

## **April 2022 Technical Corrections to the 2021-2029 Yorba Linda Housing Element to Support Plan Certification by HCD**

The following represents minor technical corrections being proposed by the City to facilitate certification of the 2021-2029 Housing Element Update by the state Housing and Community Development Department (HCD). Changes are proposed on pages IV-8 and V-26 to V-31 of the Element and on pages B-59 to B-64 of the Element appendices as denoted on the following pages.

**Table IV- 2: Housing Element Rezone Sites**

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

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

Fair Housing Issue	Contributing Factors	Priority Level	Action
<p>A. Fair Housing Outreach <i>(Housing Mobility)</i></p>	<ol style="list-style-type: none"> <li>1. Outreach to seniors due to digital divide/unaware of available resources</li> <li>2. Certain racial/ethnic groups have a higher percentage of tenant/landlord complaints compared to their percentage of the City's population overall</li> <li>3. More education needed by the public sector for residents to become familiar with available resources</li> </ol>	<p>Medium</p>	<p><b>City Action:</b> By the end of 2022 have additional fair housing information posted at the Yorba Linda Senior Center site and on their digital platforms. Hold an informational workshop in 2023 and 2025. <i>Community Development Dept</i></p> <p><b>City Action:</b> By December 2022, conduct a fair housing information session for the City Council. Invite local nonprofits (<a href="#">including the Orange County Human Relations Commission</a>, the Kennedy Commission, Making Housing Happen and People for Housing O.C.) to attend. <i>Community Development Dept</i></p> <p><b>City Action:</b> Publish Fair Housing information, including any community meetings, on non-traditional media such as Facebook or Instagram, and conduct targeted outreach to tenants, mobile home park residents and other lower income populations. <i>Community Development Dept, Public Information Officer</i></p> <p><b>Action Outcomes:</b> <a href="#">Through the above steps, the City's goal will be to increase the distribution of fair housing materials by at least 25 percent and to increase awareness of fair housing options among residents</a>, including special needs and low income residents. Throughout the informational workshops and Council workshops, develop a comprehensive list of interested nonprofits, property owners and community members that can be utilized for future outreach. <a href="#">Seek to increase the number of Yorba Linda residents counseled through the Fair Housing</a></p>

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

Fair Housing Issue	Contributing Factors	Priority Level	Action
			<p><u>Council of Orange County from an average of ten to twelve annually.</u></p>
<p>B. Need for additional affordable housing and community revitalization in certain built out neighborhoods</p> <p><i>(Place based Strategies, Displacement)</i></p> <p>[Encompasses the County AI goal of expanding access to opportunity for protected classes]</p>	<ol style="list-style-type: none"> <li>1. Levels of overpayment.</li> <li>2. Low number of HCVs in the City compared to the County overall.</li> <li>3. Affordable housing opportunities needed for special needs groups, including: the disabled (Tracts 218.24) and female headed households (Tracts 117.18 and 218.26)</li> <li>4. Continued public Investment in infrastructure and accessibility improvements in moderate resource opportunity areas.</li> </ol>	<p>High</p>	<p><b>City Action:</b> Starting in 2022, work with the FHCOG to contact landlords of affordable multifamily complexes every two years and provide fair housing information and assistance. This outreach will focus on promoting the Section 8 voucher program to landlords who have not previously participated in the program and should include multi-lingual materials. Outreach should be targeted to the special needs Census Tracts 218.24, 117.18 and 218.26. <i>Community Development Dept</i></p> <p><b>City Action:</b> Adopt an Ordinance by 2022 to expand the housing supply in High Resource single-family zones by allowing for lot splits and duplexes under the parameters of SB 9. In coordination with research being conducted at the State level, pursue opportunities to incentivize and provide funding assistance for homeowners to provide affordable units under SB 9 (2023, 2025). <i>Community Development Dept</i></p> <p><b>City Action:</b> Continue to improve access to persons with disabilities through ADA improvement to streets, sidewalks and public facilities. Dedicate or seek funding, including annual CDBG allocations, to prioritize infrastructure and accessibility improvements in the moderate resource opportunity areas (Census Tracts 218.20 and 218.26). <i>Community Development Dept, Public Works</i></p>

