permit	97,786
Electrical Permit	33,785
Plumbing Permit	26,257
Mechanical Permit	18,788
Seismic Motion Study (SMS)	1,669
School Fee ($3.20 per sq. ft.)	428,490
Subtotal Building Fees	**$680,114**
Tentative Tract Map	$ 2,500
Conditional Use Permit	1,000
Design Review	500
Subtotal Planning Fees	**$4,000**
Park and Recreation Fee	$ 146,454
Sanitary Sewer Connection Fee	259,413
Final Map Checking	500
Grading Plan Check/Permit	6,000
Soil Report Review & Testing	38,500
Eastern Transportation Corridor Fee	278,740
Traffic Impact/Mitigation Fee	46,200
Subtotal Engineering Fees	**$ 775,807**
TOTAL PROJECT FEES	**$ 1,459,921**
TOTAL FEES PER UNIT	**$18,960**

Source: City of Yorba Linda Community Development Department, May 2013
Fee Assessment based on 77 unit single-family detached development,

Table III-5: Development Fees: Prototypical Apartment Project

Type of Fee	Total Project Fee
Plan Check	$ 18,054
Building Permit	24,071
Electrical Permit	10,672
Mechanical Permit	9,083
Plumbing Permit	7,492
Seismic Motion Study	726
School Fee ($3.20 per square foot)	197,667
Subtotal Building Fees	**$267,765**
Design Review	$500
Zone Change	3,000
General Plan Amendment	4,000
Subtotal Planning Fees	**$7,500**
Park and Recreation Fee	$ 83,628
Grading Plan Check/Permit (est.)	4,500
Soil Report Review & Testing (est.)	500
Improvement Plan Check/Insp (est.)	40,000
Sewer Connection Fee	9,547
Traffic Impact Mitigation Fee	41,400
Eastern Transportation Corridor Fee	145,521
Subtotal Engineering Fees	**$325,096**
TOTAL PROECT FEES	**$600,361**
TOTAL FEES PER UNIT	**$8,700**

Source: City of Yorba Linda Community Development Department, May 2013.
Fee Assessment based on 69 unit apartment complex.

In summary, Yorba Linda's development fees represent a small proportion of the overall valuation of residential development. The fees are comparable to, if not lower than many Orange County jurisdictions and have not served as a constraint to development. In addition, AB 641 (2007) 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 application 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 10 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-6 compares typical processing times for residential projects in Yorba Linda, Cypress, Huntington Beach, Costa Mesa, Irvine, and Orange County. Typical development processing times in Yorba Linda are comparable or slightly less than most of these communities.

Table III-6
Development Processing Times in Yorba Linda and Nearby Communities (in months)

Process	Yorba Linda	Cypress	Costa Mesa	Huntington Beach	Irvine	Orange County
General Plan Amendment	6 - 9	3 - 6	2 - 5	6 -12	9	12 - 24
Zone Change	6 - 9	3 - 6	2 - 5	6 - 12	9	18 (vacant); 4 - 8 (infill)
Conditional Use Permit/ Variance	2 - 3	1.5 - 2	2 - 3 (Zoning Admin)	2 - 3 (Zoning Admin) 4 - 6 (Plng Comm)	4 - 6	
EIR	9 - 12	3 - 4	4 - 6	6	12	6 - 9
Tentative Tract	2 - 3	1.5 - 2	2 - 3	4 - 6	4 - 6	1 - 2
Site Plan Review (Staff)	2 weeks	2-3 weeks	2 - 3	1	1	3 - 6
Site Plan Review (Plng Comm)	2 - 3	N/A	2 - 3	3 - 4	4	1 - 2
Plan Checking/ Building Permits	3 - 4	1 - 1.5	2 - 3	1st check 10 days Recheck 2 days	3 - 4 wks	1

Source: City of Yorba Linda, 2013; City of Cypress Housing Element; City of Huntington Beach Housing Element.

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 2010 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 5,500 or greater attached square feet. 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.

Residential lending activity in Yorba Linda was relatively modest in 2011, with just 1,334 applications for conventional and FHA home purchase loans, reflecting purchase activity on approximately seven percent of the city's ownership housing. Table III-7 provides information on the status of home purchase loan applications in both Yorba Linda and Orange County. As illustrated by this table, at 75 percent, the loan approval rate in Yorba Linda was comparable to the 74 percent approval rates Countywide. Review of loan approvals by census tract does not indicate any significant discrepancies by area of the City. In summary, HMDA data supports good access to mortgage financing in Yorba Linda.

Table III-7: Status of Home Purchase Loans 2011

	Loans Approved		Loans Denied		Loans Withdrawn/Incomplete	
	Yorba Linda	Orange Co.	Yorba Linda	Orange Co.	Yorba Linda	Orange Co.
# Loan Applications	1,005	23,410	153	4,185	176	4,273
% of Total	75%	74%	12%	13%	13%	13%

Source: Home Mortgage Disclosure Act Data, 2011. Compiled by Karen Warner Associates.
Note: Approved loans include: loans originated and applications approved but not accepted.

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. According to the U.S. Department of Labor *Construction Cost Trends for 2013,* the overall cost of construction materials rose from

approximately $178 to $205 per square foot between 2006-2012, reflecting a 15 percent increase in materials costs. The increase in construction costs is slowing, but were up 2-2.5% in the first half of 2012, with labor cost increases above that of materials (2.5% labor compared to 1.5% material cost increases).[1]

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.

[1] www.dcd.com/pdf_files/1301trends.pdf

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 for new residential development 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.

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.

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 82,734 acres; single events range from one to nearly 20,000 acres. Until the recent Freeway Complex Fire, 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) and the 2006 Sierra Peak Incident (10,506 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.

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 ht earea 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 1993 General Plan identifies adequate infrastructure and public service capacity to accommodate the City's regional housing needs of 2,039 additional dwelling units during the 2008-2014 Housing Element planning period.

In 1990, Orange County voters approved Measure M, the Revised Traffic Improvement and Growth Management Ordinance, 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. Cities such as Yorba Linda can qualify for Measure M funds if they comply with the Countywide Growth Management Program component requirements and have an established policy framework for that Program. 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

The Housing Resources section describes and analyzes resources available for the development, rehabilitation, and preservation of housing in Yorba Linda, including sites for new housing; financial and administrative resources available to facilitate housing production and housing-related services; and opportunities for energy conservation in existing and new housing and reducing greenhouse gas emissions.

The City's 2008-2014 Housing Element involved the rezoning of 14 sites at densities of 10 to 30 units per acre as required to accommodate Yorba Linda's regional housing needs (RHNA) for the planning period. All but three of the sites proposed for rezoning (which were previously designated Commercial-General), were subject to a vote of the electorate under the Yorba Linda Right-to-Vote Amendment (Measure B). In June 2012, Measures H and I were placed on the City ballot, and passed by a majority of the Yorba Linda voters, thereby implementing the rezoning as proposed by the Housing Element and adopted by City Council. These 14 rezoned sites provide the basis for the 2014-2021 Housing Element residential sites inventory presented herein.

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 2014-2021 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 12/31/2013
- Vacant and underutilized residential sites
- Second residential units

Table IV-1 summarizes the residential unit potential from the above methods and provides a comparison with Yorba Linda's 2014-2021 RHNA.

Table IV-1: Potential Housing Units during 2014-2021 Planning Period

Income Levels	Very Low	Low	Moderate	Above Mod	Total
2014-2021 RHNA Targets	**160**	**113**	**126**	**270**	**669**
Entitled Projects (post 12/31/13 occupancy)	54	14	1	66	**135**
Vacant and Underutilized Residential Sites					**931**
RM-10			245		245
RM-20			141		141
RM-30	545				545
Second Residential Units		8	4		**12**
Total Site Capacity	**621**		**391**	**66**	**1,078**
RHNA surplus/shortfall	**+348**		**+265**	**-204**	**409**

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 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 2014-2021 planning period of the element.

1. Projects with Entitlements

The Vista Del Verde (Shell) Master Planned Community and the North Yorba Linda Estates represent the last remaining areas for large scale single-family development within Yorba Linda's current city limits. Both of these planned developments have planning entitlements and are being built in phases, with 133 entitled units remaining to be built (April 2013). City planning staff estimates that half these entitled units will be completed during the 2008-2014 planning cycle, with the balance (66 units) available for occupancy after December 31, 2013 and therefore falling within the upcoming 2014-2021 planning cycle.

The Successor Agency to the former Yorba Linda Redevelopment Agency has an active Affordable Housing Agreement with the non-profit developer National CORE for development of a 3.2 acre vacant site in SAVI Ranch. This site was provisionally rezoned to R-M-30 in conjunction with the 2008-2014 Housing Element adoption, and subsequently confirmed by the Yorba Linda voters through passage of Measure H in June 2012. National CORE has received planning entitlements from the City for development of Oakcrest Terrace – a 69 unit affordable rental development for extremely low, very low and low income families. The developer has recently worked out provisions with the Orange County Transit Authority (OCTA) to add a bus stop location near the site, and plans to apply to the State for the next round of Low Income Housing Tax Credits (July 2013).

Oakcrest Terrace is the first project being developed under Yorba Linda's new Multi-Family Design Guidelines, and is designed with sustainability features for LEED Silver certification. An on-site community room will offer joint use opportunities with the City, and will contain activity/meeting rooms, office space and computer stations.

Oakcrest Terrace

2. Vacant and Underutilized Residential Sites

As described in the beginning of this section, the City rezoned 14 sites at densities of 10 to 30 units per acre in conjunction with its 2008-2014 Housing Element. One of these sites (described above) has received planning entitlements for 69 units, and is thus counted as a "project" rather than a "site" in the residential sites inventory. The development potential on the remaining 13 sites is summarized in Table IV-2 below, with the parcel-specific inventory and corresponding map included in Appendix B to the Element. As indicated, the 13 rezone sites comprise just under 50 acres and yield up to 931 dwelling units.

Table IV-2: Vacant and Underutilized Residential Sites

Zoning Designation	Permitted Density	Vacant Sites	Vacant Acreage	Realistic Unit Potential
Vacant Sites				
RM-10	10 du/acre	1	5.5	55 units
RM-20	20 du/acre	2	7.09	141 units
RM-30	30 du/acre	3	8.12	243 units
Underutilized Sites				
RM-10	10 du/acre	5	19.02	190 units
RM-30	30 du/acre	2	10.08	302 units
Total		**13**	**49.81**	**931 units**

Realistic Development Capacity

The methodology used to determine the realistic development capacity of the rezone sites included a combination of factors specific to each site. None of the sites has an unusual configuration that would limit densities, almost all sites are flat, and none have any known environmental constraints that would limit the developable area. The only exceptions are the Nixon Archive and Lakeview/Mariposa sites (Sites 11 and 14 in Appendix B). While the Nixon Archive site has some topographic site constraints, this site has been designated at the lowest multi-family density of 10 units per acre to reflect a realistic achievable density. Site 14 contains three operating oil wells, although technical studies conducted in support of the previously proposed 23 unit/acre senior housing project and recreation center on the site demonstrated that potential environmental impacts can be mitigated with proper setbacks.

Yorba Linda's newly adopted multi-family development standards support achievement of maximum permitted densities on each of the rezone sites. Residential concept drawings utilizing these development standards were prepared for two of the sites - the Savi Ranch Old Canal Road and Lakeview/Strawberry-Field sites (Sites 5 and 7 in Appendix B) - and illustrate attainment of maximum proposed densities.

Finally, market trends in Yorba Linda support development at the high end of the density range, as indicated by the following two projects built during the past Housing Element cycle. The Meta Housing apartment project was developed using the City's Affordable Housing (AH) Overlay zone (now SH, or "Special Housing" overlay) at the maximum 20 unit per acre density. Presidential Walk was developed under RM standards as a single-family detached product at 9 units per acre.

Future Annexation Areas

Additional sites for single-family development will be provided through annexation of vacant land located within Yorba Linda's Sphere of Influence. The Murdock and Sage properties located in the northeastern Sphere represent integrated tracts of undeveloped land likely to be annexed within this Housing Element planning period. The Murdock (Esperanza Hills) and Sage (Cielo Vista) residential development projects are currently being processed by the County of Orange. Esperanza Hills, as proposed, encompasses 340 single-family lots on 486 acres, and Cielo Vista proposes 112 single-family lots on 80 acres.

These areas are currently being studied within the context of Yorba Linda's General Plan Update, and given the presence of environmental and infrastructure constraints, may result in a reduction of densities below those currently being proposed. Significant issues to be addressed in the environmental analyses for these developments include the provision of adequate public services, fire protection, access and circulation, resource protection and impacts to the adjacent Chino Hills State Park. Giving the uncertainty regarding the timing of annexation and the level of permitted development, the Murdock and Sage properties are not included within the sites inventory for the current Housing Element.

3. Second Residential Units

Second units are self-contained living units with cooking, eating, sleeping, and full sanitation facilities, either attached to or detached from the primary residential unit on a single lot. Second units offer several benefits. First, they typically rent for less than apartments of comparable size, and can offer affordable rental options for seniors, college students and single persons. Second, the primary homeowner receives supplementary income by renting out their second unit, which can help many modest income and elderly homeowners remain in or afford their homes.

Yorba Linda has significant additional site capacity to accommodate second units, and the market supports their development, with nine second units issued building permits over the last RHNA planning cycle (2006-2012). With enhanced marketing of second unit opportunities, the City projects a modest increase in the rate of second unit production of twelve units during the 2014-2021 planning period. As described previously in the Constraints Chapter of the Element, rents on second units in the Yorba Linda market area are generally affordable to lower income households, and thus the affordability mix of the projected twelve new second units has been assumed at eight low income and four moderate income units.

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; YLWD reports that these lines are expected to be replaced within the next 5 to 10 years. In summary, no sites included within the sites inventory for the 2014-2021 Housing Element are constrained by infrastructure availability.

B. FINANCIAL RESOURCES

The extent to which Yorba Linda can achieve its Housing Element goals and objectives is in large part dependent upon the availability of financial resources for implementation.

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, which generated approximately $4.5 million per year for housing activities. 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 are to be repaid, and will be deposited into each Successor Agency's Housing Asset Fund (pursuant to Health and Safety Code Section 34191.4(b)(2)(B) and (C)).

The Yorba Linda Successor Agency is projected to receive a total of $5.7 in SERAF repayments, to be received in semi-annual disbursements from the County Auditor-Controller from the City's available Redevelopment Property Tax Trust Fund (RPTTF) account. The repayment process is proposed to generate $1.9 million annually and be completely repaid in fiscal year 2014/2015. Residual receipts from the former Redevelopment Agency's housing loans, in addition to sales proceeds from land purchased with Low/Mod funds, will also be deposited into the Housing Asset Fund.

The City will continue to explore new funding sources and programs, and opportunities to partner with the private sector and local non-profit organizations. Examples of new funding opportunities include:

- The $93 million Golden State Acquisition Fund (GSAF) was launched in early 2013 by State HCD in partnership with seven Community Development Financial Institutions (CDFIs), providing developers and public agencies with access to favorably priced funds for developing and preserving affordable rental and ownership housing.

