City of Mission Viejo
Housing Element Update

City Council Meeting
June 27, 2023
Housing Element Overview

- 1 of 7 mandatory elements of the City’s General Plan
- Required to be certified by the State Department of Housing and Community Development (HCD)
- Must be updated every 8 years
- 6th Cycle Planning Period: 2021 – 2029
- 105 out of 197 jurisdictions in SCAG Region are certified (53%)
- 18 out of 35 jurisdictions in Orange County are certified (51%)
- State mandates that all local governments “adequately plan to meet existing and projected housing needs of all economic segments of the community”
Revised Housing Element

• Available on City of Mission Viejo Website: https://cityofmissionviejo.org/departments/housing-element
• Substantial rewrite from previous version adopted in 2021
• Addresses comments from HCD
• Housing Programs and Implementing Actions
• Feasibility studies for rezoned housing sites
• Additional public outreach and engagement
• Affirmatively Furthering Fair Housing (AFFH)
### Adjusted Summary Table

Revision to Table IV-2 (Pg. 68 of Housing Element)

<table>
<thead>
<tr>
<th>Income Levels</th>
<th>Very Low</th>
<th>Low</th>
<th>Moderate</th>
<th>Above Moderate</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>RHNA Target</td>
<td>674</td>
<td>401</td>
<td>397</td>
<td>745</td>
<td>2,217</td>
</tr>
<tr>
<td>Credits</td>
<td>21</td>
<td>33</td>
<td>19</td>
<td>256</td>
<td>329</td>
</tr>
<tr>
<td>Entitled Projects</td>
<td>5</td>
<td>5</td>
<td>0</td>
<td>255</td>
<td>265</td>
</tr>
<tr>
<td>(post 6/30/21 occupancy)</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Accessory Dwelling Units</td>
<td>16</td>
<td>28</td>
<td>19</td>
<td>1</td>
<td>64</td>
</tr>
<tr>
<td>Remaining RHNA</td>
<td>653</td>
<td>368</td>
<td>378</td>
<td>489</td>
<td>1,888</td>
</tr>
<tr>
<td>Inventory Sites</td>
<td>750</td>
<td>443</td>
<td>438</td>
<td>817</td>
<td>2,448</td>
</tr>
<tr>
<td>(No Rezoning Required)</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Non Vacant Sites</td>
<td>685</td>
<td>404</td>
<td>399</td>
<td>745</td>
<td>2,233</td>
</tr>
<tr>
<td>Vacant Sites</td>
<td>65</td>
<td>39</td>
<td>39</td>
<td>72</td>
<td>215</td>
</tr>
<tr>
<td>Credits + Inventory Sites</td>
<td>771</td>
<td>476</td>
<td>457</td>
<td>1,073</td>
<td>2,777</td>
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<tr>
<td>Surplus over RHNA</td>
<td>97</td>
<td>75</td>
<td>60</td>
<td>328</td>
<td>560</td>
</tr>
</tbody>
</table>
Program 5
New Site

**Site 13: Marguerite Medical Center**
(APN 740-121-12)
- 2.165 acres
- Proposed rezone to RPD 50
- Estimated capacity of 92 units
Program 5
New Site

**Site 14: Center Drive**
(APN 740-111-15)
- 1.850 acres
- Proposed rezone to RPD 50
- Estimated capacity of 40 units
Program 5
Expanded Site

Site 6: Mission Viejo Town Center
- Total for 3 parcels: 2.46 acres
- Proposed rezone to RPD 30
- Estimated additional capacity of 32 units
Program 5
Expanded Site

**Site 10: Burlington**
(APN 740-121-27)

- 0.21 acres
- Proposed rezone to RPD 50
- Estimated additional capacity of 4 units
Housing Programs & Implementing Actions

- Program 12: Objective Design Standards
  - Facilitate multi-family housing development
  - Safeguard to ensure project maintains City development expectations
  - Site planning, architecture, landscaping
  - Currently in process of being developed
Housing Programs & Implementing Actions

• Program 13: Zoning Code Amendments
  • Low Barrier Navigation Centers
  • Emergency Shelters
  • Supportive Housing
  • Employee Housing
  • Residential Care Facilities
  • Reasonable Accommodation
  • Senior Housing Overlay
  • SB35
  • SB9
  • Minor Building Height Increase
  • (RPD 50 & RPD 30 zone/ 3 Story)
Housing Programs & Implementing Actions

• **Program 14: Inclusionary Requirements**
  • Feasibility study to explore inclusionary housing program for Mission Viejo
  • May establish minimum affordability requirements
  • Partnerships with non-profit organizations
  • In-lieu housing options
  • Consider adopting program within 6 months of completing study
Appendix A: Public Outreach & Engagement

- March 31, 2021 – Public Workshop
- May 24, 2021 – Planning & Transportation Commission
- June 8, 2021 – City Council
- June 22, 2021 – City Council
- September 27, 2021 – Planning & Transportation Commission
- October 12, 2021 – City Council
- June 9, 2022 – Public Workshop
- June 10, 2022 – Public Workshop
- June 12, 2023 – Planning & Transportation Commission
- June 22, 2023 – Public Workshop
Appendix D:
Affirmatively Furthering Fair Housing (AFFH)

“Meaningful actions that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics.”
(California Department of Housing and Community Development (HCD), April 2021)

Assess and address the following:

• Fair Housing Enforcement and Outreach Capacity
• Segregation and Integration
• Disparities in Access to Opportunity
• Disproportionate Housing Needs, including Displacement Risks
• Ethnically Concentrated Areas of Poverty and Affluence
Housing Programs & Implementing Actions

• **New Program: Sites Used in Prior Housing Element Cycles**
  • Site 3 will be By-Right
  • Minimum 20% Affordable
Recommenced Action:

(1) Review and discuss the revised Housing Element;
(2) receive public input; and
(3) direct staff to make additional clean-up and revision to the Housing Element based on recent communication with the California Department of Housing and Community Development (HCD) and submit to HCD for review.