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

Fair Housing Issue	Contributing Factors	Priority Level	Action
			<p><b>City Action:</b> Coordinate with the Orange County Housing Authority in 2023 about utilizing the mobility counseling program in Yorba Linda. This OCHA program informs Housing Choice Voucher holders about their residential options in higher opportunity areas and provides holistic supports to voucher holders seeking to move to higher opportunity areas. <i>Community Development Dept</i></p> <p><b>Action Outcomes:</b> Increased public and private investment in moderate resource areas and neighborhoods with higher percentages of special needs groups, <u>including at least 25% of the City's \$360,000 CDBG allocation for ADA improvements in public rights-of-way in Census Tracts 218.20 and 218.26 during 2021-2029. Through landlord outreach and OCHA's mobility counseling program, the City's goal will be to increase Housing Choice Vouchers through the Orange County Housing Authority by 10%, from 98 to 108 vouchers. And through implementation of the City's SB 9 ordinance, seek to integrate at least five units annually in high resource single-family districts.</u></p>
<p>C. Need for Affordable Housing in New Developments <i>(New Opportunities)</i></p> <p>[Encompasses the County AI goal of increasing the supply of affordable housing in high opportunity areas]</p>	<ol style="list-style-type: none"> <li>1. Availability of affordable housing in all areas of the City, including those where rents and sale prices have become exclusive (as shown on the Displacement Map).</li> <li>2. Need for affordable housing options throughout the City.</li> </ol>	<p>High</p>	<p><b>City Action:</b> Adopt the Affordable Housing Overlay, Commercial Mixed Use Overlay and Congregational Land Overlay in conjunction with the Housing Element in 2022, providing geographically dispersed sites for over 1,000 lower income units which foster a more inclusive community. Initiate rezoning and the Measure B election in 2022, and pay for all costs associated with the ballot measure. (see Programs 8 -11). <i>Community Development Dept</i></p>

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

Fair Housing Issue	Contributing Factors	Priority Level	Action
			<p><b>City Action:</b> Promote and support the development of Accessory Dwelling Units (ADUs), including pursuing funding for rent-restricted ADUs, and seek to issue permits for over 50 units annually throughout Yorba Linda (see Program12). <i>Community Development Dept</i></p> <p><b>City Action:</b> Expand information available on affordable housing in Yorba Linda, including any community meetings on non-traditional media such as Facebook and Instagram. <i>Community Development Dept, Public Information Officer</i></p> <p><b>City Action:</b> Require affordable developers receiving public funds to prepare an affirmative marketing plan, and encourage private developers with affordable units in their projects to prepare an affirmative marketing plan. The affirmative marketing plan shall ensure marketing materials for new developments are designed to attract renters and buyers of diverse demographics, including persons of any race, ethnicity, sex, handicap, and familial status. <i>Community Development Dept, City Attorney's Office</i></p> <p><b>City Action:</b> During the public hearing processes for the Affordable Housing Overlay, Mixed-Use Housing Overlay, and Congregational Land Overlay, as well as the outreach process for the Measure B election (occurring in November 2022), utilize tools such as the "Myths and Facts About Affordable &amp; High Density Housing" currently on the City's website to</p>