- Passage of SB 391, the California Home and Jobs Act of 2013, would generate approximately $525 million annually for affordable housing by imposing a $75 recording fee on real estate documents. The bill has secured a super majority in the Senate and two Assembly policy committees, and will remain on the Assembly Appropriations Committee's calendar entering into the 2014 legislative session.

Table IV-3 on the following pages identifies a variety of Federal, state, local and private resources that may be available to carry out housing activities in Yorba Linda.

Table IV-3: Financial Resources Available for Housing Activities

Program Name	Description	Eligible Activities
1. Federal Programs		
Community Development Block Grant (CDBG)	Grants awarded to City on a formula basis for housing and community development activities primarily benefiting lower income households. **As an entitlement jurisdiction, Yorba Linda now receives approximately $200,000 annually in CDBG funds directly from HUD.**	▪ Property Acquisition ▪ Relocation and Demolition ▪ Rehabilitation ▪ Homebuyer Assistance ▪ Economic Development ▪ Public Facilities ▪ Public Services
HOME	Flexible grant program potentially available to the City through the County for housing activities benefitting lower income households.	▪ New Construction ▪ Acquisition ▪ Rehabilitation ▪ Relocation Costs ▪ Tenant-based Rental Assistance
Section 8 Rental Assistance	Rental assistance payments to owners of private market rate units on behalf of low-income (50% MFI) tenants. Administered by the Orange County Housing Authority. **Approximately 95 Yorba Linda residents receive Section 8 housing vouchers.**	▪ Rental Assistance
Section 202	Grants to non-profit developers of supportive housing for the elderly.	▪ Acquisition ▪ Rehabilitation ▪ New Construction
Section 811	Grants to non-profit developers of supportive housing for persons with disabilities, including group homes, independent living facilities and intermediate care facilities.	▪ Acquisition ▪ Rehabilitation ▪ New Construction ▪ Rental Assistance
2. State Programs		
Low-income Housing Tax Credit (LIHTC) *www.treasurer.ca.gov/ctcac/*	State and Federal tax credits to enable sponsors/ 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.	▪ New Construction ▪ Acquisition/Rehabilitation

Table IV-3: Financial Resources Available for Housing Activities

Program Name	Description	Eligible Activities
Multi-Family Housing Program (MHP) *www.hcd.ca.gov/fa/mhp/*	Deferred payment loans to local governments, non-profit and for-profit developers for new construction, rehabilitation and preservation of permanent and transitional rental housing for lower income households. Includes separate Supportive Housing and Homeless Youth MHP components.	▪ New Construction ▪ Rehabilitation ▪ Preservation ▪ Conversion of nonresidential to rental ▪ Social services within project
Building Equity and Growth in Neighborhoods (BEGIN) *www.hcd.ca.gov/fa/begin/*	Grants to cities to provide downpayment assistance (up to $30,000) to low and moderate income first-time homebuyers of new homes in projects with affordability enhanced by local regulatory incentives or barrier reductions.	▪ Homebuyer Assistance
CalHome *www.hcd.ca.gov/fa/calhome*	Grants to cities and non-profit developers to offer homebuyer assistance, including downpayment assistance, rehabilitation, acquisition/rehabilitation, and homebuyer counseling. Loans to developers for property acquisition, site development, predevelopment and construction period expenses for homeownership projects.	▪ Predevelopment, site acquis/development ▪ Rehabilitation ▪ Acquisition/rehab ▪ Downpayment assistance ▪ Mortgage financing ▪ Homebuyer counseling
Transit-Oriented Development Program *www.hcd.ca.gov/fa/tod/*	Funding for housing and related infrastructure within one-quarter mile of transit stations.	▪ Capital improvements for qualified housing developments, including enhancing pedestrian or bike access between project and transit ▪ Land acquisition
Affordable Housing Innovation Fund *www.hcd.ca.gov/fa*	Funding for pilot programs to demonstrate innovative, cost-saving ways to create or preserve affordable housing. Under AB 1951 (2012), funding has been appropriated to the following activities: ✓ Local Housing Trust Fund Grant ✓ Golden State Acquisition Fund ✓ Innovative Homeownership Program	Varies depending on activity
Infill Infrastructure Grant Program *www.hcd.ca.gov/fa/iig/*	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.	▪ Development of parks and open space ▪ Water, sewer or other utility improvements ▪ Streets, roads, parking structures, transit linkages, transit shelters ▪ Traffic mitigation ▪ Sidewalk/streetscape improvements

Table IV-3: Financial Resources Available for Housing Activities

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.	▪ Grants for creation of new parks, or rehabilitation or improvements to existing parks.
CalHFA Residential Development Loan Program *www.calhfa.ca.gov/ multifamily/special/rdlp.pdf*	Low interest, short term loans to local governments for affordable infill, owner-occupied housing developments. Links with CalHFA's Downpayment Assistance Program to provide subordinate loans to first-time buyers. Two funding rounds per year.	▪ Site acquisition ▪ Pre-development costs
3. Local Programs		
Yorba Linda Successor Housing Agency - Housing Asset Fund	SERAF repayments projected to generate $5.7 million by FY 2015/16 for deposit into Housing Asset Fund. Residual receipts of the former Redevelopment Agency and sales proceeds from land purchased with Low/Mod funds will also be deposited into the Housing Asset Fund.	▪ Acquisition ▪ Rehabilitation ▪ New Construction
Orange County Housing Trust *http://ochousingtrust.org/*	Non-profit that capitalizes and manages a loan fund to expand supply of affordable workforce housing in Orange County. Provides pre-development loans, and capital to fund downpayment assistance programs.	▪ New Construction ▪ Acquisition ▪ Preservation ▪ Rehabilitation ▪ Downpayment assistance
4. Private Resources/Financing Programs		
Federal Home Loan Bank Affordable Housing Program	Direct subsidies to non-profit and for profit developers and public agencies for affordable low-income ownership and rental projects.	▪ New Construction
Savings Association Mortgage Company Inc.	Pooling process to fund loans for affordable ownership and rental housing projects. Non-profit and for profit developers contact member institutions.	▪ New construction of rentals, cooperatives, self help housing, homeless shelters, and group homes
Freddie Mac	HomeWorks-1st and 2nd mortgages that include rehabilitation loan; City provides gap financing for rehabilitation component. Households earning up to 80% MFI qualify.	▪ Home Buyer Assistance combined with Rehabilitation

Source: Karen Warner Associates, April 2013.

C. ADMINISTRATIVE RESOURCES

Described below are several non-profit developers active in Orange County and Yorba Linda in particular. These agencies serve as resources in meeting the housing needs of the City, and are integral in implementing activities for acquisition/rehabilitation and development of affordable housing.

Villa Plumosa

National Community Renaissance (CORE): National CORE is a nonprofit developer with a portfolio of more than 8,500 multi-family units throughout Southern California. National CORE staffs community resource centers at all its properties, administered by the Hope through Housing Foundation. National CORE has completed two projects in Yorba Linda – Arbor Villas and Villa Plumosa – and has project entitlements to develop a third affordable project in Savi Ranch.

Habitat for Humanity: Habitat is a non-profit, Christian organization that builds and repairs homes for sale to 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 completed a three unit affordable ownership project in partnership with Habitat.

Habitat House in Yorba Linda

Orange Housing Development Corporation (OHDC): OHDC is a non-profit housing developer founded in 1990 in the City of Orange. OHDC's primary focus is within Orange County, but has expanded to develop over 3,000 units in communities throughout the State. Through its Affordable Housing Agreement with the Yorba Linda Successor Agency, OHDC purchases existing condominiums – many of which are in foreclosure – for rehabilitation and conversion to affordable rental housing.

Jamboree Housing Corporation (JHC): JHC is an experienced non-profit developer with affordable housing projects throughout Orange County and Southern California as well as the State. Founded in the City of Irvine in 1990, Jamboree now owns and manages over 6,600 units of affordable housing in 67 different communities. Jamboree has also established a social services division to assist residents in maintaining self-sufficiency which now operates at most Jamboree projects.

Yorba Linda Palms

Meta Housing Corporation: Since its inception in 1969, Meta Housing has developed over 12,000 affordable and market-rate apartment units for families and seniors in Southern California. In 2006, Meta completed Yorba Linda Palms, providing 44 affordable units for lower income families in Yorba Linda.

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 2010 California Building Standards Code establishes mandatory Statewide green building standards; Yorba Linda has adopted the California Green Building Standards Code (CALGREEN) in its entirety.

The City's Multi-Family Design Guidelines, adopted in October 2011, 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 first project being developed under the new Guidelines, Oakcrest Terrace in Savi Ranch, is being designed to be LEED Silver Certified.

Yorba Linda's comprehensive update of the General Plan and Park & Recreation Master Plan, currently underway, will be integrate principles of environmental sustainability and pedestrian orientation through the Land Use, Conservation, and Circulation Elements.

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 and raters. Southern California Edison (SCE) and Southern California Gas are among the five utilities that participate in the EUC program across the State.

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 2008 Housing Element and then presents Yorba Linda's Housing Plan for the 2014-2021 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 2008-2014 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 2014-2021 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: 2008-2014 Housing Program Accomplishments

Housing Program	Accomplishments (2008-2012)
1. Residential Rehabilitation Action: Assist 15 households annually, or 90 over the 2008-2014 period.	**Progress:** Between 2008/09 through 2011/12, the City provided rehabilitation assistance to 53 households using CDBG funds. **Effectiveness:** While the program has been effective, with 53 households assisted over a four year period, the City fell slightly under its goal to provide assistance to 15 households annually. **Continued Appropriateness:** With the ongoing need to maintain the City's aging housing stock, this program remains appropriate for the 2014-2021 Housing Element time.
2. Housing Community Preservation and Abatement Action: Continue to operate the Community Preservation Program.	**Progress:** The City conducts ongoing code enforcement, and between 2008-2012, the Community Preservation Division performed 3 forced abatements on housing and one forced abatement on a residential property to bring these properties into compliance with City codes. **Effectiveness:** The results of these efforts have been a reduction in substandard living conditions. **Continued Appropriateness:** This program remains an important component of the City's efforts to maintain and improve neighborhood and livability conditions.
3. Section 8 Rental Assistance Action: Continue current levels of Section 8 (76 households); coordinate with OCHA; encourage landlords to register units.	**Progress:** As of August 2012, OCHA reports that the City has 90 active Section 8 vouchers. **Effectiveness:** The program has been very successful, with the number of vouchers in use in Yorba Linda increasing from 76 to 90. **Continued Appropriateness:** This is a much needed program and continues to remain appropriate for the future Element.
4. Affordable Housing Development Assistance Action: Provide financial and regulatory incentives, with a goal to develop 90 new affordable units, purchase covenants on 85 market rental units, and covenants on up to 48 ownership units. Meet with property owners of target affordable sites; contact non--profits & developers to solicit interest; issue RFPs on Agency owned sites.	**Progress:** Through passage of Measures H and I, 14 sites were rezoned for multi-family housing; the City continues to meet with property owners re: development of affordable and mixed income housing on many of these sites. One of the sites now has entitlements for development of 69 lower income units, and as an existing obligation of the former RDA, continues to be eligible to receive funding from the Successor Agency. Between Dec 2009 – Dec 2012, the City assisted OHDC in the purchase of 30 condominium units, and provision at rents affordable to lower income households. **Effectiveness:** The program has been very successful in providing affordable housing, although due to the elimination of redevelopment housing funds, the level of affordable production fell short of goals. **Continued Appropriateness:** This program remains an integral component to the City's overall affordable housing strategy, though in the future will be reliant on outside funding sources and regulatory incentives.

Housing Program	Accomplishments (2008-2012)
5. Mortgage Assistance Program (MAP) Action: Revise program parameters to address current market. Provide "silent second" loans to 10 first time homebuyers.	**Progress:** The City provided mortgage assistance to six moderate income households in 2009 and 2010. The program was suspended from June 2011 to January 2012, at which point it was terminated due to the loss of RDA funds. **Effectiveness:** During its two years of operation, the program was effective in moving qualified renters into homeownership. **Continued Appropriateness:** Program is no longer appropriate due to the loss of RDA funds. City will instead promote first-time homebuyer assistance available through outside sources.
6. Mortgage Credit Certificate (MCC) Action: Upon re-initiation of program, provide informational brochures at City Hall and on website, and market with City homebuyer assistance.	**Progress:** County records indicate just five MCCs were issued in Yorba Linda during the past five years (2008-2012). **Effectiveness:** The combination of sales price maximums and household income limits make it difficult for most households in Yorba Linda to qualify. **Continued Appropriateness:** Given its limited applicability, MCCs will be included as a financial resource, but no longer included as a separate program in the updated Housing Element.
7. Conversion of Multifamily Rental to Affordable through Committed Assistance Action: Rehab and place affordability covenants on 75 units at Linda Gardens. Finalize agreement with Villa Pacifica to provide at 84 units affordable to extremely low, very low and low income households.	**Progress:** Rehabilitation of 75 units at Linda Gardens was completed in July 2009. All 75 units were restricted to extremely low (8), very low (54) and low (13) income households. The City continued its negotiations with the owners of Villa Pacifica, but was unsuccessful in securing an obligation of RDA funds prior to the Statewide elimination of Redevelopment Agencies. **Effectiveness:** The program has been very successful in providing needed affordable housing for lower income families, and in cleaning up a blighted apartment complex with severe overcrowding. **Continued Appropriateness:** The program remains appropriate for the updated Element, though due to loss of RDA, the City's future capabilities are uncertain.
8. Purchase of Existing Multi-family Ownership Units to Create Affordable Rental Units Action: Purchase up to 48 units and convert to rental housing affordable to low income households.	**Progress:** Between Dec 2009 – Dec 2012, OHDC completed the purchase, rehabilitation and conversion of 30 condominium units to affordable rentals (9 Ext Low, 13 Very Low, 8 Low Income). The Affordable Housing Agreement between OHDC and the Successor Agency is as an existing obligation of the former RDA, allowing OHDC to purchase up to 18 additional units for conversion to affordable rentals, through remaining funding will likely allow for approximately 10 to 12 additional units. **Effectiveness:** This program has been highly effective both in providing affordable housing, and in stemming the negative impact of foreclosures on neighboring properties. **Continued Appropriateness:** Ongoing, with additional units to be acquired during the current planning period. However, due to loss of RDA, the City's capabilities in the future planning period are unknown.

