

## C. HOUSING PROGRAMS

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

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

### CONSERVE AND IMPROVE EXISTING HOUSING

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

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

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

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

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

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

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



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

***2014-2021 Objective:** Identify apartments in need of rehabilitation, and reach out to property owners and non-profit housing providers at least twice during the planning period to identify potential opportunities and to secure funds to acquire and rehabilitate units and provide as long-term affordable housing. Annually monitor the availability of Low Income Housing Tax Credits going forward as State budgets are released in order to determine the funding feasibility for acquisition and rehabilitation projects. Assist in preparation of funding applications for outside funds (such as Tax Credits).*

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

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

## **PROVISION OF AFFORDABLE HOUSING**

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

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

While local City funding is somewhat limited, there are a number of housing assistance programs available (refer to Table IV-6) which can serve to reduce the amount of City assistance needed and provide for deeper levels of affordability, including the new Orange County Housing Trust and significant new funding resources available through the State. The City will proactively reach out to developers on an annual basis to discuss development opportunities and also provide technical assistance to developers in support of affordable housing development, including: evaluation of projects for appropriate use of funding sources; assistance in completion of funding applications; and assistance in moving projects forward through the public review process.

**2021-2029 Objective:** *Provide regulatory incentives, land write-downs and available financial assistance for the development of affordable and mixed-income housing, with particular consideration to projects in locations with access to high quality transit and projects that include extremely low- income units. Provide information on incentives during individual dealings with property owners. Transfer land to Orange Housing Development Corp for development of Altrudy II to provide 40 units of affordable senior housing. Contact the new owners of the Bryant Apartments, as well as any future owners, to discuss the City's desire to establish rent restrictions on the 100 income-restricted units.*

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

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

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

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

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

Neighborhood Design Program, as well as encouraging sustainability features such as cool roofs, solar panels, permeable paving, and water efficient irrigation and landscaping.

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

## **PROVIDE ADEQUATE RESIDENTIAL SITES**

**8. Housing Opportunity Sites & Rezone Program.** The sites analysis conducted for the Housing Element identified a shortfall of sites with zoning in place to address the City's lower income regional housing needs (RHNA). As presented earlier in Table IV-1, the City has a current shortfall of zoning for 1,791 units, requiring an additional 32 acres of land zoned for 30 units/acre (lower income), 15 acres at 10-20 units/acre (moderate income), and 54 acres at 10 units/acre or below (above moderate income). After over a year-long process of input from the public, property owners and City decision-makers, staff identified a total of 27 high priority sites encompassing approximately 200 acres for rezoning. Pursuant to State Housing Element statutes (Govt Code section 65583.2(h)), sites identified for rezoning to address the City's lower income RHNA shortfall shall meet the following requirements:

- Permit owner-occupied and rental multi-family uses by-right<sup>19</sup> for projects with 20% or more units affordable to lower income households
- Permit a minimum density of 20 units per acre
- Allow a minimum of 16 units per site
- Accommodate at least 50 percent of the lower income need on sites designated for residential use only

All sites proposed for rezoning will be subject to a vote of the electorate under the City's Measure B provisions (i.e., the "Yorba Linda Right to Vote Amendment" – Chapter 18.01 of the Municipal Code). Table V-3 presents a timeline which details each of the steps involved in rezoning sites under Measure B. The City will initiate the Measure B election, conduct community outreach and education on the benefits of higher density housing, and pay for all costs associated with the ballot measure. To the extent a shortfall exists in sites receiving Measure B approval, the City will conduct community outreach to identify alternative sites for rezoning, and amend the Housing Element for HCD review. Should a second Measure B vote designating adequate sites fail to pass the electorate, the City Council will seek a legal opinion from the State Attorney General's Office as to how to proceed.

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<sup>19</sup> The phrase "use by right" shall mean that the local government's review of the owner-occupied or multifamily residential use may not require a conditional use permit, planned unit development permit, or other discretionary local government review or approval that would constitute a "project" for purposes of Division 13 (commencing with [Section 21000](#)) of the [Public Resources Code](#).