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Fair Housing Issue	Contributing Factors	Priority Level	Action
			<p>show what affordable housing means and who it benefits. Contact Kennedy Commission, Making Housing Happen and People for Housing O.C. for potential input. Conduct at least five educational events for the public in locations throughout the community. <i>Community Development Dept, Public Information Officer</i></p> <p><b>City Action:</b> By the end of 2022, research the development of a program that would provide low-interest loans to single-family homeowners and grants to homeowners with household incomes of up to 80% of the Area Median Income to develop accessory dwelling units with affordability restrictions on their property. This research should also explore outside funds. If funding is available, establish a pilot program by December 2023 <u>with a goal of achieving at least two deed restricted ADUs annually;</u> evaluate the program by the end of 2025. <i>Community Development Dept</i></p> <p><b>Action Outcomes:</b> An increased variety of housing options available to Yorba Linda residents throughout the city, including areas that have traditionally only had single-family ownership housing. Provide adequate sites for over 1,400 lower income households, over 500 moderate income households, and over 800 above moderate income households, exceeding the City’s RHNA requirements. <u>Seek to achieve an aspirational goal of 15% of new units produced in high resource areas as affordable to very low, low or moderate income households.</u></p>

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Fair Housing Issue	Contributing Factors	Priority Level	Action
<p>D. Community Conservation</p> <p><i>(Place based strategies, Displacement)</i></p>	<ol style="list-style-type: none"> <li>1. Challenges for housing/property upkeep due to financial/physical constraints.</li> <li>2. Age of housing stock</li> </ol>	<p>Medium</p>	<p><b>City Action:</b> Include information about rehab and maintenance resources (including the Residential Rehabilitation Program and Community Preservation Program) in City newsletters and on the website. Include translated information when feasible. Seek to assist 10 households annually. Starting in 2022, conduct targeted outreach through annual mailings to Census Tracts 218.20 and 218.26. about available rehabilitation assistance.</p> <p><i>Community Development Dept, Public Information Officer</i></p> <p><b>Action Outcomes:</b> Given the age of Yorba Linda’s housing stock, increased rehabilitation options will benefit all neighborhoods in the city. Through remediation of substandard housing conditions, return approximately six units/year to safe and sanitary conditions.</p>



## PART 5. GOALS AND ACTIONS

The biggest fair housing issues facing Yorba Linda are: strategies to enhance housing mobility, providing affordable housing available in a range of sizes, and maintenance of older units. Table B-8 connects fair housing issues with the corresponding contributing factors and the meaningful actions Yorba Linda can take to address them.

**Table B-8: Yorba Linda Fair Housing Issues and Meaningful Actions**

Fair Housing Issue	Contributing Factors	Priority Level	Action
<p>A. Fair Housing Outreach <i>(Housing Mobility)</i></p>	<ol style="list-style-type: none"> <li>1. Outreach to seniors due to digital divide/unaware of available resources</li> <li>2. Certain racial/ethnic groups have a higher percentage of tenant/landlord complaints compared to their percentage of the City's population overall</li> <li>3. More education needed by the public sector for residents to become familiar with available resources</li> </ol>	<p>Medium</p>	<p><b>City Action:</b> By the end of 2022 have additional fair housing information posted at the Yorba Linda Senior Center site and on their digital platforms. Hold an informational workshop in 2023 and 2025. <i>Community Development Dept</i></p> <p><b>City Action:</b> By December 2022, conduct a fair housing information session for the City Council. Invite local nonprofits (<a href="#">including the Orange County Human Relations Commission</a>, the Kennedy Commission, Making Housing Happen and People for Housing O.C.) to attend. <i>Community Development Dept</i></p> <p><b>City Action:</b> Publish Fair Housing information, including any community meetings, on non-traditional media such as Facebook or Instagram, and conduct targeted outreach to tenants, mobile home park residents and other lower income populations. <i>Community Development Department, Public Information Officer</i></p> <p><b>Action Outcomes:</b> <a href="#">Through the above steps, the City's goal will be to increase the distribution of fair housing materials by at least 25 percent and to increase awareness of fair housing options among</a></p>

