

UNDERSTANDING HOUSING DENSITY

Density refers to the amount of development per acre permitted on a parcel under the applicable zoning, commonly measured as dwelling units per acre (du/ac).

DID YOU KNOW?

Only the Savi Ranch area has zoning for 60 units per acre in the Housing Element.

What Does Density Look Like?

10 du/acre



Brandywine Homes - Covington
Yorba Linda, CA
51 units @ 10 du/acre

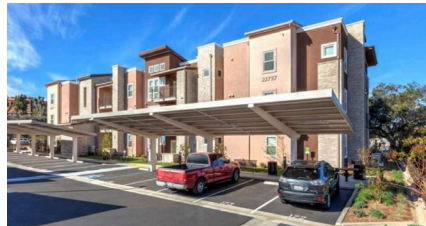


Melia Homes - Anderson Grove
Yorba Linda, CA
40 units @ 10 du/acre



Brandywine Homes - Provence
Yorba Linda, CA
28 units @ 9 du/acre

20 du/acre



Oakcrest Heights
Yorba Linda, CA
54 units @ 19 du/acre



Oakcrest Terrace
Yorba Linda, CA
69 units @ 22 du/acre



Altrudy Senior Apartments
Yorba Linda, CA
48 units @ 20 du/acre

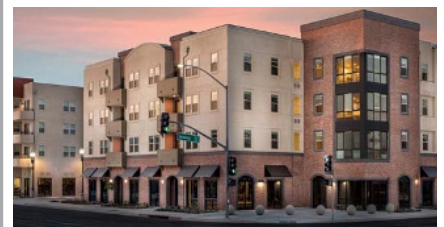
60 du/acre



Granite Court
Irvine, CA
71 units @ 58 du/acre



La Floresta
Brea, CA
204 units @ 68 du/acre



The Depot
Santa Ana, CA
70 units @ 56 du/acre



Learn more and stay informed at YLLocalControl.com

Facts About High Density and Affordable Housing



AFFORDABLE HOUSING

Higher density housing isn't always affordable housing. These units can be market rate. Adding more homes to the site reduces land and construction costs. There are many upscale areas across California with these types of units.



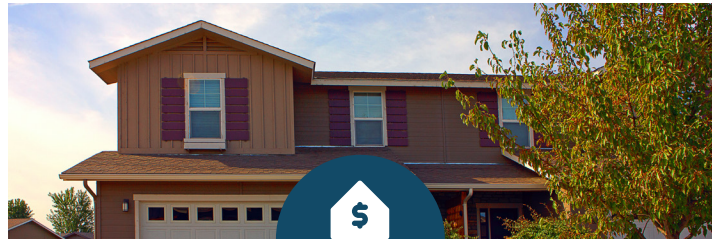
COMMUNITY CHARACTER

High density does not mean high-rise. These developments can be designed to seamlessly integrate into existing communities and maintain single-family neighborhoods.



NEIGHBORHOOD

The revised, resident-driven Housing Element will maintain the City's single-family neighborhoods and enhance Savi Ranch economic opportunities.



PROPERTY VALUES

Factors such as location, supply, and demand and existing land value predominantly influence property values, not affordable housing.



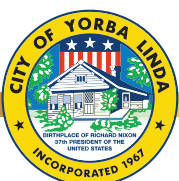
TRAFFIC & INFRASTRUCTURE

With an approved Housing Element, the City can limit the traffic impacts on our community. If the City turns control over to developers and the State, they won't have the same regard for impacts on our community. Yorba Linda's Traffic Analysis shows that the impacts from this proposed rezoning will not worsen any traffic conditions below the acceptable level of service conditions.



CRIME

Studies have found no direct link between housing density or income levels and crime rates. There is a more distinct relationship between the design and use of public spaces and crime levels. With an approved Housing Element, the City will retain control over housing projects, including design and use of public spaces.



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