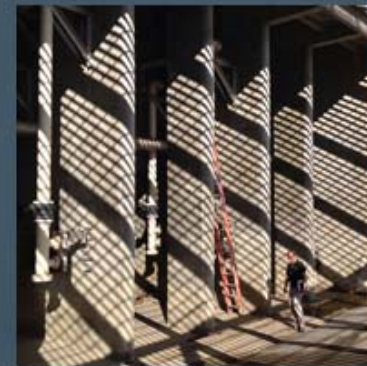


Planning Commission Study Session



October 27, 2021

Today's Agenda

- Housing Element Update
- Primary Revisions
- Public Comments
- Next Steps





Housing Element Update

What is a Housing Element?



Required Chapter of the County's General Plan



Identifies projected housing needs by income category



Provides goals, policies, programs, and quantified objectives to guide current need and future housing growth for all income levels



Requires certification by the State Department of Housing and Community Development (State HCD) for compliance with state laws



6th Cycle (2021-2029) RHNA

**Department of
Housing and
Community
Development
(State HCD)**

*State HCD
determines and
distributes the
housing need
to the SCAG
region*



**Southern
California
Association of
Governments
(SCAG)**

*SCAG develops
the methodology
to determine a
“fair share”
distribution of
the region’s
housing need to
local
jurisdictions*



**County of
Orange
Final RHNA,
2021-2029**

10,406 units



Community Outreach

- Community Workshops
- Stakeholder Meetings
- Housing Survey
- Advisory and Non-Advisory Committees
- Non-Profits and Community Centers
- Social Media
- Translations are available upon request





Primary Revisions

Sections of the Housing Element

→ Sixth Cycle Draft Housing Element 2021-2029

1. Introduction
2. Community Profile
3. Constraints
4. Affirmatively Furthering Fair Housing
5. Housing Resources
6. Housing Action Plan
 - Appendix A (Evaluation of the 2013-2021 Housing Element)
 - Appendix B (Land Inventory)
 - Appendix C (Public Participation Summary)



Community Profile



- Foundation for understanding housing needs
- Unincorporated Population
- Employment Trends
- Housing Stock
- Special Needs



Constraints

→ Governmental Constraints

- Land Use and Zoning Regulations
- Development Standards and Codes
- Permit Processing

→ Non-Governmental Constraints

- Environmental
- Infrastructure
- Land Costs
- Construction Costs
- Availability of Financing



Affirmatively Furthering Fair Housing

➔ Analysis of fair housing issues in the County includes:

- AB 686 – Sites and Fair housing
- Review of FY 2020-24 County of Orange Analysis of Impediments to Fair Housing
- Outreach and Community Concerns
- Environmental Justice
- Assessment of Contributing Factors to Fair Housing in Orange County



Housing Resources

→ Available Sites for Housing Production

- Rancho Mission Viejo
- Housing Opportunities Overlay Zone
- Underutilized Infill Parcels

→ Financial Resources

- Federal Resources
- State Resources and Programs
- County of Orange Programs



Housing Action Plan

Draft Goals

1. New Housing Production
2. Rehabilitation and Preservation of Existing Neighborhoods
3. Equal Housing Opportunities
4. Energy Conservation
5. Child Care Facilities
6. Monitoring and Reporting
7. Safety Element Update and Environmental Justice Policies

Sample Program

Housing Program 1a.1: New Housing Production

Continue to support affordable housing production as one of the County's priorities.

Objective: Maintain and expand affordable housing as a priority for the County.

Timeframe: Ongoing, 2021-2029

Responsible Agency: OC Development Services, OC Community Resources, County Executive Office (CEO)

Funding Source: General Fund



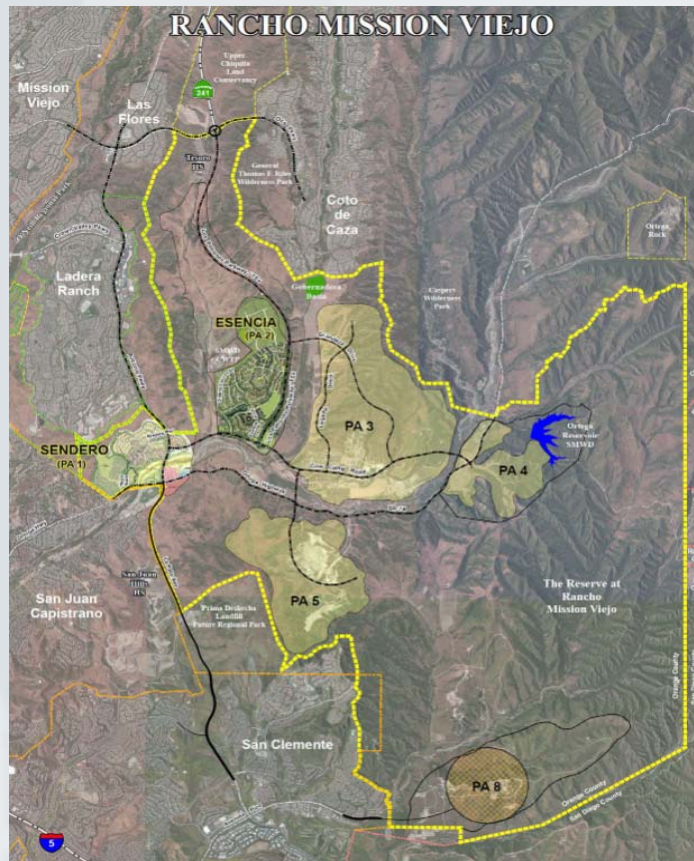
Evaluation of the 2013-2021 Housing Element

