

RETAIN LOCAL CONTROL FOR YORBA LINDA'S HOUSING FUTURE

2021-2029 Housing Element

Community Focus Amid State Mandates

The City of Yorba Linda is actively working to plan for the future of housing in our community. The City has collaborated with diverse community voices to develop a revised plan for Yorba Linda's Housing Element, the State-required housing plan that every city must adopt.

This revised Housing Element proposal reflects significant community feedback, protects open space, preserves the character of single-family neighborhoods and creates an opportunity to revitalize Savi Ranch with new local businesses and housing opportunities. Furthermore, the proposed zoning changes in the revised Housing Element will only affect 1.75% of the total land area in all of Yorba Linda. Consistent with Yorba Linda's Right-to-Vote Amendment (also known as "Measure B"), voters will determine if the revised Housing Element moves forward.

Looking Ahead

Adopting a Housing Element is a critical requirement of State law. Failure to adopt a compliant Housing Element can result in loss of local land use control, expose our open space land to potential development, and create a risk where developers can bypass local design and density requirements using a provision called Builder's Remedy. Residential housing would be built on developers' terms, not our community's; hence why Yorba Linda's community participation is so important.

Stay Informed

Yorba Linda residents are encouraged to read about the revised Housing Element, review the parcels of land that have been proposed for zoning changes, and ask questions about the Housing Element process and why important decisions were made. All this information and more is available on YLLocalControl.com.

Land use is complex and this document intends to provide a high-level overview of the law and requirements to stakeholders and community leaders.



Get the facts and learn more at YLLocalControl.com

Key 2021-2029 Housing Element Milestones

Oct 2018 - Nov 2019:

The 6th Cycle Regional Housing Needs Assessment (RHNA) for the 2021-2029 period unfolds, leading Southern California Association of Governments (SCAG) to set an allocation of 2,415 units for Yorba Linda.

Feb - Apr 2022:

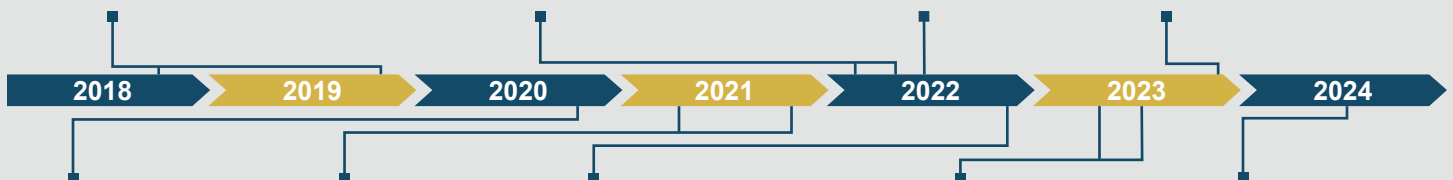
While the City Council adopts the Housing Element and HCD conditionally certifies it, the City must quickly implement the proposed rezoning by Oct. 2022 in order to avoid severe penalties.

June 2022:

The State pushes back the rezoning deadline for cities with certified Housing Elements to October 2024.

Dec 2023:

Yorba Linda City Council voted to advance the resident-led, revised 2021-2029 Housing Element to HCD for a compliance review with State housing laws.



Oct 2020:

Yorba Linda challenges its RHNA allocation, but the appeal is denied.

Mar - Oct 2021:

Final allocations are set, with the City striving to meet State deadlines by submitting multiple Housing Element drafts.

Nov 2022:

Residents vote against adopting zoning to enable prior version of Housing Element (Measure Z).

Apr - Jun 2023:

City staff engages a grassroots Yorba Linda Housing Policy Resident Working Group in an effort to evaluate next steps and to expand overall resident engagement on this important and complex policy issue.

2024:

The State conditionally certified the resident-driven Housing Element, which now must pass through the public hearing process in Yorba Linda.

A Resident-Driven Housing Element

To tackle the intricate policy issue of housing, the City believed in connecting directly with its residents. This led to the formation of the Yorba Linda Housing Policy Resident Working Group, a diverse group of 17 residents from across the city. Group members who had shown prior interest in the housing issue and the leaders of "No on Measure Z" were included in the resident working group.

Throughout six meetings, the Working Group delved deep into the complexities of land use and housing policies, looking at their impacts and potential solutions. After thorough discussions, the group reached a consensus on several recommendations for the City's future housing strategy. Highlights include an emphasis on these key objectives:

- Retain local control through a positive November 2024 ballot vote to adopt a new Housing Element.
- Prioritize mixed-use zoning and development to address Yorba Linda's allocated RHNA numbers, especially in high-density areas.
- Advocate for comprehensive resident engagement and education on housing policy.

The City remains committed to a transparent and informed approach to shape the future of housing in Yorba Linda that also preserves local control and community character.



Housing Element 101

What is a Housing Element?

A Housing Element is a State-mandated policy document within a City's General Plan that identifies existing and future housing needs determined by the State and establishes clear goals and zoning changes needed to meet those goals. The State Department of Housing and Community Development (HCD) is tasked with reviewing Housing Elements for compliance with State housing laws.

What is a Regional Housing Needs Assessment (RHNA)? What is Yorba Linda's allocated number?

