



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)

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

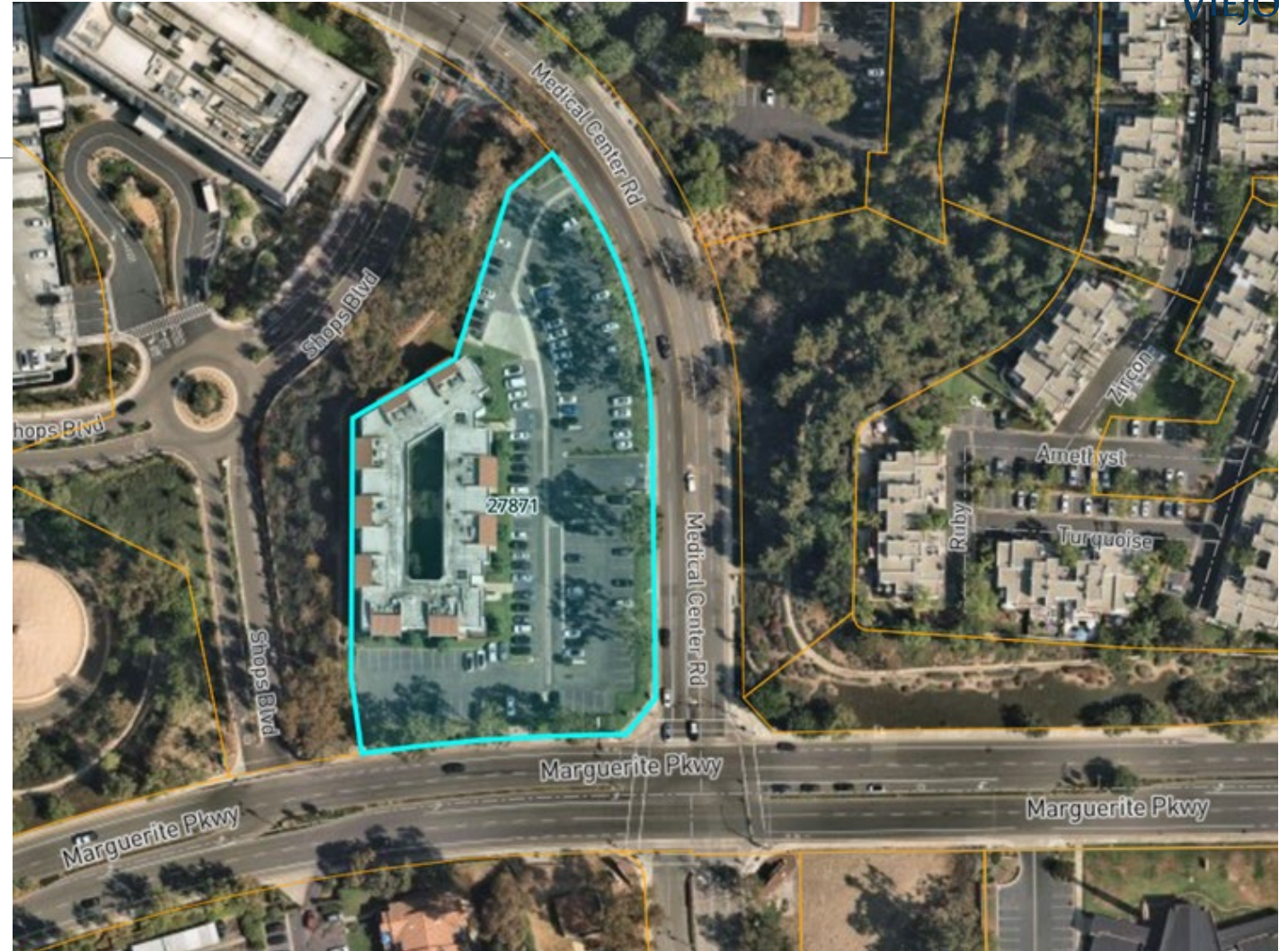


Program 5 New Site

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