Fair Housing Issue	Contributing Factors	Priority Level	Action
			<p>residents, including special needs groups and low income residents. Throughout the informational workshops and Council workshops, develop a comprehensive list of interested nonprofits, property owners and community members that can be utilized for future outreach. <u>Seek to increase the number of Yorba Linda residents counseled through the Fair Housing Council of Orange County (FHCO) from an average of ten to twelve annually.</u></p>
<p>B. Need for additional affordable housing and community revitalization in certain built out neighborhoods</p> <p><i>(Place based Strategies, Displacement)</i></p> <p>[Encompasses the County AI goal of expanding access to opportunity for protected classes]</p>	<ol style="list-style-type: none"> <li>1. Levels of overpayment.</li> <li>2. Low number of HCVs in the City compared to the County overall.</li> <li>3. Affordable housing opportunities needed for special needs groups, including: the disabled (Tracts 218.24) and female headed households (Tracts 117.18 and 218.26)</li> <li>4. Continued public Investment in infrastructure and accessibility improvements in moderate resource opportunity areas.</li> </ol>	<p>High</p>	<p><b>City Action:</b> Starting in 2022, work with the FHCO to contact landlords of affordable multifamily complexes every two years and provide fair housing information and assistance. This outreach will focus on promoting the Section 8 voucher program to landlords who have not previously participated in the program and should include multi-lingual materials. Outreach should be targeted to the special needs Census Tracts 218.24, 117.18 and 218.26.</p> <p><i>Community Development Dept</i></p> <p><b>City Action:</b> Adopt an Ordinance by 2022 to expand the housing supply in High Resource single-family zones by allowing for lot splits and duplexes under the parameters of SB 9. In coordination with research being conducted at the State level, evaluate opportunities to incentivize and provide funding assistance for homeowners to provide affordable units under SB 9 (2023, 2025).</p> <p><i>Community Development Dept</i></p> <p><b>City Action:</b> Continue to improve access to persons with disabilities through ADA improvement to streets, sidewalks and public facilities. Dedicate or seek funding, including annual CDBG allocations, to</p>

Fair Housing Issue	Contributing Factors	Priority Level	Action
			<p>prioritize infrastructure and accessibility improvements in the moderate resource opportunity areas (Census Tracts 218.20 and 218.26). <i>Community Development Dept/Public Works</i></p> <p><b>City Action:</b> Coordinate with the Orange County Housing Authority in 2023 about utilizing the mobility counseling program in Yorba Linda. This OCHA program informs Housing Choice Voucher holders about their residential options in higher opportunity areas and provides holistic supports to voucher holders seeking to move to higher opportunity areas. <i>Community Development Department</i></p> <p><b>Action Outcomes:</b> Increased public and private investment in areas of Yorba Linda that have been identified as moderate resource areas and portions of the City with higher percentages of special needs groups, <u>including at least 25% of the City's \$360,000 CDBG allocation for ADA improvements in public rights-of-way in Census Tracts 218.20 and 218.26 during 2021-2029. Through landlord outreach and OCHA's mobility counseling program, the City's goal will be to increase Housing Choice Vouchers through the Orange County Housing Authority by 10%, from 98 to 108 vouchers. And through implementation of the City's SB 9 ordinance, seek to integrate at least five units annually in high resource single-family districts.</u></p>
<p>C. Need for Affordable Housing in New Developments <i>(New Opportunities)</i></p>	<p>1. Availability of affordable housing in all areas of the City, including those where rents and sale prices have become exclusive (as shown on the Displacement Map).</p>	<p>High</p>	<p><b>City Action:</b> Adopt the Affordable Housing Overlay, Commercial Mixed Use Overlay and Congregational Land Overlay in conjunction with the Housing Element in 2022, providing geographically dispersed sites for over 1,000 lower income units which foster a</p>