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

<b>Anticipated Date</b>	<b>Action</b>	<b>Requirements</b>
January – February 2022	Planning Commission and City Council hearings on Housing, Land Use and Safety Elements.	Public hearings
February 1, 2022	Adoption of Housing and other General Plan elements	Public hearing
Spring 2022	Creation and Adoption of Congregational Land Overlay, Mixed-Use Overlay, and Affordable Housing Overlay zone text.	6 month process
July 2022	File intent to comply with Measure B requirements for public vote on density increases on recommended sites identified in Housing Element.	180 days after adoption of project
November 2022	Measure B Election Date for voter approval on proposed zone changes.	
<b>If shortfall of sites receive Measure B approval:</b>		
2023	Evaluate additional sites to make-up shortfall	Community meetings
Early 2024	Amend Element for HCD review of new sites; conduct environmental on new sites	Public hearings
November 2024	Conduct Measure B Election on new sites	
<b>If continued shortfall of Sites after second Measure B Election:</b>		
	Request opinion from State Attorney General's Office as to City's options	

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

**8a. Lot Consolidation Program**

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

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

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

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

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

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

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

- Increased densities (to 35 units/acre)
- Increased height limits (3 stories, with 4 stories permitted on PD zoned sites with an AHO)
  - Increased floor area ratios
  - Reduced project-specific open space standards
  - Ministerial review
  - Potential for reduced lot sizes (subject to Design Review)

As an additional incentive, developers can access state density bonus law in addition to using the densities allowed in the Overlay. Because sites designated with the Affordable Housing Overlay are addressing a lower income RHNA shortfall, development applications will be processed ministerially, and be subject to the requirements under Government Code section 65583.2(h) and (i).

**2021-2029 Objective:** *Develop new Affordable Housing Overlay with development standards designed to facilitate development at the upper end of the density range. Adopt the Zoning Code and Map amendment in 2022.*

**10. Commercial Mixed-Use Overlay.** The City is also developing a Commercial Mixed-Use Overlay to apply to commercial properties where housing could benefit the existing retail use. The concept is to allow for the integration of housing on underutilized or aging commercial sites, while retaining some amount of the existing commercial square footage to provide services to new residents and the surrounding community. The two properties currently being proposed for the commercial mixed-use overlay are of sufficient size to permit a marketable commercial retail center and sufficiently-sized housing development to be developed next to each other on the property. The overlay will allow development of four stories in height and 35 dwelling units per acre, and will require at least 50 percent of the square footage be dedicated to residential use. More precise development standards, including height limits, parking requirements, setbacks, lot coverage and open space requirements, will be set

through continuation of a study being undertaken by the City's urban design consultant illustrating different potential conceptual site plans for commercial sites.

Because sites designated with the Mixed Use Overlay Overlay are addressing a lower income RHNA shortfall, development applications will be processed ministerially, and be subject to the requirements under Government Code section 65583.2(h) and (i).

**2021-2029 Objective:** *Develop new Commercial Mixed-Use Overlay with development standards designed to facilitate development at the upper end of the density range. Adopt the Zoning Code and Map amendment in 2022.*

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

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

The overlay will allow development of at least three stories in height and 35 dwelling units per acre. More precise development standards, including height limits, parking requirements, setbacks, lot coverage and open space requirements, will be set through continuation of a study being undertaken by the City's urban design consultant. Because sites designated with the Congregational Land Overlay are addressing a lower income RHNA shortfall, development applications will be processed ministerially, and be subject to the requirements under Government Code section 65583.2(h) and (i).

**2021-2029 Objective:** *Develop new Congregational Land Overlay with development standards designed to facilitate development at the upper end of the density range, and adopt Zoning Code and Map amendment in 2022.. Help to connect congregations with non-profit developers to discuss options for affordable development on their sites, and will a follow-up meeting with the congregations and interested development partners.*

**12. Promote Accessory Dwelling Units.** Between 2017-2019, the State adopted a series of additional requirements for local governments related to ADU ordinances. In response to

these new ADU laws, the City has continually updated its ordinance to align with state law and better facilitate the production of ADUs and Junior ADUs. For example, the City eliminated the prior lot coverage requirement, provided reduced setbacks, and allowed for increased unit sizes.

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

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

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

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

**2021-2029 Objective:** *Achieve the production of an average of 50 ADUs annually, for a total of 400 ADUs over the planning period. Implement the Pilot Program to waive ADU plan check and permit fees, and reassess the program's effectiveness in 2023. Provide pre-approved ADU construction plans to streamline the project application and review process and reduce up-front project costs. Explore a program to provide ADU funding assistance to homeowners that provide affordability covenants. Promote ADUs to the community through handouts, simplified application forms and an ADU website page. Annually monitor ADU production and affordability as part of the Annual Performance Report (APR) on the Housing Element. Conduct reviews in 2024,<sup>20</sup> 2026*