Housing Program	Accomplishments (2008-2012)
9. Second Units Action: Implement City's ordinance to accommodate second units, and educate public on availability. Seek to achieve 10 units.	**Progress:** The City allows construction of second units in single-family zones without discretionary reviews. During the current RHNA period (Jan 2006 - Nov 2012), a total of nine second unit building permits were issued. **Effectiveness:** Effective **Continued Appropriateness:** Particularly as the community continues to age, second units can provide an option to allow seniors to remain in their homes, and thus the continuation of a second unit program remains appropriate to the Housing Element.
10. Rezoning of Sites to Higher Densities Action: 1) Prepare new multi-family zoning and General Plan designations; 2) Establish multi-family design and development standards; 3) Conduct public hearings on Zoning and Land Use Amendments; 4) Conduct Measure B Vote; 5) Rezone sites accordingly.	**Progress:** 1) The City established two new multi-family zoning categories (RM 20, RM 30) and associated General Plan categories to accommodate multi-family housing at 20 du/ac and 30 du/ac; 2) The City adopted its first Multi-Family Residential Design Guidelines and amended its zoning ordinance to address multi-family housing development standards; 3) Multiple public hearings were held for the amendment of the Zoning Code and Land Use Element, which were adopted in conjunction with the Housing Element on October 4, 2011; 4) Measure B vote was conducted on June 5, 2012 to rezone 14 properties for higher density housing development; 5) As a result of Measure B vote, Yorba Linda voters approved Measure H & I to rezone all 14 sites as identified in the Housing Element. **Effectiveness:** The program was effective in providing adequate sites to address Yorba Linda's regional housing needs (RHNA). With the rezoning in place, combined with the improving real estate market, the City is experiencing substantial interest in development on several of the rezone sites. **Continued Appropriateness:** The rezoning of identified sites was completed, and is no longer necessary for the Housing element update.
11. Town Center Specific Plan Action: Develop and adopt Specific Plan. Continue to acquire sites appropriate for housing in the Town Center area.	**Progress:** The Yorba Linda City Council adopted the Town Center Specific Plan in July 2011, and has entered into an exclusive negotiating agreement with a developer to develop the commercial areas of the Town Center. Two of the 14 Housing Element rezone sites are within the Town Center and are designated for 20 units/acre. **Effectiveness:** The City carried out an effective, community-based process in the development and adoption of the Specific Plan for the Town Center. **Continued Appropriateness:** The City will carry out the Town Center Specific Plan in the coming years to ensure a vibrant city core and explore affordable housing opportunities within the Town Center planning area. As the Plan has been adopted, a separate program in the Housing Element is no longer necessary.

Housing Program	Accomplishments (2008-2012)
12. Sustainability and Green Building Action: Adopt a local green building program, including incentives for building green. Develop educational for placement on City's website and dissemination to homeowners and builders. Update General Plan based on principals of sustainability and adherence to SB 375.	**Progress:** The City is implementing the California Green Building Code, and adopted the adopted the Multi-Family Design Guidelines in Oct. 2011 which include provisions for sustainable site planning and streetscape and encourage multi-family development to achieve LEED certification. Furthermore, the City initiated a comprehensive General Plan and Parks & Recreation Master Plan Update in 2012, and is addressing sustainability and green building as part of this process. **Effectiveness:** This program has been effective based on the accomplishments summarized above. **Continued Appropriateness:** This program remains an integral component of the City's overall goal of providing more sustainable development and housing options.
13. Annexation of Areas in Sphere of Influence Action: Annex areas within the Sphere of Influence and provide infrastructure and services to support future development.	**Progress:** Single-family housing development proposals have been submitted to the County of Orange to develop the Sage and Murdock properties, which are part of an unincorporated County island within the City's sphere of influence. These areas are currently being studied as part of the City's General Plan update to evaluate appropriate levels of development given identified environmental and infrastructure constraints. **Effectiveness:** The City anticipates annexation of these properties within the future planning period. **Continued Appropriateness:** The annexation program is in process and remains appropriate to the updated Element.
14. Multi-family Development Standards and Processing Procedures Action: Establish multi-family development standards and design guidelines. Replace current CUP requirement with non-discretionary design and site plan review process.	**Progress:** In 2011, the City amended its zoning ordinance to replace the CUP requirement with non-discretionary design review and site review process. Also in 2011, the City adopted its Multi-Family Residential Design Guidelines to ensure quality multi-family development, as well as to assist developers in site planning and project design. **Effectiveness:** Since the amendment of zoning ordinance and the multi-family design guidelines, as well as the rezoning of properties for higher density residential development, a 69-unit 100% affordable project has been entitled in Save Ranch. Said project followed new property development and design standards. **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.

Housing Program	Accomplishments (2008-2012)
15. Measure B Action: Mitigate impacts of Measure B through: 1) Establish new multi-family zoning categories; 2) Rezoning sites to higher densities; 3) Purchasing affordability covenants; 3) Accommodating higher density and mixed use housing near jobs/transit; 4) Evaluating additional areas for higher density as part of General Plan update. Initiate Measure B election to rezone sites, and provide City Council greater discretion in rezoning for and approving affordable housing.	**Progress:** In 2011, the City established two new multi-family zoning categories and rezoned 14 sites to allow for higher density residential development. In 2009, the City transferred ownership of 26 units to Orange Housing Development Corporation (OHDC) restricted to extremely low and very-low income levels. In 2010 through present, the City has assisted OHDC in acquiring covenants on 30 additional condo units for extremely -low to low income households. Furthermore, in June of 2012, the City initiated a Measure B vote and successfully rezoned 14 sites throughout the City for higher density residential development ranging from 10 du/ac to 30 du/acre. The City initiated a comprehensive General Plan update in 2012, and as part of this effort is evaluating additional opportunity areas for mixed use and multi-family housing. **Effectiveness:** This program has been effective based on the accomplishments summarized above. **Continued Appropriateness:** Establishment of new multi-family zones and rezoning of sites through Measure B election have been completed and are no longer necessary for the updated Housing Element.
16. Affordable Housing Density Bonus Action: Amend the City's density bonus ordinance to reflect current State requirements.	**Progress:** In 2011, the City amended its density bonus ordinance to reflect current State requirements. **Effectiveness:** Effective, with several projects on rezoned sites proposing to take advantage of State density bonus provisions. **Continued Appropriateness:** While the ordinance was updated, inclusion as an affordable housing incentive remains appropriate to the updated Housing Element.
17. Administrative Adjustment Process Action: Continue to use this administrative process for specific adjustments to residential uses.	**Progress:** The City has continued to use Administrative Adjustment as a tool to allow for minor deviation from property development standards. This tool has assisted many property owners with second unit constructions, as well as additions to their homes. **Effectiveness:** Effective in providing flexibility for development. **Continued Appropriateness:** Ongoing and appropriate for inclusion in the Housing Element update.
18. Zoning Ordinance Revisions Action: Amend the Zoning Code to revise the definition of family, make explicit provisions for transitional and supportive housing, single room occupancy uses and permit by right emergency shelters.	**Progress:** In 2011, the City amended its zoning ordinance to revise the definition of family, to allow for transitional and supportive housing by right, and to permit emergency shelters by right in specified zones. **Effectiveness:** The City has not received any requests for these facilities since 2011, but the program was effective in updating the City's regulations to facilitate such development. **Continued Appropriateness:** This program has been completed and is no longer necessary for the Housing Element update.

19. Fair Housing Action: Continue to provide educational information on fair provide educational information on fair housing to the public. Refer fair housing complaints to the Orange County Fair Housing Council.	**Progress:** 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. **Effectiveness:** This program provides an important service to residents and landlords to receive information from experts regarding fair housing questions. **Continued Appropriateness:** The fair housing program remains appropriate for the Housing Element.
20. Accessible Housing Action: Implement reasonable accommodation procedures and inform the public about the new process.	**Progress:** The City maintains written procedures for reasonable accommodation, but has not received any requests. **Effectiveness:** The program could be more effective with additional outreach to the senior and disabled communities. **Continued Appropriateness:** Informing the public about opportunities for reasonable accommodation remains important to the Housing Element.

Summary of Housing Element Accomplishments

The City of Yorba Linda has made significant progress in implementing its 2008-2014 Housing Element. Major accomplishments include the following:

- Establishing new multi-family zoning categories to accommodate densities of 20 and 30 unit/acre, and adopting Multi-family Design Guidelines to ensure the quality of new development without requiring a CUP.
- Conducting a Measure B public education process, facilitating the passage of Measures H and I which provided for rezoning of the ten multi-family sites identified in the Housing Element.
- Providing planning entitlements for 69 lower income units on one of the rezone sites, and encumbering Redevelopment Housing Funds to assist in writing down project development costs.
- Adoption of the Town Center Specific Plan to revitalize and guide development within the downtown core.
- Funding the acquisition and rehabilitation of 75 very low and low income family rental units and provision as long term affordable housing (Villa Plumosa).
- Funding OHDC in the acquisition and rehabilitation of 30 condominiums (many of which were undergoing foreclosure), and provision as long-term affordable rental units. Encumbering former Redevelopment Housing Funds to continue OHDC's acquisition of additional units.
- Providing housing rehabilitation assistance to 58 lower income homeowners.
- Funding mortgage assistance to six moderate income first time home buyers.
- Adopting zoning ordinance provisions for emergency shelters, transitional and supportive housing, and SROs.
- Adoption of an updated density bonus ordinance to provide incentives for affordable housing.

Table V-2 below summarizes the quantified objectives contained in the City's 2008-2014 Housing Element, and compares the City's progress in fulfilling these objectives.

Table V-2: Summary of Quantified Objectives: 2008-2014 Housing Element

Income Level	New Construction[1] (Jan 2006-Nov 2012)			Rehabilitation[2]		Conservation[3]	
	Goal	Progress		Goal	Progress	Goal	Progress
		Built	Entitled-2013 occupancy				
Extremely Low	230	9 (OHDC) 8 (Villa Plumosa)		9	23	38	45
Very Low	230	13 (OHDC) 54 (Villa Plumosa) 1 (Habitat)		36	16	38	45
Low	371	6 (second units) 8 (OHDC) 13 (Villa Plumosa		45	14	0	
Moderate	412	3 (second units) 2 (Habitat) 33 (apartments)		0		0	
Above Moderate	796	33 (apartments) 1,177	67	0		0	
Totals	**2,039**	**1,360**	**67**	**90**	**53**	**76**	**90**

[1] **New construction** goal reflects RHNA, including OHDC and Villa Plumosa affordable units produced through committed assistance.
[2] **Rehabilitation** goal/progress reflects CDBG Residential Rehabilitation program.
[3] **Conservation** goal/progress reflects tenant-based Section 8 vouchers.

New Construction: Yorba Linda's new construction objective for the 2006-2014 planning period reflects its assigned RHNA of 2,039 units. Like much of California, the collapse of the residential real estate market, combined with constraints on the availability of financing for development, dampened the level of residential development in Yorba Linda below SCAG's pre-recessionary RHNA projections. Between January 2006 – November 2012, the City issued 1,330 residential building permits, including 1,117 single-family home/condominium units, the 75 unit Villa Plumosa affordable family rental complex, 66 market-rate apartment units, nine second units, and a three unit affordable Habitat for Humanity project. As indicated in the Housing Needs Assessment, depending on unit size, apartment rents in Yorba Linda are at levels affordable to low and moderate income households, and are thus divided between these two affordability levels in Table V-2. Rents on second units are generally affordable to lower income households (refer to Constraints chapter), and thus the affordability mix has been divided 2/3s low income and 1/3 moderate income. Housing production was also achieved through the City's Affordable Housing Agreement with the Orange Housing Development Corporation (OHDC) to purchase for sale units and provide as long term affordable rentals to extremely low, very low and low income households (consistent with the requirements of Government Code Section 65583.1(c)).

An additional 133 single-family units in the City's northern hillside areas (97 in Vista Del Verde and 36 units in North Yorba Linda Estates) have entitlements for development. City staff estimates that half of these will receive certificates of occupancy by 2013 year end and thus 67 units have been credited towards the City's 2008-2014 Housing Element. National CORE also has planning entitlements for development of Oakcrest Terrace – a 69 unit affordable rental development for lower income families. The developer has recently worked

out provisions with the Orange County Transit Authority (OCTA) to add a bus stop location near the site, and is well positioned to re-apply to the State for the next round of Low Income Housing Tax Credits (July 2013). Due to the delay in receiving tax credit financing, this project will not be completed until 2014 and is thus credited in the future 2014-2021 Housing Element planning period.

Rehabilitation: The City's Housing Element rehabilitation goal was to assist 15 lower income households on an annual basis, for a total 90 households over the six year period. During the four year period June 2008 – June 2012, 53 lower income households were provided rehabilitation loans or grants, translating to approximately 13 households annually. Due to reductions in CDBG funds to support this program, the City's future goal will be to provide rehabilitation assistance to 12 households on an annual basis.

Conservation: Yorba Linda's goal for conservation was to maintain the existing level of Section 8 rental assistance to 76 extremely low and very low income households. The City was successful in not only maintaining this level of rental assistance, but increasing the number of Section 8 rental vouchers in use to 90 households.

B. GOALS AND POLICIES

This section of the Housing Element sets forth the goals and policies the City intends to implement over the 2014-2021 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.

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
Support collaborative partnerships with non-profit organizations, developers, the business community and governmental agencies in the provision of affordable housing.

Policy 2.5 For-Sale Units to Affordable Rentals
Support non-profit purchase of for-sale condominium units for conversion to affordable rental housing.

Policy 2.6 Homeownership Assistance
Encourage the provision of financial assistance to low and moderate income first-time homebuyers through County and State programs.

Policy 2.7 Housing Sustainability
Promote sustainable site planning and green building practices to reduce energy and water consumption in new and existing housing.

Policy 2.8 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 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 3.3 Mixed Use
Provide opportunities to integrate higher density housing within traditionally commercial areas, such as Savi Ranch and other locations as appropriate.

Policy 3.4 Secondary Dwelling Units
Continue to support the provision of second units in all single-family districts as a means of dispersing small, affordable units throughout the community.

Policy 3.5 Future Annexations
Provide additional residential sites through annexation of undeveloped properties 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
Continue to provide flexibility in development standards to accommodate new models and approaches to providing housing, such as transit-oriented development, mixed use and live/work housing.

Policy 4.2 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 4.3 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, physically 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 5.2a: 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 5.3 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 5.4 Homeless Housing and Services
Support continued efforts to implement the Orange County Continuum of Care program for the homeless and persons and families at-risk of homelessness. 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 building, 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.

2014-2021 Objective: *The City will continue to use CDBG funds to assist senior and/or disabled households with needed home repairs and improvements. The City's objective will be to provide assistance to 12 households per year, or 96 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.

2014-2021 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.

Building on the successes of Arbor Villas and Villa Plumosa, the City was working towards the acquisition and rehabilitation of a third property when Redevelopment Agency housing funds were eliminated by the State. Given the program's success, 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 90 households receiving assistance as of August 2012.

> ***2014-2021 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:

- Reduction in development fees
- Flexible development standards
- Density bonuses
- Financial assistance (*through the Low and Moderate Income Housing Asset Fund*[1] *of the former Redevelopment Agency)*

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. As a means of specifically encouraging the provision of housing affordable to extremely low income (ELI - <30% AMI) households, the City will waive 100% of Planning Department entitlement application processing fees for projects with a minimum ten percent ELI units, or not less than one unit.