RHNA is a State-mandated process quantifying the need for housing in each city and county throughout the State. The RHNA process assigns a total number of housing units that each local government must plan for with its land use policies and outlines the general price points that the housing should seek to target. The RHNA Housing Allocation for Yorba Linda is 2,415 units for the 6th Cycle (2021-29), meaning the City must devise a plan and related zoning to allow for the potential development of 2,415 housing units in the City that could potentially be built by 2029.

What is the City's role in making sure Yorba Linda fulfills its RHNA number?

Importantly, the City does not build housing. The market and market influences, such as certain subsidies, the macroeconomy, interest rates and more determine what housing gets built. The City's role is to *create zoning* that would theoretically allow that number of housing units to be built over the RHNA period; in this case, 2021 to 2029.

What is the Measure B/Right-to-Vote Amendment (RTVA) and why does it matter during a Housing Element update?

Enacted in 2006, Measure B, or the Right-To-Vote Amendment (RTVA), is a citizen-sponsored, voter-approved initiative that's incorporated within the City's Municipal Code. It requires citywide elections for the approval of certain "Major Amendments" to the City's Planning Policy Documents, including the Housing Element. This measure highlights the value of community participation and it is an important step in adopting a compliant Housing Element.

Can the City or voters reject State-mandates and just not have a Housing Element?

No, the City must develop a compliant Housing Element and related zoning or it will face the loss of local land use control, risk protections for open space, become vulnerable to lawsuits from other entities and open the gates to 'Builder's Remedy' applications that completely bypass many local land use rules. To date, every city that has attempted to fight these State-mandates in court has lost, including Huntington Beach and La Cañada Flintridge. Builder's Remedy promises the loss of City authority to review and limit developments, as already demonstrated in the cities of Orange, La Habra, Santa Monica, Beverly Hills, Cupertino and more.

Step-by-Step: Approving the 2021-2029 Housing Element

1

The HCD creates a total number of housing units for a period of time for each region in the State.

2

Southern California Association of Governments (SCAG) allocates its assigned number of housing units to all jurisdictions in its region, including Yorba Linda.

3

Yorba Linda takes steps to adopt a Housing Element that demonstrates how the City's zoning will accommodate the number of assigned units.

4

HCD reviews and approves the Housing Element.

5

Hold Traffic Commission, Planning Commission, and City Council public hearings.

6

Per the Right-to-Vote Amendment, City Council must vote to initiate a ballot measure to seek voter authorization of zoning changes to implement the Housing Element.

7

Yorba Linda residents will vote on potential zoning changes required for implementing the Housing Element.

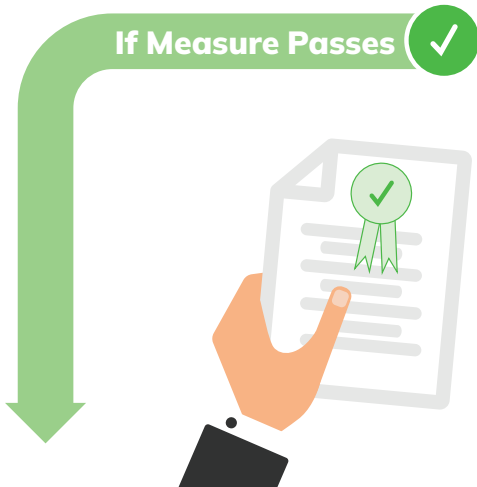
Impact of Upcoming Local Control Ballot Measure

Measure B, Yorba Linda's Right-to-Vote Amendment, empowers voters to approve or reject major adjustments to the City's land use documents. As the conditionally certified Housing Element requires zoning changes, Yorba Linda voters must approve these changes to maintain the Housing Element certification by the State by November 2024.



How does the local control measure impact Yorba Linda?

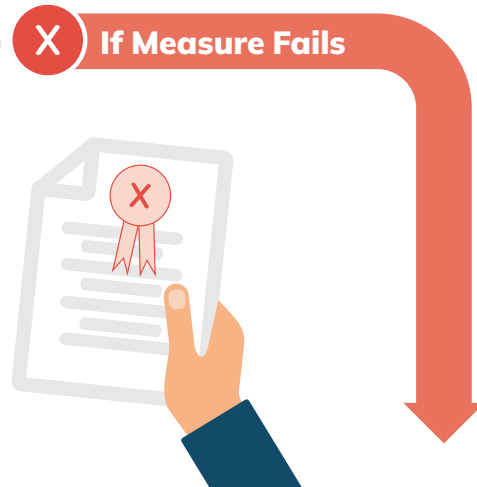
If Measure Passes ✓



The City will:

- Maintain local control over zoning, planning, and building
- Create opportunities for local business shopping and dining experiences
- Protect open spaces
- Preserve single-family home character of neighborhoods

✗ If Measure Fails



The City will:

- Lose local control over land use
- Forfeit protection over some open space, allowing developers more control
- Become subject to Builder's Remedy, a legal provision that prevents cities from rejecting development proposals that do not align with local zoning and planning requirements
- Lose access to State grant funds



For More Information

Visit [YLLocalControl.com](https://www.yorbalindaca.gov/yllocalcontrol) to learn more about Yorba Linda housing policy and take a deeper dive into the complex and important issues behind the Yorba Linda Housing Element.

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