- ➔ Available Sites for Housing Production
- ➔ Financial Resources

Income Level	Very Low 50% AMI and below	Low 80% AMI and below	Moderate 80%-120% AMI	Above Moderate 120% AMI and above	Total
County of Orange RHNA 2013 – 2021	1,240	879	979	2,174	5,272
Total Permits Issued from 2013-2020	81	151	180	4,338	4,750
2021 – to date	48	21	0	200	269



Land Inventory



Draft RHNA Summary and Potential Sites

	<u>Very Low Income</u>	<u>Low Income</u>	<u>Moderate Income</u>	<u>Above Moderate Income</u>	<u>Total</u>
<u>RHNA (2021-2029)</u>	<u>3,139</u>	<u>1,866</u>	<u>2,040</u>	<u>3,361</u>	<u>10,406</u>
<u>Units Constructed in Projection Period (Begins June 31, 2021)</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
<u>Casa Paloma (permits issued 2021)</u>	<u>48</u>	<u>21</u>	<u>0</u>	<u>2</u>	<u>71</u>
<u>Crossroads at Washington (SCAG approved RHNA transfer)</u>	<u>20</u>	<u>0</u>	<u>22</u>	<u>0</u>	<u>42</u>
<u>Placentia Village for Veterans (SCAG approved RHNA transfer)</u>	<u>12</u>	<u>0</u>	<u>12</u>	<u>0</u>	<u>24</u>
<u>Remaining Unmet RHNA</u>	<u>3,059</u>	<u>1,845</u>	<u>2,006</u>	<u>3,359</u>	<u>10,269</u>
<u>Sites Inventory – Existing Zoning</u>					
<u>Housing Opportunity Overlay (HOO)</u>	<u>3,544</u>		<u>178</u>	<u>0</u>	<u>3,721</u>
<u>Rancho Mission Viejo</u>	<u>165</u>		<u>800</u>	<u>3,200</u>	<u>4,165</u>
<u>Covote Canyon</u>	<u>264</u>		<u>621</u>	<u>171</u>	<u>1,056</u>
<u>Santa Ana Country Club (Costa Mesa Island)</u>	<u>435</u>		<u>0</u>	<u>0</u>	<u>435</u>
<u>Brea Canyon Parcels</u>	<u>110</u>		<u>220</u>	<u>770</u>	<u>1,100</u>
<u>Total Potential Capacity - Existing Sites</u>	<u>4,518</u>		<u>1,819</u>	<u>4,141</u>	<u>10,477</u>
<u>Projected ADU Construction</u>					
<u>Projected ADU Construction</u>	<u>544</u>		<u>240</u>	<u>16</u>	<u>800</u>
<u>Sites Inventory Total</u>					
<u>Total Units towards RHNA</u>	<u>5,062</u>		<u>2,059</u>	<u>4,157</u>	<u>11,277</u>
<u>Total Capacity Over RHNA Categories</u>	<u>3%</u>		<u>3%</u>	<u>24%</u>	<u>10%</u>
<u>Suprlus/Shortfall</u>	<u>157</u>		<u>53</u>	<u>798</u>	<u>1,008</u>



Public Comments

Community Survey

- 249 responses

February 2021

- Community Outreach
- Affordable Housing
- Innovative Strategies

September 2021

- Site Selection
- Spheres of Influence
- Short-Term Rentals
- Rossmoor Commercial Center
- Silverado Site
- John Wayne Airport Planning Areas
- Banning Ranch





Next Steps

Timeline

- Update Draft based on additional comments and guidance from Planning Commission Study Session
- Submit to State HCD for 60-day review (*November 2021*)
- Airport Land Use Commission (*November 2021*)
- Planning Commission (*Anticipated January 2022*)
- Board of Supervisors (*Anticipated February 2022*)
- Submit to State HCD for certification



Questions

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