> ***2014-2021 Objective:*** *Continue to provide regulatory and financial assistance for the development of affordable and mixed income housing, with particular consideration given to projects that include ELI units. Provide information on incentives during individual dealings with development applicants. Within one year of Element adoption, update the Code to specify the waiver of 100% of application fees for projects with a minimum 10% ELI units.*

6. Purchase of Existing Multi-family Ownership Units to Create Affordable Rental Units. Since December 2009, the City and its former Redevelopment Agency have funded Orange Housing Development Corporation (OHDC) in the purchase, rehabilitation and conversion of thirty condominium units, many of which were in foreclosure, to affordable rentals. The Affordable Housing Agreement between OHDC and the Successor Agency is an existing obligation of the former Redevelopment Agency, allowing the continuation of the program until funds are exhausted.

> ***2014-2021 Objective:*** *Implement the City's 2009 Affordable Housing Agreement with OHDC to allow the continued purchase of multi-family ownership units as they become available for-sale, provide of rehabilitation improvements, and convert to rental housing affordable to extremely low, very low and low income households. Seek to complete ten additional units with available funds.*

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 incorporated the 2010 California Energy Code and the State of California's 2010 Green

[1] Yorba Linda is projected to receive $5.7 million in Low and Moderate Income Housing Asset Funds over the planning period from SERAF repayments, with additional Housing Asset Funds generated from housing loan repayments to the former Redevelopment Agency, and proceeds from land purchased with Low/Mod funds (refer to page IV-5).

Building Code Standards into the City's Municipal Code. 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, adopted in October 2011, 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.

> ***2014-2021 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. Residential Sites Inventory. As part of the 2008-2014 Housing Element, the City undertook an extensive public process to identify suitable sites for rezoning as required to accommodate Yorba Linda's regional housing needs (RHNA). A total of 14 sites were ultimately rezoned at densities of 10 to 30 units per acre, and confirmed by the electorate in June 2012 under the Yorba Linda Right-to-Vote Amendment (Measure B). These rezoned sites provide the basis for the 2014-2021 Housing Element residential sites inventory.

> ***2014-2021 Objective:*** *Maintain a current inventory of vacant and underutilized residential sites, and provide to interested developers in conjunction with information on available development incentives.*

9. Second Units. A second unit is a self-contained living unit with cooking, eating, sleeping, and full sanitation facilities, either attached to or detached from the primary residential unit on a single lot. Second units typically rent for less than apartments of comparable size, and can offer affordable rental options for extremely low to lower income seniors, college students and single persons. The primary homeowner receives supplementary income by renting out their second unit, which can help many modest income and elderly homeowners remain in or afford their homes.

Pursuant to current State law, Yorba Linda permits second units through a ministerial, non-discretionary process in all single-family residential zone districts. During the prior planning period (2006-2012), nine second units were developed in Yorba Linda. With enhanced marketing of second unit opportunities, the City projects a modest increase in the rate of second unit production of twelve units during the 2014-2021 planning period.

2014-2021 Objective: *Through implementation of the City's second unit ordinance, provide additional sites for the provision of rental housing. Educate residents on the availability of second units through development of informational materials for distribution at the public counter, and through advertisement on the City's website. Seek to achieve twelve second units during the planning period.*

10. Annexation of Areas in Sphere of Influence. Future housing growth can be accommodated through annexation of undeveloped land within Yorba Linda's northern Sphere of Influence. The 468 acre Murdock and 80 acre Sage properties located in the northeastern Sphere represent integrated tracts of undeveloped land likely to be annexed within this Housing Element planning period. The City's current 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. The area is currently being studied within the context of the General Plan Update, and given the presence of environmental and infrastructure constraints, may result in a reduction of overall densities.

2014-2021 Objective: *Initiate discussions to annex areas within the Sphere of Influence and provide infrastructure and services necessary to support future development.*

REMOVAL OF GOVERNMENTAL CONSTRAINTS

11. Multi-family Development Standards and Processing Procedures. In conjunction with identifying sites for rezoning in the 2008-2014 Housing Element, the City established two new zoning categories to accommodate densities of 20 and 30 units per acre. The development standards for these new multi-family zone districts R-M-20 and R-M-30 were established 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.

2014-2021 Objective: *Implement the City's new multi-family development standards and Design Guidelines to facilitate quality, sustainable multi-family housing.*

12. Affordable Housing Density Bonus. 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:

- 10% of the total units for lower income households; or
- 5% of the total units for very low income households; or
- A senior citizen housing development or mobilehome park that limits residency based on age requirements for housing for older persons; or
- 10% of the total dwelling units in a condominium for moderate income households.

The amount of density bonus varies according to the amount by which the percentage of affordable housing units exceeds the established minimum percentage, but generally ranges

from 20-35% above the specified General Plan density. In addition to the density bonus, eligible projects may receive 1-3 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 architectural design requirements.
- Approval of mixed-use zoning in conjunction with the housing project.
- Other regulatory incentives or concessions proposed by the applicant or the City that would result in identifiable cost reductions.

In addition to development incentives, developers may request and receive reduced parking as follows: 1 space for 0-1 bedroom units, 2 spaces for 2-3 bedroom units, and 2½ spaces for four or more bedrooms.

> ***2014-2021 Objective:*** *Maintain a local density bonus ordinance consistent with State requirements* as a means of enhancing the economic feasibility of affordable housing development.

13. 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. 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.

> ***2014-2021 Objective:*** *The City will continue to use the Administrative Adjustment Process to provide flexibility in residential development requirements.*

14. Zoning Code Amendment: In 2011, Yorba Linda incorporated provisions for emergency shelters within its Zoning Code in compliance with SB 2, as detailed in the Constraints Chapter of the Housing Element (page III-10). Review of the City's adopted shelter standards by the State Department of Housing and Community Development (HCD) have identified three standards as being overly restrictive:

1. Minimum 500 foot separation between shelters (State statutes do not permit a mandatory separation requirement of greater than 300 feet)
2. Minimum 1 parking stall for every 4 beds
3. Minimum 1 toilet for every 8 beds per gender

The City will review other jurisdiction's shelter standards, and adjust its standards to provide greater consistency with current practices. For instance, State HCD provides an example of shelter standards on its website, including a parking standard of one space for every 10 beds.

> **2014-2021 Objective**: *Amend the emergency shelter provisions in the Zoning Code within one year of Element adoption to: 1) reduce the separation requirement between emergency shelters from 500 to 300 feet consistent with State requirements; and 2) adjust parking and toilet ratio requirements to be less restrictive. As part of the City's Annual Housing Element Report, evaluate the effectiveness of the M-1 zone in facilitating the provision of emergency shelters.*

.EQUAL HOUSING OPPORTUNITIES AND SPECIAL NEEDS

15. Fair Housing. The City uses the services of the Fair Housing Council of Orange County to implement the regional Fair Housing Plan (AI), and to offer the following services:

- Fair Housing Community Education
- Fair Housing Enforcement
- Tenant Legal Assistance
- Housing Dispute Evaluation and Resolution
- Mediation Program

The role of the Council is to provide services to jurisdictions, agencies, and the general public to further fair housing practices in the sale or rental of housing.

> ***2014-2021 Objective:*** *Continue to promote fair housing practices, and provide educational information on fair housing to the public. The City will refer fair housing complaints to the Orange County Fair Housing Council.*

16. Housing Opportunities for Persons Living with Developmental Disabilities. The City understands the significant and wide ranging housing needs faced by person with disabilities and their families. The Orange County Regional Center (OCRC) reports that nearly 60 percent of their adult clients with developmental disabilities 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. The City will work with the OCRC to implement an outreach program informing Yorba Linda families of housing and services available for persons with developmental disabilities, including making information available on the City's website.

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
- Adoption of Zoning Code amendments in October 2011 to specifically define supportive housing as a residential use of property, and to permit in all residential

zone districts subject only to those restrictions and processing requirements that apply to other residential dwellings of the same type in the same zone.

- Implementation of Zoning Code Chapter 18.36.340 to provide a procedure 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 Multi-family Acquisition/Rehabilitation through Non-Profit Developers, Density Bonuses, and Affordable Housing Development Assistance

2014-2021 Objective: *Continue to support a variety of housing types to help address the diverse needs of persons living with developmental disabilities, and work in cooperation with the OCRC to publicize information on available resources for housing and services. Pursue State and Federal funds available for supportive housing and services in future affordable housing projects, and apply for funds at least one during the planning period. Discuss with all affordable housing providers their ability to include units for the developmentally disabled population.*

17. Universal Design/Visitability. As Yorba Linda's population continues to age, providing housing that is accessible to people of all abilities becomes increasingly important. The majority of the community's housing stock was built prior to 1991, when current ADA accessibility standards took effect, and thus it is important for the City to facilitate the retrofit of existing housing to provide greater accessibility, as well as to promote accessibility in new construction.

The goal of universal design is to accommodate a wide range of abilities, including children, aging populations, and persons with disabilities, by providing features in residential construction that enhance accessibility. Examples of universal design features include:

- Entrances without steps that make it easier for persons to enter the home;
- Wider doorways that enhance interior circulation and accommodate strollers and wheelchairs;
- Lever door handles that are easier to use, especially by parents with an infant or persons with arthritis; and
- Light switches and electrical outlets that are located at a height more convenient and accessible to the elderly.

Housing that is "visitable" is accessible at a basic level, enabling persons with disabilities to visit the homes of their friends, relatives, and neighbors. Visitability can be achieved in new construction by utilizing two simple design standards: 1) providing a 32-inch clear opening in all interior and bathroom doorways; and 2) providing at least one accessible means of ingress and egress for each unit. As a means of promoting universal design, the City will:

- Develop a brochure on universal design and distribute to residential builders; and
- Work with local developers and other interest groups to establish a set of Universal Design Guidelines for adoption by City Council.

2014-2021 Program Objectives: *Develop universal design brochure in 2014, and establish City Universal Design Guidelines in 2015.*

Table V-3: Housing Program Summary 2014-2021

Housing Program	Program Goal	2014-2021 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 12 households annually, or 96 over the 2014-2021 period.	CDBG	Community Development Department	2014-2021
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	2014-2021
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; CDBG; HOME; Tax Credits; other outside sources	Community Development Department	2014-2021
4. Section 8 Rental Assistance	Provide rental assistance to extremely low and very low income households.	Continue current levels of Section 8; coordinate with OCHA; encourage landlords to register units.	HUD Section 8	OCHA	2014-2021
PROVISION OF AFFORDABLE HOUSING					
5. Affordable Housing Development Assistance	Facilitate affordable housing development by for-profit and non-profit housing developers to provide housing affordable to extremely low, very low, low and moderate income households.	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.	Housing Asset Fund; HOME; Tax Credits; other outside sources	Community Development Department	2014-2021 Modify the Code within one year of Element adoption.

Table V-3: Housing Program Summary (cont'd)

Housing Program	Program Goal	2014-2021 Objective	Funding Source	Responsible Agency	Time Frame
6. Purchase of Existing Multi-family Ownership Units to Create Affordable Rental Units	Purchase existing condos - focusing on those undergoing foreclosure - and provide as affordable rental units.	Purchase 10 additional units and convert to rental housing affordable to low income households.	Housing Asset Fund	Community Development Department	Until funds are exhausted – 2014 or 2015
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	2014-2021
PROVIDE ADEQUATE SITES					
8. Residential Sites Inventory	Provide sufficient sites through zoning to address regional housing needs.	Maintain current inventory of vacant and underutilized sites, and provide to developers along with information on incentives.	Department Budget	Community Development Department	2014-2021
9. Second Units	Provide additional sites for rental housing within existing neighborhoods.	Implement City's ordinance to accommodate second units, and educate public on availability, including focused outreach to senior community. Seek to achieve 12 new units.	Department Budget	Community Development Department	Prepare educational materials and initiate outreach efforts in 2014.
10. Annexation of Areas in Sphere of Influence	Increase the City's capacity to accommodate future housing growth.	Initiate discussions to annex areas within the Sphere of Influence and provide infrastructure and services to support future development.	General Fund	Community Development Department	2014-2021

Table V-3: Housing Program Summary (cont'd)

Housing Program	Program Goal	2014-2021 Objective	Funding Source	Responsible Agency	Time Frame
REMOVAL OF GOVERNMENTAL CONSTRAINTS					
11. 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 new multi-family development standards and Design Guidelines to support quality, sustainable multi-family housing.	General Fund	Community Development Department	2014-2021
12. Affordable Housing Density Bonus	Provide density and other incentives to facilitate affordable housing development.	Offer density bonus incentives consistent with State law.	Department Budgets	Community Development Department	2014-2021.
13. 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	2014-2021
14. Zoning Code Amendment	Provide standards which facilitate emergency shelters, consistent with SB 2.	Amend the Zoning Code to 1) reduce the separation requirement between shelters from 500 to 300 feet consistent with State law; and 2) adjust parking and toilet ratio requirements to be less restrictive.	Department Budget	Community Development Department	Within one year of Element adoption
EQUAL HOUSING OPPORTUNITIES AND SPECIAL NEEDS					
15. Fair Housing	Promote fair housing practices.	Continue to provide educational information on fair housing to the public. Refer fair housing complaints to the Orange County Fair Housing Council.	CDBG	Community Development Department	2014-2021

Table V-3: Housing Program Summary (cont'd)

Housing Program	Program Goal	2014-2021 Objective	Funding Source	Responsible Agency	Time Frame
16. Housing Opportunities for Persons Living with Developmental 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; CDBG; HOME, Tax Credits; other outside sources	Community Development Department	Pursue funds for supportive housing at least once during plng period.
17. Universal Design/Visitability	Accommodate a wide range of abilities in development by providing features that enhance accessibility.	Develop Universal Design and Visitability brochure, and provide to residential builders. Establish Universal Design Guidelines.	General Fund	Community Development Department	Develop and distribute brochure in 2014. Est. City Universal Design Guidelines in 2015.

Table V-4: 2014–2021 Quantified Objectives

Income Level	New Construction Objectives	Rehabilitation Objectives	Conservation Objectives
Extremely Low (0% - 30% AMI)	80	40	45
Very Low (31% - 50% AMI)	80	28	45
Low (51% - 80% AMI)	113	28	
Moderate (81% - 120% AMI)	126		
Above Moderate (>120% AMI)	270		
Totals	**669**	**96**	**90**

Notes:
AMI – Area Median Income
New Construction Objective: Reflects City's 2014-2021 RHNA. Of allocation for160 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 2008-2012 period.
Conservation Objective: Reflects conservation of existing tenant-based Section 8 vouchers through OCHA.

APPENDIX A

PUBLIC PARTICIPATION

YORBA LINDA 2014-2021 HOUSING ELEMENT UPDATE
FREQUENTLY ASKED QUESTIONS

1. **Why does Yorba Linda have to plan for more housing?**
   State Housing Element law requires each city and county to plan for their "fair share" of the state's housing growth needs. The Southern California Association of Governments (SCAG) is the regional agency responsible for defining the fair share allocation among its six counties (Imperial, Los Angeles, Orange, Riverside, San Bernardino, Ventura) and 187 cities in the Southern California region. Based on economic and demographic forecasts, the State has determined that the SCAG region needs to accommodate 412,137 housing units between 2013 and 2021 to meet housing demand.