Fair Housing Issue	Contributing Factors	Priority Level	Action
<p>[Encompasses the County AI goal of increasing the supply of affordable housing in high opportunity areas]</p>	<p>2. Need for affordable housing options throughout the City.</p>		<p>more inclusive community. Initiate rezoning and the Measure B election in 2022, and pay for all costs associated with the ballot measure. (see Programs 8 -11). <i>Community Development Dept</i></p> <p><b>City Action:</b> Promote and support the development of Accessory Dwelling Units (ADUs), including pursuing funding for rent-restricted ADUs, and seek to issue permits for over 50 units annually throughout Yorba Linda (see Program12). <i>Community Development Dept</i></p> <p><b>City Action:</b> Expand information available on affordable housing in Yorba Linda, including any community meetings on non-traditional media such as Facebook and Instagram. <i>Community Development Department, Public Information Officer</i></p> <p><b>City Action:</b> Require affordable developers receiving public funds to prepare an affirmative marketing plan, and encourage private developers with affordable units in their projects to prepare an affirmative marketing plan. The affirmative marketing plan shall ensure marketing materials for new developments are designed to attract renters and buyers of diverse demographics, including persons of any race, ethnicity, sex, handicap, and familial status. <i>Community Development Department/City Attorney's Office</i></p> <p><b>City Action:</b> During the public hearing processes for the Affordable Housing Overlay, Mixed-Use Housing</p>

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			<p>Overlay, and Congregational Land Overlay, as well as the outreach process for the Measure B election (occurring in November 2022), utilize tools such as the “Myths and Facts About Affordable &amp; High Density Housing” currently on the City’s website to show what affordable housing means and who it benefits. Contact Kennedy Commission, Making Housing Happen and People for Housing O.C. for potential input. Conduct at least five educational events for the public in locations throughout the community.</p> <p><i>Community Development Department/Public Information Officer</i></p> <p><b>City Action:</b> By the end of 2022, research the development of a program that would provide low-interest loans to single-family homeowners and grants to homeowners with household incomes of up to 80% of the Area Median Income to develop accessory dwelling units with affordability restrictions on their property. This research should also explore outside funds. If funding is available, establish a pilot program by December 2023 <u>with a goal of achieving at least two deed restricted ADUs annually;</u> evaluate the program by the end of 2025.</p> <p><i>Community Development Department</i></p> <p><b>Action Outcomes:</b> An increased variety of housing options available to Yorba Linda residents throughout the city, including areas that have traditionally only had single-family ownership housing. Provide adequate sites for over 1,400 lower income households, over 500 moderate income households, and over 800 above moderate income households, exceeding the City’s RHNA requirements. <u>Seek to achieve an aspirational goal of 15% of new units</u></p>

Fair Housing Issue	Contributing Factors	Priority Level	Action
			<u>produced in high resource areas as affordable to very low, low or moderate income households.</u>
<p>D. Community Conservation</p> <p><i>(Place based strategies, Displacement)</i></p>	<ol style="list-style-type: none"> <li>1. Challenges for housing/property upkeep due to financial/physical constraints.</li> <li>2. Age of housing stock</li> </ol>	Medium	<p><b>City Action:</b> Include information about rehab and maintenance resources (including the Residential Rehabilitation Program and Community Preservation Program) in City newsletters and on the website. Include translated information when feasible. Seek to assist 10 households annually. Starting in 2022, conduct targeted outreach through annual mailings to Census Tracts 218.20 and 218.26. about available rehabilitation assistance.</p> <p><i>Community Development Department/Public Information Officer</i></p> <p><b>Action Outcomes:</b> Given the age of Yorba Linda’s housing stock, increased rehabilitation options will benefit all neighborhoods in the city. Through remediation of substandard housing conditions, return approximately six units/year to safe and sanitary conditions.</p>

Based on this assessment and the contributing factors to fair housing, the City has identified housing mobility strategies, providing new affordable housing opportunities, and place based strategies as priorities to further fair housing. These actions identified in Table B-8 have been included to affirmatively further fair housing and to address disparities in access to affordable rental and ownership opportunities and disparities in access to suitable housing.