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<sup>20</sup> As presented in Program 8, Housing Opportunity Sites and Rezone Program, should the Measure B vote in Nov 2022 result in a shortfall of sites to address the City's lower income RHNA, the City will conduct a 2<sup>nd</sup> Measure B vote in Nov 2024. The City will assess its ADU progress in 2024 (in conjunction with the Housing Element Annual



*and 2028 to evaluate if ADU production levels are being achieved, and if falling short, ensure adequate sites are available to address the lower income RHNA or commit to rezoning additional sites within one year (as necessary) to offset any shortfall.*

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

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

### **REMOVAL OF GOVERNMENTAL CONSTRAINTS**

**14. Measure B.** The City recognizes the constraints of Measure B upon the provision of higher density and affordable housing related to development certainty, timing and associated costs. As codified in Section 18.01.110 of the Zoning Code, any amendment to Measure B requires a ballot measure with majority voter approval; the City is therefore seeking to mitigate the constraints imposed by Measure B through several alternative methods. (1) Immediately upon adoption of the Housing Element in February 2022, the City will develop and adopt three new overlay zones (Affordable Housing Overlay, Congregational Land Overlay, and Commercial Mixed Use Overlay) which provide modified development standards and ministerial approvals to facilitate affordable multi-family development (*refer to Programs #9, #10, #11*). (2) The City is pursuing rezoning through a Measure B election to designate 27 sites at densities appropriate to address the community’s lower and moderate income housing needs (*refer to Program # 8*). The City will initiate the Measure B election, conduct community outreach and education on the benefits of higher density housing, and pay for all costs associated with the ballot measure. (3) The City has adopted a specific plan for the Town Center which integrates a mix of housing types near both jobs and bus lines, and is seeking to expand high density and mixed use housing in Savi Ranch, the City’s major employment center, located adjacent to the 91 Freeway (the primary east/west connector from Riverside County through central Orange County) which will assist with the reduction of vehicle miles traveled and associated greenhouse gas emissions.

In addition to these actions, beginning in 2023 and in conjunction with the City Attorney’s Office, the City will evaluate various options to mitigate the constraints of Measure B by providing City Council with explicit authority to rezone to higher densities and approve affordable housing projects and comply with all requirements in State Housing Element law without further ballot initiative.

**2021-2029 Objective:** *Mitigate the impacts of Measure B on creation of higher density and affordable housing through: establishment of three new overlay zones; rezoning select sites to higher densities; and accommodating higher density and mixed use housing near jobs and transit. By 2025, initiate a Measure B ballot measure, or other*

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Performance Report in April 2024) prior to this potential Measure B vote to determine whether additional sites are necessary to address any shortfalls in ADU production.

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*alternative option, to provide City Council greater discretion in rezoning for higher densities in support of affordable housing projects.*

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

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

**16. 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:  
applicants of residential projects of five or more units may apply for a density bonus and additional incentive(s) if the project provides for one of the following:

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

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

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

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

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

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

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

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

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

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

- Allow supportive housing as a use by right in all zones where multi-family and mixed use is permitted; eliminate parking requirements for supportive housing located within ½ mile of public transit. (per AB 2162)
- Amend parking standards for emergency shelters from a ratio based on the size of the structure to a ratio based on the number of shelter staff. (per AB 139)
- Eliminate current spacing requirements between shelters and residentially zoned properties and schools.
- Develop and adopt by right processing procedures for Low Barrier Navigation Centers. (per AB 101)
- Allow small employee housing (6 or fewer) in all zone districts where single-family residential is permitted.

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

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

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

## **EQUAL HOUSING OPPORTUNITIES AND SPECIAL NEEDS**

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

The biggest fair housing issues facing Yorba Linda are: need for additional affordable housing in new developments and existing neighborhoods, maintenance of older units, and fair housing outreach to seniors and persons with disabilities. The new Affirmatively Furthering Fair Housing (AFFH) component of the Housing Element connects these fair housing issues with programs in the Housing Element, as well as additional meaningful actions that the City will undertake to help address them. Table V-4 on the following pages presents a summary of the issues, contributing factors, and the City's planned actions to address these issues.