2. **How much housing does Yorba Linda have to plan for in order to comply with Housing Element law? What is the City's obligation to accommodate its Regional Housing Need (RHNA), and what happens if at the end of the Housing Element cycle if the City falls short of its RHNA goals?**
   SCAG has allocated the region's 412,137 housing unit growth needs to each city and county through a process called the Regional Housing Needs Assessment (RHNA). Yorba Linda's RHNA for the 2014-2021period is 669 units, distributed among the following income categories:

Very Low Income (<50% AMI[1])	160 units
Low Income (51 – 80% AMI)	113 units
Moderate Income (81 – 120% AMI)	126 units
Above Moderate Income (>120% AMI)	270 units
TOTAL	669 units

   The RHNA represents the minimum number of housing units Yorba Linda is required to plan for in its housing element by providing "adequate sites" through general plan and zoning. As the RHNA represents a planning target and not a building quota, so long as the City provides sufficient sites and does not impose constraints to development, the City is not penalized for falling short of its RHNA goals.

3. **In addition to providing sufficient sites to address the City's total RHNA need, how does the City's zoning translate to providing adequate sites for each of the RHNA's income categories?**
   Housing Element law provides for the use of "default densities" to assess affordability when evaluating the adequacy of sites to address the RHNA affordability targets. Based on its population within Orange County, Yorba Linda falls within the default density of 30 units per acre for providing sites suitable for development of housing for very low and low income households, and 10 units/acre for sites suitable for moderate income households.

[1] AMI: Area Median Income. The 2012 Orange County AMI for a 4-person household is as follows: very low income - $48,150; low income - $77,050; moderate income - $102,350.

4. **How is affordable housing defined?**
State and Federal definitions of housing affordability are generally based on the standard of spending no greater than 30% of household income on housing costs, including utility payments, taxes, insurance, homeowner association fees, etc. Affordable housing is relative to the amount households of different income levels and sizes can afford to pay for housing. For example, the maximum affordable rent for a very-low income, 2-person household (1 bedroom unit) in Orange County is approximately $964, whereas affordable rent for a 2- person, low-income household is approximately $1,541.

5. **How many affordable units are already in Yorba Linda?**
New construction:
Victoria Woods Senior Apartments (125 units)
Parkwood Senior Apartments (100 very-low and low income units.)
Yorba Linda Palms Apartments (44 very-low and low- income units)
Habitat for Humanity SFR (3 units)

Rehabilitation:
Arbor Villas Apartments (67 units)
Villa Plumosa Apartments (76 units)
Evergreen Villas (30 units to date)
Citywide condo rentals (26 units to date)

6. **Yorba Linda's 2008-2014 identified 14 sites for rezoning at densities of 10 – 30 units/acre. What are the specific projects proposed for each site?**
The only specific project that has been approved is the National CORE project for a 69-unit apartment complex in Savi Ranch. This project has previously gone through the City's entitlement process and is currently pursuing additional funding through the State tax credit program.

7. **How will specific environmental and public concerns be addressed for each specific property?**
Every project that is submitted for development will be required to be reviewed for environmental impacts. In addition to the technical environmental analysis, the projects would also be subject to the review of the City and the public through Planning Commission and City Council public hearings.

8. **What happens if Yorba Linda does not have a State approved Housing Element?**
There are several potential consequences, the greatest of which is the risk of litigation based upon a legally inadequate General Plan.
    - Risk of Potential Hosing Litigation from Housing Advocacy Groups or land developers.
        - Payment of legal fees
    - Potential loss of local control
        - Moratorium on building permits
        - Suspension of discretionary land use authority

- Potential settlement agreements to bring Element into compliance.
    - Mandatory Rezoning
    - Affordable housing production requirements
    - Mandatory affordable housing incentives
- Potentially subject to Anti-NIMBY Legislation
    - Prohibited from arbitrary denials of affordable housing projects even if inconsistent with General Plan and zoning.
    - Court imposed fines if no opportunities for housing within 60 days.
- Any unmet housing numbers would be added to next Housing Element cycle
- Ineligible for State housing and infrastructure funds.
- Potential future penalties.

GENERAL PLAN ADVISORY COMMITTEE
AGENDA

January 29, 2012
6:30 – 8:00PM
YORBA LINDA COMMUNITY CENTER

I. APPROVAL OF MINUTES FROM NOVEMBER 27, 2012 MEETING

II. PUBLIC COMMENTS

III. REVIEW AND DISCUSSION OF THE GENERAL PLAN HOUSING ELEMENT PROCESS

IV. DISCUSSION OF FUTURE GPAC MEETINGS AND AGENDAS

V. NEXT STEPS

GENERAL PLAN ADVISORY COMMITTEE
MINUTES

January 29, 2013

Chair James Pickel called the meeting to order at 6:04 p.m.

I. APPROVAL OF MINUTES FOR THE MEETING OF AUGUST 14, 2012

Motion: Robert Lyons moved to approve the minutes of the General Plan Advisory Committee meeting of November 27, 2012, as amended. Peggy Huang seconded the motion, which carried, with Member Watts abstaining.

ROLL CALL

Present: Chair James Pickel - PRESENT
Member Carin Benner - ABSENT
Member Cheri Hansen - PRESENT
Member Ed Rakochy - ABSENT
Member John Rafter - ABSENT
Member Karalee Watson - PRESENT
Member Kennith Peterson - ABSENT
Member Lindon Baker - PRESENT
Member Marilyn Adams - PRESENT
Member Mary Carbone - PRESENT
Member Nathaniel Behura - PRESENT
Member Peggy Huang - PRESENT
Member Randie Noell - ABSENT
Member Robert Lyons - PRESENT
Member Ryan Bent - PRESENT
Member Tom Watts - PRESENT
Member William Gorman - PRESENT

II. PUBLIC COMMENTS

Interested parties were invited to address the Committee.

There being no individual wishing to address the Committee, Chair Pickel closed the Public Comments section of the meeting.

III. GPAC DISCUSSION OF GENERAL PLAN HOUSING ELEMENT PROCESS

Pamela Stoker, Housing and Redevelopment Manager provided an introduction of the General Plan Update process and introduced the City's Housing Element consultant, Karen Warner.

Ms. Stoker and Ms. Warner presented a Powerpoint summary overview of the Housing Element process.

The Housing Element is part of the City's General Plan and contains four major components. (1) Housing Needs Assessment; (2) Evaluation of constraints to housing; (3) Identification of residential sites; and, (4) Program Strategy to address housing needs. It was noted that each city in California must submit their Housing Element to the State Department of Housing and Community Development (HCD) for compliance with state law.

Ms. Warner described the Housing Element timing, with the next revision due date of October 15, 2013. Ms. Warner indicated that the Housing Element must be adopted within 120 days of the this due date or the next Housing Element will be due in four years versus eight years.

Ms. Warner provided a summary process flowchart describing the review requirements with HCD, including a discussion of the optional "streamlined review" process.

A summary of the benefits of HCD compliance were provided, including legal adequacy, maintaining of discretionary review authority and eligibility of state housing funds. Ms. Warner described the ability for courts to suspend city's authority to issue building permits if the Housing Element is not found in compliance with state law. Additionally, pursuant to state law, failure to adopt a compliant Housing Element would "carry over" prior RHNA obligations from prior Housing Element cycles.

Ms. Warner provided a summary of 1990-2010 demographic trends in the city. Families with children have experienced a significant decrease and racial diversity in the city has rapidly increased. Census data also show a continuing shift toward an older population. Persons living with disabilities in the City of Yorba Linda was discussed, with current Census estimating 4,400 person living with disabilities.

Employment compared to housing was relatively low compared to the region, with 17,000 jobs in the City compared to 22,000 housing units. 40% of employment is within lower income occupations (retail, food service, etc.). Over 80% of persons working in Yorba Linda commute from outside the city to work.

Ms. Warner described housing trends within the City. 2,700 new housing units have been constructed in the last decade. The mix of housing types (single-family, multi-family, etc.) and tenure (rent vs. own) has remained unchanged over the last decade.

A summary of the state-defined income categories with presented. Each income category is based on an assumed household size with the Area Median Income (AMI) of $76,750. The income categories include:

- Extremely-Low (<30% of AMI)
- Very-Low (31-50% AMI)
- Low (51-80% AMI)
- Moderate (81-120% AMI)
- Above Moderate (<120% AMI)

An overview of housing costs and affordability was provided to the GPAC. The rental market, including average rents was presented. An overall vacancy rate of 4% exists for rental units in the City. In 2012, 880 single-family units sold at a median price of $630,000. 190 condominiums sold in 2012 at a median price of $250,000. As of November 2012, 247 units were in various stages of foreclosure.

Ms. Warner provided a summary of who needs affordable housing in Yorba Linda. These include people who work in the city but cannot afford to live here, Special Needs households and children of long-time Yorba Linda residents,

The Regional Housing Needs Assessment (RHNA) allocation process was described to the GPAC. Ms. Warner noted that the RHNA construction needs is a planning target and not a building quota. A total of 669 units comprise the 2013-2021 RHNA. The total units area placed in the following income categories;

- Very Low – 160 units
- Low – 113 units
- Moderate – 126 units
- Above Moderate – 270 units

A summary of the identified multi-family rezone sites was presented to the GPAC. Ms. Warner noted that these sites can be used to accommodate the 2013-2021 RHNA need, provided the sites are still available.

Ms. Stoker provided an overview of the elimination of Redevelopment in Yorba Linda and its effect on existing affordable housing programs. Ms. Stoker discussed future funding options including funding from assets (land. Loan repayments, etc.), creative financing and pending state legislation for permanent funding sources.

Ms. Stoker discuss current housing programs/activities including, Covenant Acquisition Program, National CORE project in SAVI Ranch, encouragement of affordable housing of sites identified in the current Housing Element and Community Development Block Grant (CDBG) funds.

Mr. Steve Harris provided a summary of next steps in the Housing Element update process with an anticipated review by the GPAC between April and May of 2013. The

Housing Element is tentatively anticipated to be adopted by the City Council in September of 2013.

Member Ryan asked "what the penalty is if we don't build the units?" Ms. Warner explained that there is no penalty if we don't actually build, but explained that there is a penalty if we didn't provide the opportunity.

Member Huang asked for clarification on the last RHNA numbers and if those numbers could be used on this new cycle. Mr. Warner responded yes.

Member Watson had a question regarding affordable senior housing vs. affordable "family" housing.

Member Watt asked if the property owners of the sites identified for affordable housing must build the affordable units. Ms. Warner indicated that they are not obligated to build the affordable units at this time.

Chairman Pickel stated that with the approvals of Measures H & I the zoning is in place now. Chair Pickel further stated that although we have a much lower RHNA number this cycle it does not automatically mean that some of the sites identified in measures H & I do not go away.

Member Carbone asked what would happen when the city is built out. Ms. Warner indicated that things like 2nd units and commercial corridor housing would be considered to meet the affordable housing needs.

Member Adams asked for clarification on what would happen if NO developer decides to build affordable housing. Mrs. Pam Stoker responded that we will still be in compliance with the State as long as the zoning is in place to at least allow the opportunity.

Public Speakers;

Mr. Luke Frank, of the Regional Center of Orange County provided a summary overview of their services. He provided the GPAC with a white paper entitled "Housing for People with Developmental Disabilities in Orange County". He spoke in support on the city's efforts on the Housing Element and wanted to encourage the city to provide housing to people with developmental disabilities.

Ms. Sherry Neff and her daughter spoke about the need for housing for persons with disabilities and described the housing needs. They further expressed a desire that the city open the housing to existing Yorba Linda residents first.

Ms. Ruth Hanning, spoke regarding the affordable housing site at the corner of Yorba Linda Boulevard and Prospect Avenue. She indicated that she was representing the neighborhood and wanted to let the GPAC know that the existing residents in the area have numerous concerns with the proposal that may be going in. Mr. Harris explained

the process that the development must go through before any development plan is approved, including needing to meet code requirements and be in compliance with the Community Design Guidelines.

Ms. Carmel Helm, expressed her concerns with the proposed project that would at the corner of Yorba Linda Boulevard and Prospect Avenue.

Mr. Tom Lynch, addressed the GPAC and discussed the process of Measures H & I, and indicated that residents did not fully understand what they were approving. He stated that density should not exceed the max shown per the zoning, density bonuses should not be allowed.

Chairman Pickel noted the time and indicated that the meeting had extended past the noticed time of 8:30 pm. Chairman Pickel asked if the member were willing to extend the meeting.

Motion: Chairman Pickel moved to extend the meeting to 9:00 pm, member Hansen, which carried, with Member Lyons voting no.

Ms. Nancy Stevens asked if the meeting agenda could be posted on the website.

Mr. Toni Villaviceneio, asked for clarification as to whether the Yorba Linda Boulevard and Prospect site could be counted towards the State required housing numbers if it were not built as affordable units. Mrs. Stoker explained that it could not be counted towards our affordable housing number if not built as affordable.

Mr. Cesar Covarrubias, Executive Director of the Kennedy Commission, thanked the City and GPAC for providing this dialogue and stated his support of providing affordable housing within the City.

There being no others wishing to address the Committee, Chair Pickel closed the Housing Element section of the meeting.

IV. DISCUSSION OF FUTURE GPAC MEETINGS AND AGENDAS

Mr. Dave Barquist of RBF presented a brief overview of upcoming meetings. It was indicated to the GPAC members that a request will be made to amend the existing contract with RBF Consulting to add additional meetings. Once the conducting of additional meetings have been approved by the City, a revised meeting schedule will be presented to the GPAC. The GPAC was informed that a revised draft schedule will be presented to them at the next scheduled meeting.

V. NEXT STEPS

Staff informed the GPAC that they will be informed of the next meeting in early March.

ADJOURNMENT

Motion: Committee Member Lyons moved to adjourn the meeting and was seconded by Committee Member Behura. The meeting was adjourned at 8:10pm by unanimous consent.

