

Yorba Linda Resident- Driven Housing Element

East Lake Village Community Association (Clubhouse)
Community Group Meeting
September 4, 2024



Retain Local Control for Yorba Linda Housing

2021-2029 Housing Element Update

YLLocalControl.com

Housing Policy and Yorba Linda

- Cities must adopt plans to allow for development of housing per State mandates. The plan is called a Housing Element and it adds resident zoning capacity.
- The City has successfully navigated the Housing Element process in the past, but this time we face significant threats and a large number of housing units to accommodate in our plan.
- Unlike most cities, YL Housing Element requires Voter Approval to be advanced. Referred to as Measure B.
- Voters will have two ballot measures to consider on the November 2024 ballot: the City of Yorba Linda, Yorba Linda Local Control, Residential Neighborhood, Open Space Protection Measure and the City of Yorba Linda, Bryant Ranch Shopping Center High Density Residential and Mixed-Use Measure.

Two Ballot Measures This November?

City of Yorba Linda, Yorba Linda Local Control, Residential Neighborhood, Open Space Protection Measure (Measure JJ)

- Applies to several properties throughout Yorba Linda
- Required to achieve compliance with State housing law
- Developed by resident voices and through a public engagement process
- City's Housing Element does not include the Bryant Ranch Shopping Center property

City of Yorba Linda, Bryant Ranch Shopping Center High Density Residential and Mixed-Use Measure (Measure KK)

- Add housing to the shopping center
- Initiated through resident signature process - not City Council
- Only applies to the shopping center property
- Does not affect City Housing Element

City Will Not Advocate

City of Yorba Linda, Yorba Linda Local Control, Residential Neighborhood, Open Space Protection Measure (Measure JJ)

- City resources are only here to explain.
- The City will not tell you how to vote.

City of Yorba Linda, Bryant Ranch Shopping Center High Density Residential and Mixed-Use Measure (Measure KK)

- The City will not express any viewpoints on the Bryant Ranch Shopping Center measure.

Operating Facts for Consideration

- The RHNA Housing Allocation is 2,415 units for the 6th Cycle (2021-29).
- Cities who do not have a “Certified” Housing Element face big negative impacts including loss of state funding, loss of local control and risk with Builder’s Remedy claims.
- November 2024 is the last opportunity for the City voters to approve a ballot measure to implement zoning that will deliver a Certified Housing Element. Failure to do so will result in the City losing its Conditionally Certified Housing Element.
- Legal pathways to battle against housing law and RHNA allocation are highly likely to fail, and certainly not likely to resolve before November 2024.
- Citizen efforts for a statewide ballot measure to restore local control are currently longshots and — even if successful — will not overturn the 2,415-unit allocation or the current cycle RHNA housing allocation process.

Potential 4 Phases of Public Engagement and Review

July 2023 - November 2024: 18 Months of Resident Engagement

Phase 1 - Resident Deep Dive: May '23 - July '23

- Engage Resident Working Group
- Devise Starting Point for Housing Element 2.0
- Seek City Council Feedback

Phase 2 - Housing Element Community Tour: July '23 - Dec '23

- Receive public feedback on the new Housing Element
- Engage in 6 workshops and forums
- Answer questions
- Deploy numerous mediums for public engagement
- City Council Authorization to Submit to HCD

Phase 3 - Formal Housing Element Review and Adoption: Dec '23 - July '24

- HCD Review and approval of submitted Housing Element
- Traffic Commission Review
- CEQA Compliance
- Traffic & Planning Commission Review/Public Hearing
- City Council Public Hearing
- City Council Option to Call for Election

Phase 4 - Ballot Measure to Implement: July '24 - Nov '24

- Public education on ballot measure
- Answer resident questions
- Explain pros and cons of passing or not passing zoning
- Receive the will of the residents

Builder's Remedy – What Does it Do?

- Applicable when a jurisdiction does not have a certified Housing Element
- Supersedes Measure B requirements
- Jurisdictions may not deny based on General Plan or Zoning inconsistency
- No cap on building height or density
- Extremely difficult to make the findings to deny the development

A Time for Choosing: November Vote by Residents

If Measure JJ Passes		If Measure JJ Does Not Pass
No Builder's Remedy available to developers throughout City		Builder's Remedy available to developers
City retains local zoning and planning authority		State can become the local planning and zoning authority
Rezoning affects less than 2% of all land in Yorba Linda		Approximately 75% of the City could become subject to Builder's Remedy
City remains eligible for grant funding		Potential loss of grant funding available for City
No fines		Fines of up to \$600,000 a month
Open space remains protected from housing development		Privately-owned open space could become subject to Builder's Remedy



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About the Election

Frequently Asked Questions (FAQs)

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Measure JJ, Yorba Linda Local Control, Residential Neighborhood, Open Space Protection Measure

Background

The City Council has placed Measure JJ, Yorba Linda Local Control, Residential Neighborhood, Open Space Protection Measure, on the November 2024 General Election ballot to attain full certification of Yorba Linda's revised [2021-2029 Housing Element \(PDF\)](#). The Housing Element is a state-mandated policy that identifies the City's existing and future housing development opportunities to meet requirements determined by the State. Right now, the City's Housing Element is conditionally certified by the State.

Since 2023, the City of Yorba Linda has been actively engaging residents to plan for the future of housing in our community. Through collaboration with diverse community voices, the City has developed a revised, resident-driven Housing Element that was adopted by City Council on [June 18, 2024](#). The proposed changes to the Housing Element reflect significant community feedback and aim to protect open space, preserve the character of single-family neighborhoods and create an opportunity to revitalize Savi Ranch with new local businesses and housing

YLMMeasureJJ.com

End