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

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 (including the Orange County Human Relations Commission, 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> 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, 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. Seek to increase the number of Yorba Linda residents counseled through the Fair Housing</p>

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

Fair Housing Issue	Contributing Factors	Priority Level	Action
			Council of Orange County from an average of ten to twelve annually.
<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. <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, 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.</p>
<p>C. Need for Affordable Housing in New Developments</p> <p><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).</p> <p><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>



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

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.</p> <p><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 with a goal of achieving at least two deed restricted ADUs annually; evaluate the program by the end of 2025.</p> <p><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. 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.</p>

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

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>

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

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

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

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

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

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

**2021-2029 Objective:** *Continue to support a variety of housing types to help address the diverse needs of persons living with disabilities, and work in cooperation with the OCRC to publicize information on available resources for housing and services. Proactively reach out to developers on an annual basis to pursue opportunities to increase the supply of affordable housing in Yorba Linda, including housing for special needs and extremely low income (ELI) households. Pursue use of State and Federal funds available for supportive housing and services in future affordable housing projects. Review and amend the Municipal Code regarding community care facilities of more than six persons and to expand provisions for reasonable accommodation.*

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

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

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

- Creating pre-approved and customizable ADU plans, including at least one smaller sized, lower cost option (2022)
- Pursuing an ADU funding program to assist homeowners who agree to place affordability restrictions on their ADU (2022 program research, 2024 est. program pending available funds)
- Amending the Zoning Code to specify incentives for the development of ELI housing, including priority development processing and flexible development standards (2022)

**2021-2029 Objective:** *Update the Zoning Code in 2022 to incentives for ELI units. Proactively reach out to developers on an annual basis to pursue opportunities to increase the supply of affordable housing in Yorba Linda, including housing for extremely low income (ELI) households.*

**Table V-5: Housing Program Summary 2021-2029**

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

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

<b>Housing Program</b>	<b>Program Goal</b>	<b>2021-2029 Objective</b>	<b>Funding Source</b>	<b>Responsible Agency</b>	<b>Time Frame</b>
<b>7. Sustainability and Green Building</b>	Promote energy conservation and sustainable design in new and existing development.	Implement sustainability policies thru General Plan, Town Center, and Multi-family Design Guidelines. Educate residents and development community on Green Building and sustainability practices.	Department Budgets	Community Development Department; Parks and Recreation	2021-2029
<b>PROVIDE ADEQUATE SITES</b>					
<b>8. Housing Opportunity Sites and Rezone Program</b>	Provide adequate sites to address the City's RHNA and incentivize the production of affordable units.	1) Conduct public hearings and adopt Housing Element; 2) Prepare and adopt new housing overlay zones; 3) Conduct Measure B vote on rezone sites; 4) Rezone sites accordingly, and process ministerially consistent with requirements under Government Code section 65584.09.	Department Budget	Community Development Department	Complete Measure B rezoning in Nov 2022. If shortfall in sites to meet RHNA, conduct outreach on alternative site options (2023); amend Element for HCD review by early 2024; conduct 2nd Measure B vote in Nov 2024.
<b>8a. Lot Consolidation Program</b>	Provide incentives for the consolidation of parcels into larger development sites.	Conduct outreach to property owners in the Housing Element rezone sites and adopt a Lot Consolidation Ordinance to codify available incentives.	General	Community Development Department	Adopt Ordinance in 2022. Conduct a mid-cycle review in 2025 and make modifications as necessary to promote housing on small sites.
<b>9. Affordable Housing Overlay (AHO)</b>	Incentivize development of affordable housing on designated multi-family sites.	Create AHO to provide incentives for affordable housing on designated sites: - Increased densities - Increased heights - Increased floor areas - Reduced open space	Department Budget	Community Development Department	Adopt Zoning Code amendment in Spring 2022.
<b>10. Commercial Mixed Use Overlay</b>	Expand site opportunities by integrating housing on underutilized commercial sites.	Develop new Commercial Mixed-Use Overlay	Department Budget	Community Development Department	Adopt Zoning Code amendment in Spring 2022.