HOUSING ELEMENT NOTIFICATION LIST

Kennedy Commission
Attn: Linda Tang
17701 Cowan Avenue, Suite 200
Irvine, CA 92614

Orange Housing Development Corp.
Attn: Eunice Bobert
414 E. Chapman Avenue
Orange, CA 92866

C & C Development
Attn: Barry Cottle
14211 Yorba Street, Suite 200
Tustin, CA 92870

Boys & Girls Club of Placentia-Yorba Linda
Dan Rodriguez, Chief Prof. Officer
PO Box 112
Placentia, CA 92871

Yorba Linda Residents for Responsible Representation
Attn: Earl Carbone
18032-C Lemon Drive #117
Yorba Linda, CA 92886

Eastlake Village Community Association
Attn: Susan Janowicz, General Manager
5325 Village Center Drive
Yorba Linda, CA 92886

Yorba Linda Arts Alliance
Attn: Gabriella Rollins
PO Box 1037
Yorba Linda, CA 92885

Yorba Linda Masonic Lodge Bldg Assoc.
4847 Main Street
Yorba Linda, CA 92886

Helpes Property LLC
PO Box 247
Yorba Linda, CA 247

Joseph Burke
1242 Carlsbad Street
Placentia, CA 92870

National Community Renaissance
Attn: John Seymour
4322 Piedmont Drive
San Diego, CA 92107

Regional Center of Orange County
Attn: Jacqui Kerze
1525 N. Tustin Avenue
Santa Ana, CA 92705

Yorba Linda Chamber of Commerce
Phyllis Coleman, Executive Director
17670 Yorba Linda Blvd.
Yorba Linda, CA 92886

Main Street Merchants Association
Attn: Mike Ruocco
PO Box 1103
Yorba Linda, CA 92885

Yorba Linda Sunrise Rotary Club
PO Box 924
Yorba Linda, CA 92887

Yorba Linda Mom's Club
24221 Rancho Santa Ana Road
Yorba Linda, CA 92887

Yorba Linda Historical Society
Attn: Lynne Yauger
6271 Fairlynn Blvd.
Yorba Linda, CA 92886

Interfaith Council
Attn: Hilda Cruz
19767 Yorba Linda Blvd.
Yorba Linda, CA 92886

Royal Riders Pony Club
Attn: Sharon Kaak
18207 Shook Lane
Yorba Linda, CA 92886

DeVere Erb
667 Highlander Drive
Placentia, CA 92870

City Ventures
Attn: Bill McReynolds
2850 Red Hill Avenue, Suite 200
Santa Ana, CA 92705

Senior Citizen's Club
Attn: Ken Head, President
PO Box 485
Yorba Linda, CA 92885

Force Development Association
Attn: John Force
22722 Old Canal Road
Yorba Linda, CA 92887

Yorba Linda-Placentia YMCA
18333 Lemon Drive
Yorba Linda, CA 92886

Yorba Linda Women's Club
4501 Casa Loma Avenue
Yorba Linda, CA 92886

Yorba Linda Preservation Foundation
Attn: Pamela Harrell, President
18032 Lemon Drive, #C-131
Yorba Linda, CA 92886

Yorba Linda Water District
Attn: Mike Payne, General Manager
1717 E. Miraloma Avenue
Placentia, CA 92870

Friends of the Yorba Linda Library
Attn: Pam Tancordo, President
18181 Imperial Highway
Yorba Linda, CA 92886

Yorba Linda Country Riders
Attn: Dee Dee Friedrich, President
PO Box 166
Yorba Linda, CA 92885

Vista Loma Nursery
Attn: Ms. Richards
PO Box 3264
Orange, CA 92857

Mr. and Mrs. Romero
1420 El Travesia Drive
La Habra Heights, CA 90631

Lee King
PO Box 294
Yorba Linda, CA 92885

Lyle Condie Tr Erb
Children's Irrevocable
Devere Erb
667 Highland Ave
Placentia, CA 92870

Mr. and Mrs. Stichter
18063 Blair Drive
Yorba Linda, CA 92885

Stephanie Kate Gulewich
5112 Eureka Avenue
Yorba Linda, CA 92886

Carol L. Christison
18092 Blair Drive
Yorba Linda, CA 92886

Joan E. Majer
18062 Blair Drive
Yorba Linda, CA 92886

William Shigekawa
434 Copp Road
Kula, HI 96790

Grace Beckum
1443 Sunny Crest
Fullerton, CA 92835

Richard Elliot
18042 Blair Drive
Yorba Linda, CA 92886

Juan Fattori
PO Box 211
Yorba Linda, CA 92886

Yorba Linda
2013-2021 Housing Element Update

General Plan Advisory Committee
January 29, 2013

Presentation Overview

- **Why a Housing Element?**
- **Housing Needs**
- **RHNA and Residential Sites**
- **Housing Element Progress**
- **Existing Programs**
- **Next Steps**

What is the Housing Element?

- **Part of the City's General Plan**

- **4 Major Components:**
  - **Housing Needs Assessment**
  - **Evaluation of Constraints to Housing**
  - **Identification of Residential Sites**
  - **Program Strategy to Address Needs**

- **Each California city required to update every 5 years, subject to the statutory schedule**

- **Review by State HCD for compliance with State law**

Existing 2008-2014 Housing Element

- **3 Year public process – numerous community workshops, study sessions, public hearings**
- **Site identification and program commitments to address RHNA**
- **HCD's review and approval**
- **City Council adoption of Element in October 2011**
- **Success of Measures H & I in June 2012**

5th Cycle Housing Element Timing

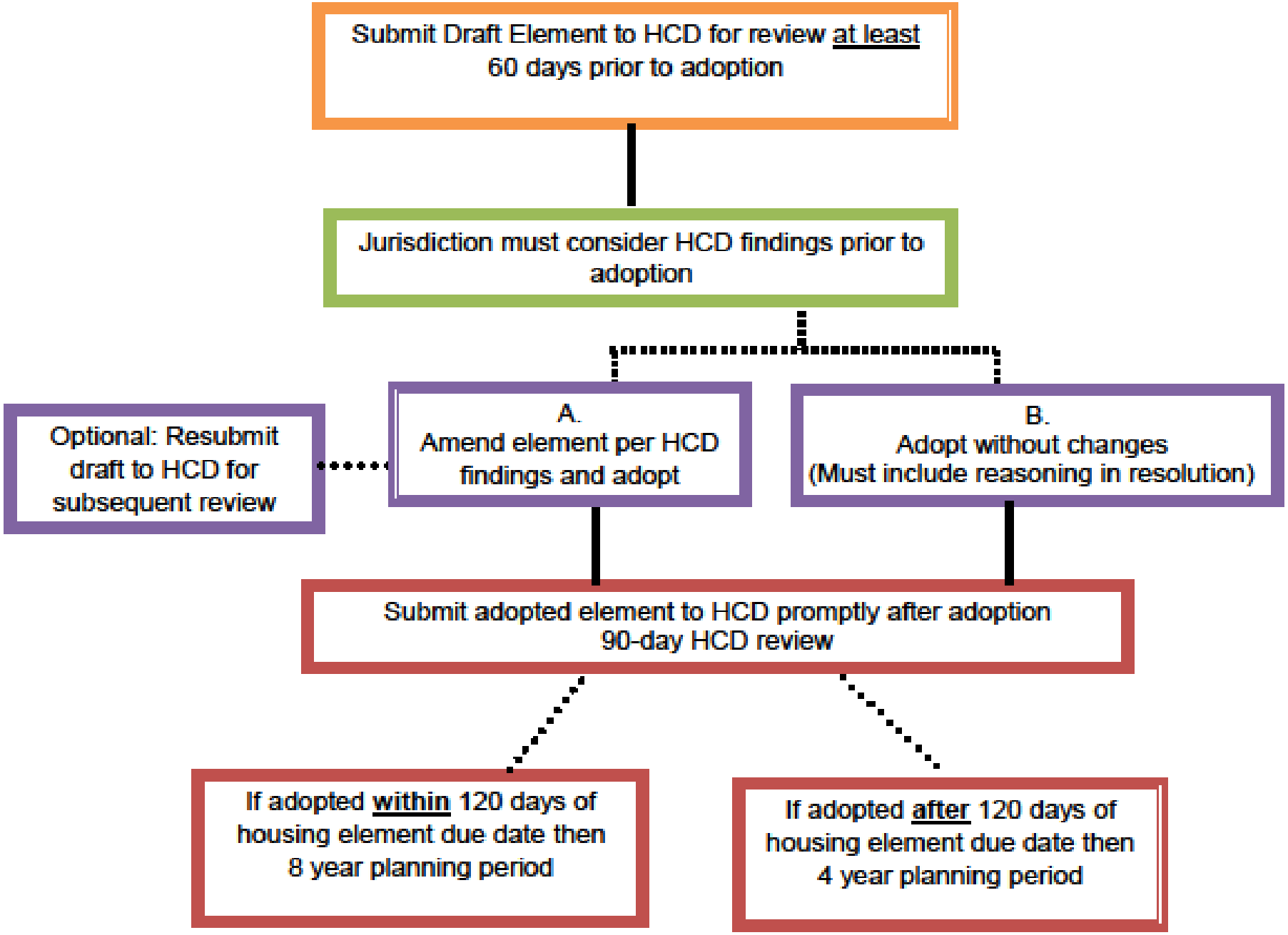
SCAG jurisdictions – October 15, 2013 adoption due date

NEW - SB 375 Impact on Timing

- **Penalty for being late.** *If Element not adopted within 120 days of due date, jurisdiction subject to update every 4 years instead of 8*

"If you want eight,

Don't be late"


Submit Draft Element to HCD for review at least 60 days prior to adoption
Jurisdiction must consider HCD findings prior to adoption
Optional: Resubmit draft to HCD for subsequent review
A. Amend element per HCD findings and adopt
B. Adopt without changes (Must include reasoning in resolution)
Submit adopted element to HCD promptly after adoption 90-day HCD review
If adopted within 120 days of housing element due date then 8 year planning period
If adopted after 120 days of housing element due date then 4 year planning period

Benefits of HCD Compliance

- **Presumption of legally adequate Housing Element in courts**
- **If courts invalidate Element, suspend City's authority to issue building permits until brought into compliance**
- **Maintain discretionary review over affordable housing projects**
- **Maintain eligibility for State housing funds**
- **Don't face RHNA carry-over into next Housing Element cycle**

YORBA LINDA 2008-14 HOUSING ELEMENT CERTIFIED BY HCD

1990-2010 Demographic Trends

↓ Families with children (from 50% to 37%)

↑ Racial diversity (18% Asian,14% Hispanic residents)

Continuing shift towards older population

- **Median age ↑ from 32.5 to 41.7 years**
- **Loss of young adults (age 25-44),**

Increase in middle age & senior cohorts

HOUSEHOLDS AGING IN PLACE, HIGH HOUSING COSTS BARRIER TO YOUNG FAMILIES

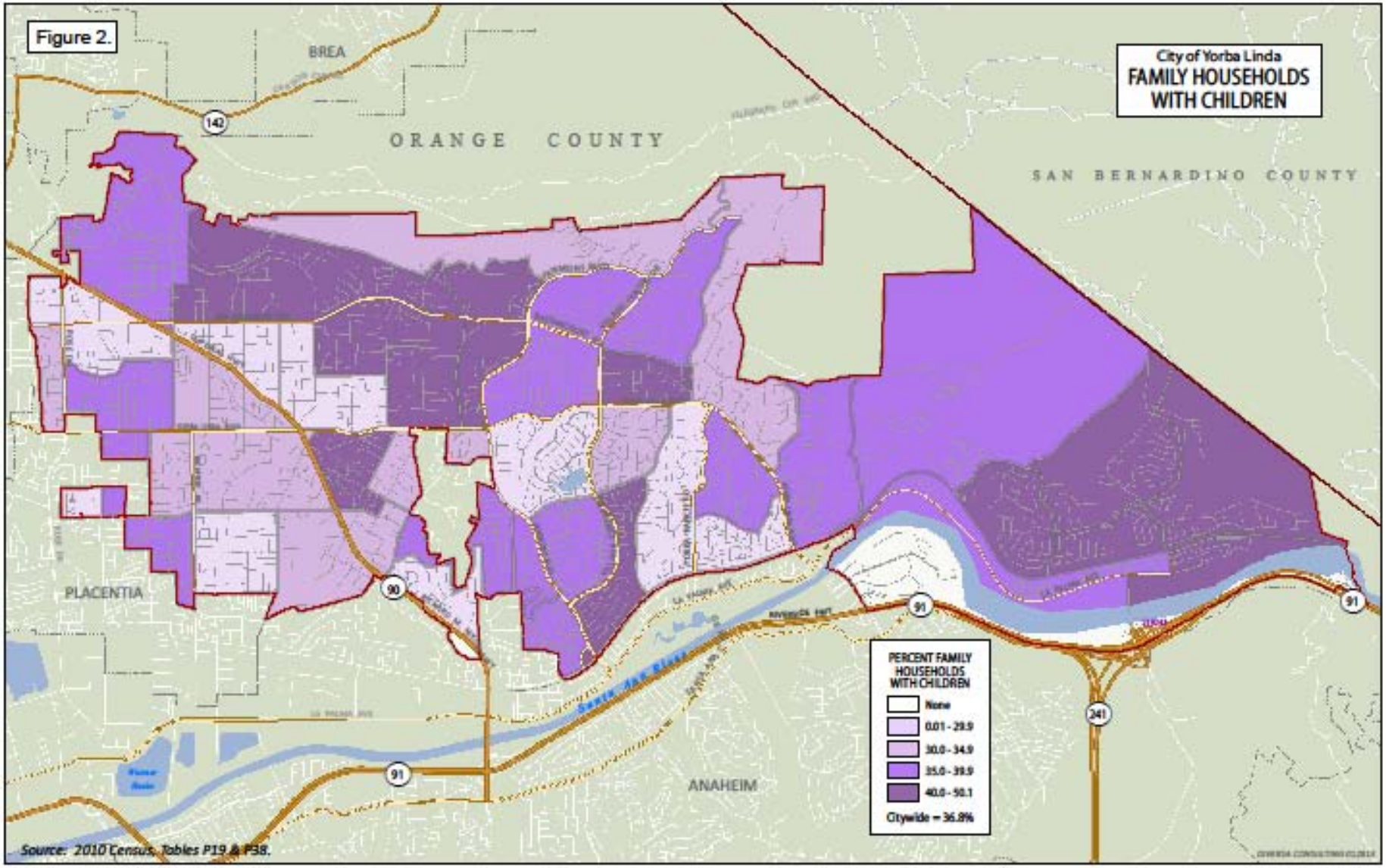


Figure 2.
City of Yorba Linda
FAMILY HOUSEHOLDS WITH CHILDREN
BREA
ORANGE COUNTY
SAN BERNARDINO COUNTY
PLACENTIA
ANAHEIM
142
90
91
241
PERCENT FAMILY HOUSEHOLDS WITH CHILDREN
None
0.01 - 29.9
30.0 - 34.9
35.0 - 39.9
40.0 - 50.1
Citywide = 36.8%
Source: 2010 Census, Tables P19 & P38.

1990-2010 Demographic Trends

Growth in senior population

- Age 65+ residents (from 5% to 12%)
  - **40% of seniors age 75+**
  - **30% seniors have one or more disabilities**
  - **3,900 senior homeowner hh, 750 senior renter hh**
  - **1/4 of Yorba Linda senior homeowners live alone**

HOUSING NEEDS OF YORBA LINDA SENIORS:

- ✓ **Home accessibility/housing maintenance assistance**
- ✓ **Second units, shared housing to prolong independent living**
- ✓ **Multi-generational housing development**
- ✓ **Supportive living environments**

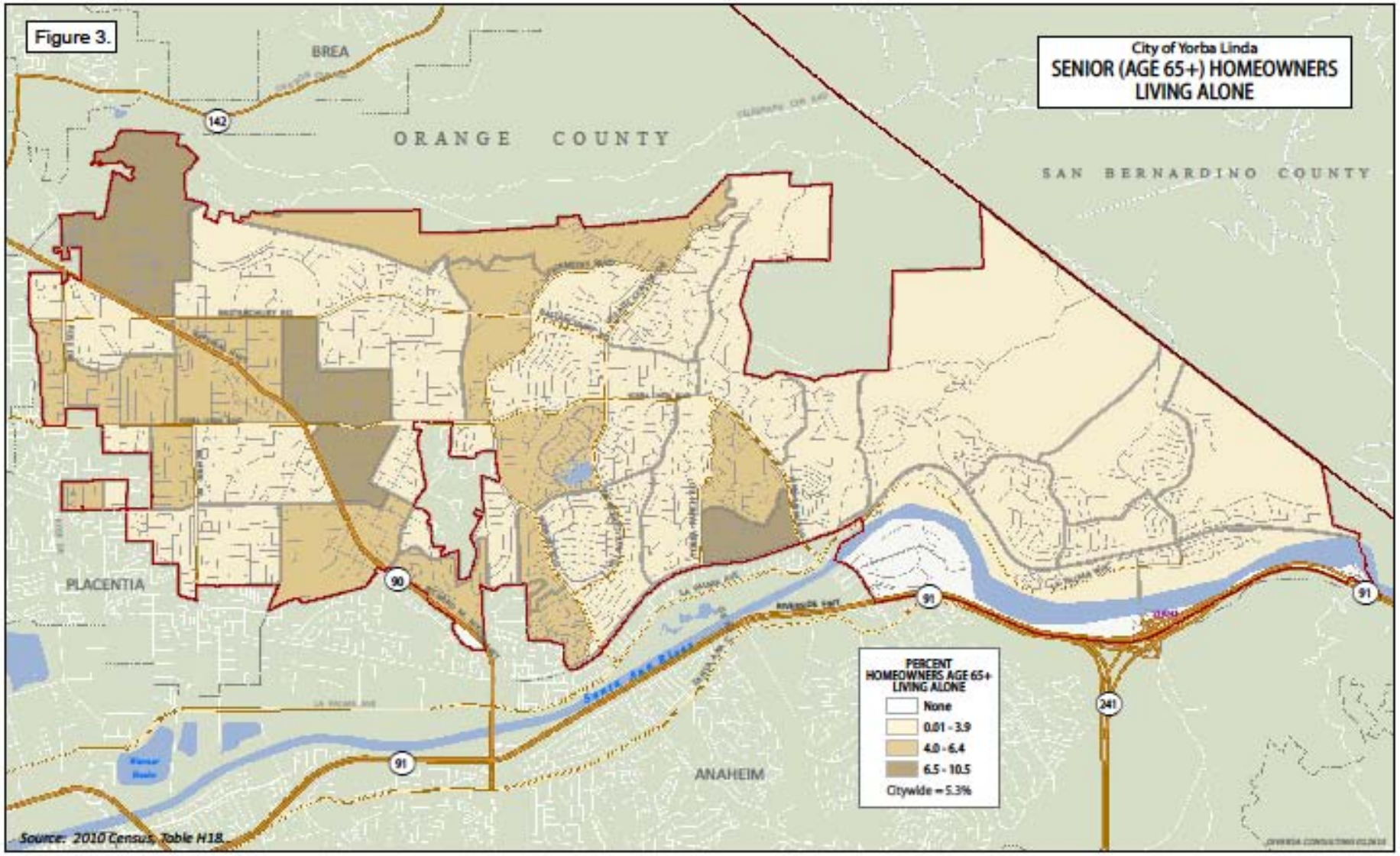


Figure 3.
City of Yorba Linda
SENIOR (AGE 65+) HOMEOWNERS LIVING ALONE
BREA
ORANGE COUNTY
SAN BERNARDINO COUNTY
PLACENTIA
ANAHEIM
142
90
91
241
PERCENT HOMEOWNERS AGE 65+ LIVING ALONE
None
0.01 - 3.9
4.0 - 6.4
6.5 - 10.5
Citywide = 5.3%
Source: 2010 Census, Table H18.

Special Needs Households

7% of City's population living with disabilities

Of these 4,400 disabled persons:

- **2,400 have an ambulatory disability**
- **1,400 have a cognitive disability**
- **1,500 have difficulty living independently**
- **50% are seniors**

Orange County Regional Center serves 297 Yorba Linda residents with developmental disabilities

HOUSING NEEDS OF CITY'S DISABLED POPULATION

- ✓ **Home Accessibility Improvements**
- ✓ **Supportive Housing**
- ✓ **Community Care Facilities**

WORKFORCE HOUSING NEEDS

- **Relatively low number of jobs (16,500) compared to housing (22,000)**
- **40% employment in lower income occupations** ***(retail, accommodations/food services, service-related industries, construction)***
- **Over 80% of persons employed in Yorba Linda commute in from outside the City. Residents commute an average 31 minutes to work.**
- **City ranks 20th of 34 Orange Co. cities by Workforce Housing Scorecard. Ranked 13th for 2010-2020 period.**

➡ ***Evaluate workforce housing opportunities***

Housing Trends

2,700 new housing units added this decade

Housing Unit Mix unchanged (22,370 units)

- 78% single-family detached
- 10% single-family attached
- 10% multi-family
- 2% mobilehomes

Housing Tenure unchanged

- 84% owner households
- 16% renter households

As hillside areas reach buildout, greater emphasis on more compact development on infill sites

2012 Orange County Income Thresholds

Household Size	Extremely Low Income (≤30% AMI)	Very Low Income (31–50% AMI)	Low Income (51–80% AMI)	Moderate Income (81– 120% AMI)	Above Moderate Income (>120% AMI)
3-person Area Median Income: **$76,750**	Less than $26,050	Up to $43,350	Up to $69,350	Up to $92,100	Over $92,100

Married elementary school teacher with stay at home spouse and one child. $69,000 annual income.

Married paralegal and retail worker with one child. $83,000 annual income.

Housing Costs & Affordability

Yorba Linda Rental Market (2013)

- $1,200 1 bdrm, $1,700 2 bdrm, $2,050 3 bdrm
- 4.0% rental vacancy
- Greater availability of single-family rentals

➡ AFFORDABILITY AT TOP END OF LOW INCOME RANGE FOR STUDIOS & 1 BDRM UNITS. LARGER UNITS ONLY AFFORDABLE TO MODERATE INCOME.

Yorba Linda For-Sale Market (2012)

- 880 single-family homes sold - $630,000 median
- 190 condominiums sold - $250,000 median

➡ CONDOMINIUMS, SMALL SINGLE-FAMILY AFFORDABLE TO MODERATE INCOME.

247 units in various states of foreclosure (Nov 2012)

In Summary, Who in Yorba Linda Needs Affordable Housing?

- **People who work in town and cannot afford to live here**
  - Teachers, nurses, retail and hospitality workers, childcare providers
- **Special needs households**
  - Senior citizens, disabled persons, single-parent households
- **Children of long-time Yorba Linda residents**

Regional Housing Needs (RHNA)

- **RHNA = Regional Housing Needs Allocation**

- **Requires cities to zone for "fair share" of region's housing needs**
  - ✓ **Based on State population growth**
  - ✓ **Mix of housing for economic segments**
  - ✓ **Affordability linked to zoning & density**

- **RHNA is a planning target, not a building quota**

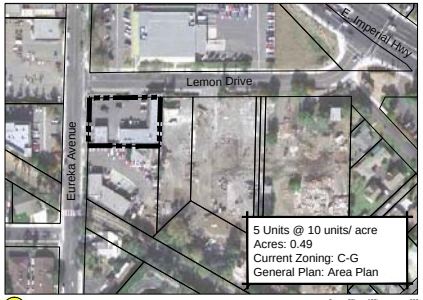
Yorba Linda 2013- 2021 RHNA

Income Level	2012 Income (3 person hh)	Units	"Default Density"
Very Low (<50% AMI)	$43,350	160 units	Min. 30 du/acre
Low (51-80% AMI)	$69,350	113 units	Min. 30 du/acre
Moderate (81–120% AMI)	$92,100	126 units	Min. 10 du/acre
Above Moderate (>120% AMI)	> $92,100	270 units	
Total		669 units	

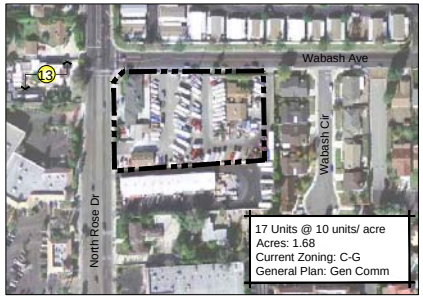
1 Prospect Avenue - Greenhouses

13 4622 Plumosa

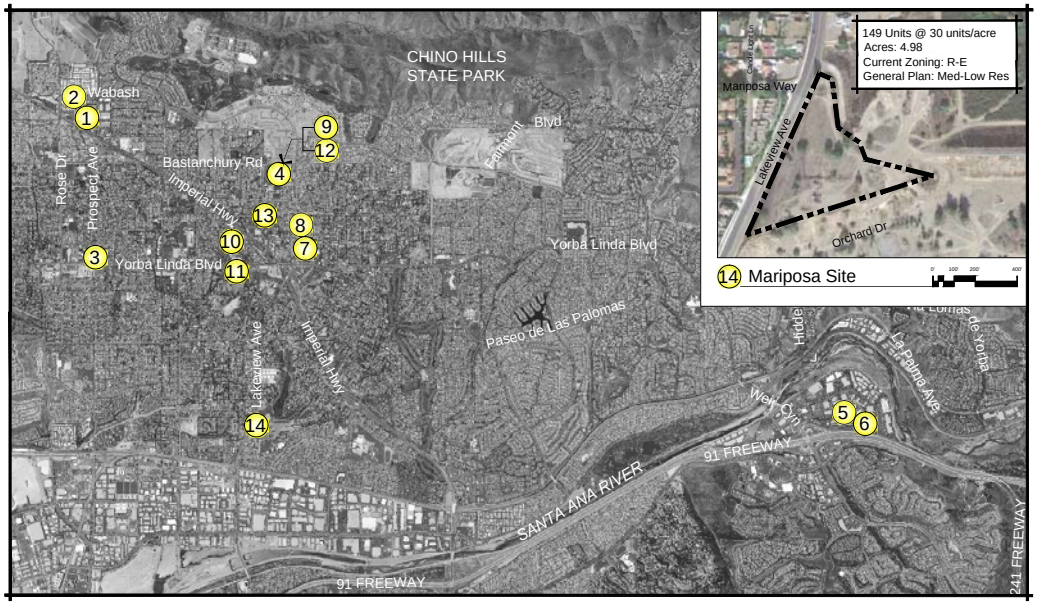
11 Nixon Archive Site



10 Postal Annex - SE Lemon/ Eureka



2 Wabash/ Rose Drive



Multi-Family Rezone Sites

Not to Scale

14 Mariposa Site

8 Lakeview/ Altrudy Lane Properties

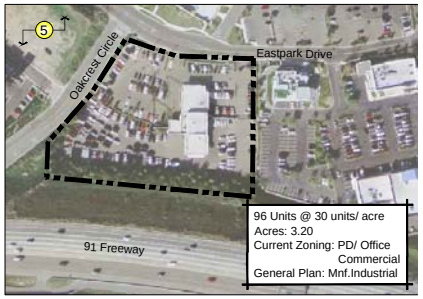
3 Yorba Linda/ Prospect

St. Joseph's Medical Offices

7 Lakeview/ Strawberry-Field Property

5 Old Canal Road Annex - Savi Ranch

4 12 9 SWC Bastanchury/ Lakeview



6 Mitsubishi Motors Site - Savi Ranch

CITY OF YORBA LINDA | Figure 7: MULTI-FAMILY REZONE SITES

October 2011

armdesigngroup

2008-2012 Housing "Highlights"

- Assistance to non-profit (National CORE) in acquisition/rehabilitation of Villa Plumosa, providing 75 affordable family units

- Assistance to Habitat for Humanity in the development of three affordable homeownership units

2008-2012 Housing "Highlights"

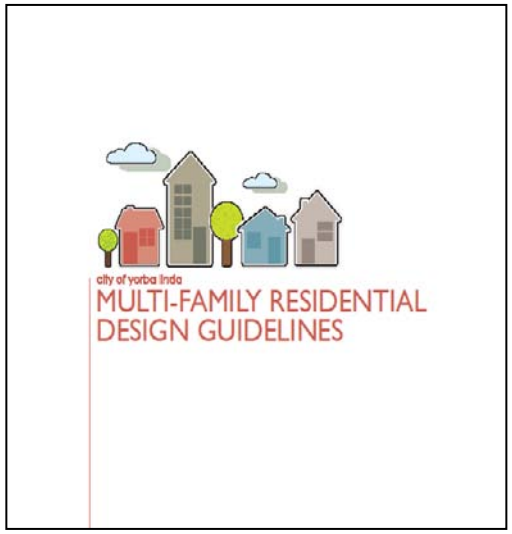
- Transfer ownership of 26 RDA-owned rental units in Evergreen Villas senior condos to non-profit purchaser (OHDC - Orange Housing Development Corporation)

- Affordable Housing Agreement with OHDC to purchase condominiums in foreclosure and provide as affordable rental housing. 30 units purchased from 2010-2012.

2008-2012 Housing "Highlights"

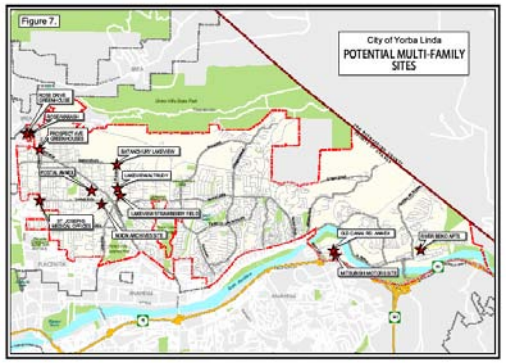
- Adoption of changes to multi-family zoning:
  - Creation of 2 new multi-family zones (R-M-20,R-M-30) and associated development standards to support higher densities
  - Replacement of prior CUP requirement for multi-family with non-discretionary design and site plan review process

- Adoption of Multi-family Design Guidelines, establishing architectural, site design, landscaping and neighborhood compatibility criteria



2008-2012 Housing "Highlights"

- Rezoning of 14 sites identified in Housing Element, as confirmed by passage of measures H and I by Yorba Linda voters:
  - 6 sites (24 acres) rezoned R-M-10
  - 2 sites (7 acres) rezoned R-M-20
  - 6 sites (21 acres) rezoned R-M-30



- Planning entitlements for 69 affordable rental units on re-zone site in Savi Ranch. Non-profit developer (National CORE) pursuing Low Income Housing Tax Credits to supplement former RDA low/mod housing funds.

2008-2012 Housing "Highlights"

- **Provision of Housing Rehabilitation** grants to 53 lower income, senior and disabled homeowners.

- Provision of **Mortgage Assistance** to six, moderate income first-time homebuyers.