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

<b>Housing Program</b>	<b>Program Goal</b>	<b>2021-2029 Objective</b>	<b>Funding Source</b>	<b>Responsible Agency</b>	<b>Time Frame</b>
<b>11. Congregational Land Overlay</b>	Expand site opportunities by allowing affordable housing on religious sites.	Develop new Congregational Land Overlay and help to connect congregations with affordable housing development partners.	Department Budget	Community Development Department	Adopt Zoning Code amendment in Spring 2022. Conduct follow-up meeting w/h congregations (2023).
<b>12. Promote Accessory Dwelling Units</b>	Provide additional sites for rental housing within existing neighborhoods. Expand housing opportunities for seniors, caregivers, and other modest income households.	Achieve production of 50 ADUs annually. Implement Pilot Program to waive ADU plan check and permit fees. Research program for funding assistance for deed restricted ADUs. Provide pre-approved construction plans. Promote ADUs through handouts, simplified forms and website. Conduct mid-cycle review on production.	Department Budget; LEAP funds	Community Development Department	Reassess Pilot Program for fee waivers in 2023. Provide pre-approved plans and promotional materials in 2022. Research funding assistance in 2022, and est. pilot program in 2024 as appropriate. Conduct reviews in 2024, 2026 & 2028, and if production falling short, ensure adequate sites to meet lower income RHNA or commit to rezoning.
<b>13. Annexation of Areas in Sphere of Influence</b>	Increase the City's capacity to accommodate future housing growth.	Coordinate with the County and property owners to potentially annex Esperanza Hills during the planning period should the project obtain final entitlement approval.	General Fund	Community Development Department	2021-2029
<b>REMOVAL OF GOVERNMENTAL CONSTRAINTS</b>					
<b>14. Measure B</b>	Mitigate the impacts of Measure B on creation of higher density and affordable housing.	Establish overlay zones; rezone sites; accommodate housing near jobs/transit. Provide City Council greater discretion in rezoning for and approving affordable housing.	General Fund	Community Development Department	Begin evaluating options to modify Measure B in 2023, and by 2025, initiate ballot measure or other alternative option.

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

<b>Housing Program</b>	<b>Program Goal</b>	<b>2021-2029 Objective</b>	<b>Funding Source</b>	<b>Responsible Agency</b>	<b>Time Frame</b>
<b>15. Multi-family Development Standards and Processing Procedures</b>	Provide well defined development standards and Design Guidelines to facilitate an efficient development review process.	Implement multi-family development standards and Design Guidelines to promote approval certainty, mitigate development costs and support quality, sustainable multi-family housing.	General Fund	Community Development Department	2021-2029
<b>16. Affordable Housing Density Bonus</b>	Provide density and other incentives to facilitate affordable housing development.	Promote density bonus and other regulatory incentives in conjunction with discussions with applicants.	Department Budgets	Community Development Department	Update the ordinance in 2022 consistent with current state statutes.
<b>17. Administrative Adjustment Process</b>	Provide flexibility in residential development standards.	Continue to use the administrative process for specific adjustments to residential uses.	Department Budget	Community Development Department	2021-2029
<b>18. Zoning Text Amendment for Special Needs Housing</b>	Facilitate the provision of housing for persons with special needs.	Amend the Zoning Code to support a variety of housing types for special needs populations.	Department Budget	Community Development Department	Amend the Zoning Code in 2022.
<b>19. SB 35 Streamlining</b>	Provide streamlined processing for affordable projects.	Create an SB 35 checklist and written procedures for processing SB 35 applications	Department Budget	Community Development Department	Create checklist and processing procedures in 2022.
<b>EQUAL HOUSING OPPORTUNITIES AND SPECIAL NEEDS</b>					
<b>20. Fair Housing/ Affirmatively Furthering Fair Housing</b>	Promote fair housing practices and prevent discrimination.	Refer to objectives in Table V-4	General Fund; County CDBG	Community Development Department; OC Fair Housing Council	Refer to time frames in Table V-4
<b>21. Housing Opportunities for Persons with Disabilities</b>	Support housing options for persons with disabilities through zoning, partnerships with housing providers, and pursuit of funding.	Work with OCRC to publicize info on resources. Pursue State and Federal funding. Amend the Municipal Code re: community care facilities of more than six persons and to expand reasonable accommodation provisions.	Department Budget; MHP - Supportive Housing component; HOME, Tax Credits; other outside sources	Community Development Department	Annually reach out to developers re: affordable housing opportunities and pursue supportive housing funding. Amend the Code by 2023.



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

Housing Program	Program Goal	2021-2029 Objective	Funding Source	Responsible Agency	Time Frame
<b>22. Replacement Housing Program</b>	Ensure no net loss of units affordable to lower income households	Update Code to specify replacement housing requirements consistent with Government Code 65583.2(g)(3).	General	Community Development Department; City Attorney's Office	Update Code within one year of Housing Element adoption
<b>23. Housing for Extremely Low Income (ELI) Households</b>	Support a variety of housing options for ELI households.	Create off-the-shelf ADU plans, pursue funding program for deed-restricted ADUs, amend Code to specify incentives for ELI housing	General fund; potential State and county funds	Community Development Department	Amend Zoning Code in 2022.

**Table V-6: 2021–2029 Quantified Objectives**

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

**Notes:**

**AMI** – Area Median Income

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

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

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