- Adoption of Zoning for **Special Needs Housing**:
  - Allowance for Transitional and Supportive Housing as residential use
  - Allowance for Emergency Shelters by right in M-1 zone

- Adoption of **Density Bonus**, Waivers and Incentives for affordable housing consistent with State requirements

Elimination of Redevelopment

- **Loss of Redevelopment in California and elimination of Low-Moderate Income Housing Funds**

- **Effect on City's existing affordable housing programs**

- **Future funding options:**
  - **New housing fund established**
  - **Proceeds from certain assets (land, loan repayments, etc.)**
  - **Creative funding options being explored**
  - **State legislation pending for permanent funding source**

Current Housing Programs

- **Completion of Covenant Acquisition Program with OHDC**
- **National CORE project in Savi Ranch**
- **Encouraging affordable housing component on sites identified in the Housing Element**
- **Community Development Block Grant (CDBG) funds**

Housing Element Next Steps

1. **Preliminary Draft Housing Element**	**Late March**
➢ GPAC Review	April
➢ Planning Commission Study Session	to
➢ City Council Study Session	May
2. **Revised Draft Housing Element**	**Late May**
➢ 60 day State HCD Review	June – July
3. **Final Draft Housing Element**	**July**
➢ Planning Commission Public Hearing	July – August
➢ City Council Public Hearing/Adoption	
4. **Adopted Housing Element**	**September**
➢ Submittal to State HCD	

Yorba Linda
2013-2021 Housing Element Update

General Plan Advisory Committee
January 29, 2013

GENERAL PLAN ADVISORY COMMITTEE
MINUTES

May 20, 2013
6:30 – 9:00PM
YORBA LINDA COMMUNITY CENTER

Chair James Pickel called the meeting to order at 6:35 p.m.

ROLL CALL

Chairman James Pickel PRESENT
Committee Member Carin Benner PRESENT
Committee Member Cheri Hansen ABSENT
Committee Member Ed Rakochy PRESENT
Committee Member John Rafter ABSENT
Committee Member Karalee Watson PRESENT
Committee Member Kennith Peterson ABSENT
Committee Member Lindon Baker PRESENT
Committee Member Marilyn Adams PRESENT
Committee Member Mary Carbone PRESENT
Committee Member Nathaniel Behura ABSENT
Committee Member Peggy Huang ABSENT
Committee Member Randie Noell ABSENT
Committee Member Robert Lyons PRESENT
Committee Member Ryan Bent PRESENT
Committee Member Tom Watts ABSENT
Committee Member William Gorman ABSENT

I. APPROVAL OF MINUTES FROM APRIL 30, 2013 MEETING

Motion: Committee Member Lyons moved to approve the minutes from the General Plan Advisory Committee meeting of April 30, 2013. Committee Member Carbone seconded the motion, which carried.

II. PUBLIC COMMENTS

Interested parties were invited to address the Committee for items not on the Agenda.

There being no individuals wishing to address the Committee, Chair Pickel closed the Public Comments section of the meeting.

III. REVIEW AND DISCUSSION OF DRAFT 2014-2021 HOUSING ELEMENT AND RECCOMENDATION TO PLANNING COMMISSION

Staff introduced Ms. Karen Warner, the City's Housing Element consultant who presented a brief powerpoint presentation

Ms. Warner provided an overview of the existing 2008-2014 Housing Element including prior actions by the City Council in the review and adoption of the current element. Ms. Warner described key highlights of the existing policy program, including;

- Assistance in development of Villa Plumosa
- Habitat for Humanity construction of three ownership units
- Transfer of 26 RDA-owned units to non-profit purchaser
- Affordable Housing Agreement with OHDC to purchase foreclosure condos
- Adoption of changes to multi-family zoning
- Adoption of multi-family Design Guidelines
- Rezoning of 14 sites identified in the current Housing Element
- Entitlement processing for 69 affordable rental units on rezoned sites in Savi Ranch
- Provision of Housing Rehabilitation Grants (53 lower income
- Mortgage assistance to six moderate-income first-time homebuyers
- Adoption of Zoning for Special Needs Housing
- Adoption of Density Bonus, waivers and incentives for affordable housing consistent with state law

Ms. Warner provided an overview of the timing for the 5th Housing Element cycle, due on October 15, 2013 and described the positive aspects of meeting the deadline including the benefits of HCD compliance.

Ms. Warner provided a summary of the residents in Yorba Linda who need affordable housing. These include local workers (teachers, nurses, etc.), special needs households (seniors, disabled persons, etc.), children of long-time residents of Yorba Linda,

A summary of the Regional Housing Needs Assessment (RHNA) process was provided to the Committee inclusive of the methodology and the unit distribution by state-defined income category. These include:

- Very Low (160 units)
- Low (113 units)
- Moderate (126 units)
- Above Moderate (270 units)

A total RHNA allocation for the 2014-2021 planning period is 669 units. Ms. Warner explained that the City is not required to build these units, but provide the policy mechanisms for the private market to develop these units if they choose to do so.

Ms. Warner provided the Committee with an overview of the Housing Element rezone sites indicated in the current housing element policy program and explained to the Committee that these sites have be rezoned and, if they are not currently entitled with project applications, the sites can be utilized to meet the needs for the 2014-2021 planning period.

Ms. Pam Stoker provided an overview of the elimination of Redevelopment in the City of Yorba Linda. Ms. Stoker described the challenge of losing the primary source of funding for affordable housing in the City and its effect on future programs and policy implementation. Ms. Stoker described potential future funding options, including a new Housing Asset Fund, asset proceeds use (land, loan repayments, etc.) and potential state legislative actions.

Ms. Warner provided the Committee with an overview of the City's new 2014-2021 Housing Element Policy program. A summary of the organization of policies was provided and broad overview of each goal and related policy and program was provided.

Committee Member Carbone asked a question regarding qualifications for getting in an affordable unit. Ms. Stoker responded that it's based on family income levels.

Committee Member Rakochy confirmed that the new Housing Element would not require a measure "B" vote as no new re-zonings are proposed. Committee Member Rakochy also asked if comments can be provided to Staff at a later date; the GPAC members agreed that comments provided to staff by an individual GPAC member at a later date would be fine.

Committee Member Bent asked how the waiting list works for a new affordable project. Ms. Stoker responded that the developer would create and administer the waiting list and that the city would not be involved.

There being no further comments from the GPAC members, Chairman Pickel opened the meeting for public comments

Ms. Stephens addressed the Committee asking if the strawberry fields was designated as the new library site how will that affect the housing sites needs of the Housing Element. Ms. Warner responded that because we have a large buffer in what is needed in this housing cycle vs. what has been allocated since our last housing cycle we should be ok.

Ms. Stephens asked about the impact of Cielo Vista and Esperanza Hills developments. Mr. Harris explained that the proposed projects are in the County's jurisdiction and will be approved by the County. If and when annexation occurs, an annexation agreement will be developed to address many of the public service issues inherent in the annexation process. Mr. Harris explained it is very early in the annexation discussion and it will take much time before these issues are fully addressed. Mr. Harris explained that the City has a keen interest in the process and will ensure the City's interest are fully vetted in the process

Ms. Stephens had a question on Goal Five related to board and care facilities and if they can count. Ms. Warner explained that they don't count as part of the new construction objectives and are separate from the construction needs.

Ms. Walker, a City of Placentia resident residing on Wabash Circle, asked if the City of Placentia would be included during discussion related to development of the affordable housing sites. Ms. Walker also voiced concern about the distribution of affordable housing throughout the community and not just in the west side of the community.

Ms. Spendenberg expressed concerns regarding the Prospect Avenue and Yorba Linda Boulevard project and if the 4 story building heights take into consideration an existing one story single-family home that is adjacent to the property. She asked if this was taken into consideration. Mr. Rehmer explained that the design issues are considered during the design review process which will evaluate the adjacency issue, parking, traffic, architecture, and other aspects of the development, and that those findings will be presented to the Planning Commission for consideration.

There being no further individual in the audience wishing to speak, Chairman Pickel asked the Committee for any final comments.

Committee Member Lyons thanked staff for an easily readable document for their review.

Committee Member Baker expressed concerns related to water infrastructure life expectancy based on the current age of existing facilities.

Ms. Stoker shared comments related to the Housing Element submitted by Committee Member Behura and explained that his comments will be addressed in the response to the Planning Commission. Ms. Stoker explained that all comments expressed this evening will be forwarded to the Planning Commission.

Committee Member Adams asked when qualifying for affordable housing, what is a "long time" residents. Ms. Stoker explained that that is not a qualifying factor, but private sector may choose to provide some level of priority at their discretion, but is not

Committee Member Bent asked about how residents are qualified if there is more demand than available units. Ms. Stoker explained that priority is based on first-come first serve based on loan qualification. Ms. Warner also indicated that funding sources my influence priority.

Chairman Pickel commented positively about the Habitat for Humanity project and similar sweat equity programs that involve owner participation that are available in the county.

IV. GPAC MEETING FORECAST

The following upcoming meeting dates were provided on screen:

- June 17th
- July 23rd
- August 26th
- September 10th

Mr. Barquist requested all committee member provide final comments to the policy program by June 3, 2013.

V. NEXT STEPS

No additional discussion occurred.

ADJOURNMENT

Motion: Committee Member _____ moved to adjourn the meeting as was seconded by Committee Member _____. The meeting was adjourned at 8:15 pm by unanimous consent.

APPENDIX B

RESIDENTIAL SITES INVENTORY

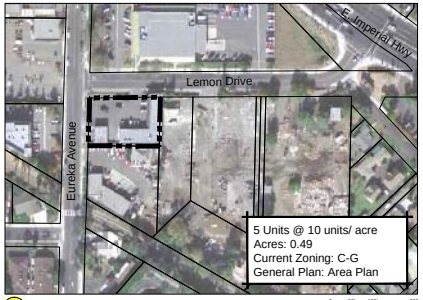
2014-2021 Housing Element Sites Inventory (Sites Rezoned under adopted 2008-2014 Housing Element)					
Site # on Map	**Site Description**	**Vacant Acres**	**Underutilized Acres**	**Potential Units under Zoning**	**Change under 2014-2021 Housing Element**
Sites zoned at 30 Units per Acre (RM-30)					
3	Yorba Linda/ Prospect		4.08	122 units	
4	SWC Bastanchury & Lakeview (middle parcel)		6 (of 17 acre block)	180 units	
5	Old Canal Road Annex Savi Ranch	2.8		84 units	
6	Mitsubishi Motors Site Savi Ranch		3.2	96 units	Entitled for 69 low income units
14	Mariposa/Lakeview	4.98		149 units	
13	Yorba Linda Water District 4622 Plumosa	.34[1]		10 units	
	Subtotal at 30 units per acre (21.4 total acres)	**8.12**	**13.28**	**641 units**	
Sites zoned at 20 Units per Acre (RM-20)					
7	Lakeview/ Strawberry-Field (RDA owned)	4.70		94 units	
8	Lakeview/Altrudy (RDA owned)	2.39		47 units	
	Subtotal at 20 units per acre (7.09 total acres)	**7.09**		**141 units**	
Sites zoned at 10 Units per Acre (RM-10)					
10	Postal Annex SE Lemon & Eureka		0.49	5 units	
11	Nixon Archive		5.9	59 units	
12	SWC Bastanchury & Lakeview (western parcel)		6.84 (of 17 acre block)	68 units	
1	Prospect (Greenhouse)	5.5		55 units	
2	Wabash & Rose		1.68	17 units	
9	SWC Bastanchury & Lakeview (eastern parcel)		4.11 (of 17 acre block)	41 units	
	Subtotal at 10 units per acre (24.52 total acres)	**5.5**	**19.02**	**245 units**	
	TOTALS for all Multi-family Rezoning 53.01 acres @ 10-30 units per acre	**20.71**	**32.3**	**1,027 units**	

[1] Site to be merged with the adjacent 6.3 acre Villa Plumosa affordable housing site.

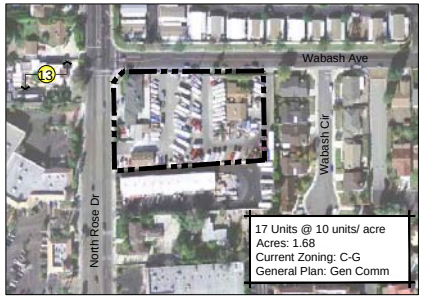
1 Prospect Avenue - Greenhouses

13 4622 Plumosa

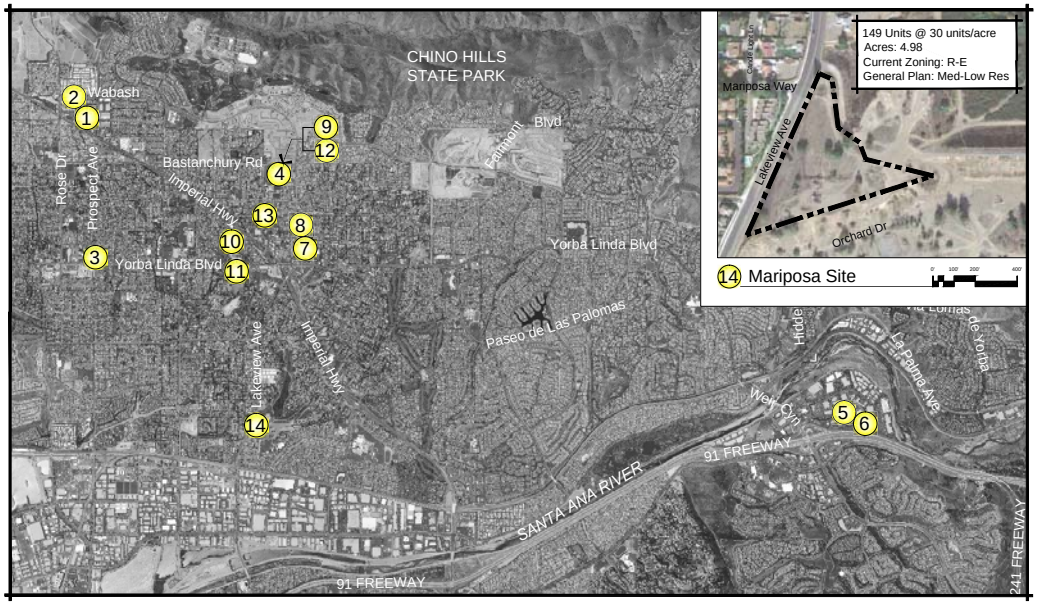
11 Nixon Archive Site



10 Postal Annex - SE Lemon/ Eureka



2 Wabash/ Rose Drive



Multi-Family Rezone Sites

Not to Scale

14 Mariposa Site

8 Lakeview/ Altrudy Lane Properties

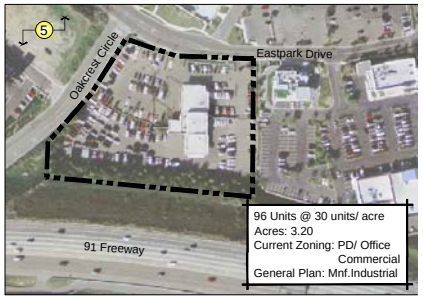
3 Yorba Linda/ Prospect

St. Joseph's Medical Offices

7 Lakeview/ Strawberry-Field Property

5 Old Canal Road Annex - Savi Ranch

4 12 9 SWC Bastanchury/ Lakeview



6 Mitsubishi Motors Site - Savi Ranch

CITY OF YORBA LINDA | Figure 7: MULTI-FAMILY REZONE SITES

October 2011

armdesigngroup