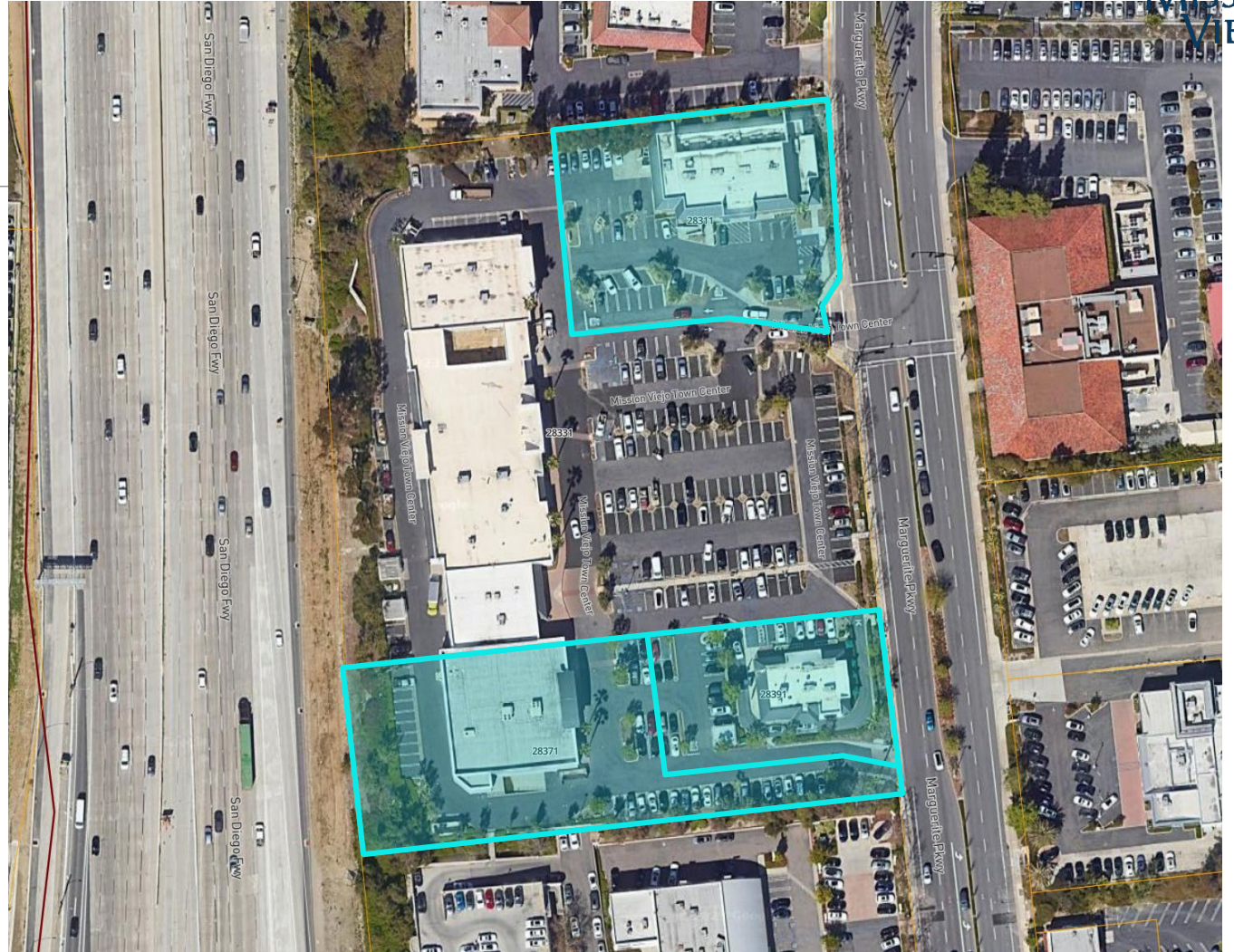


Program 5 Expanded Site

Site 6: Mission Viejo Town Center

(APN, 740-016-01, 740-016-02, & 740-016-04)

- 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)

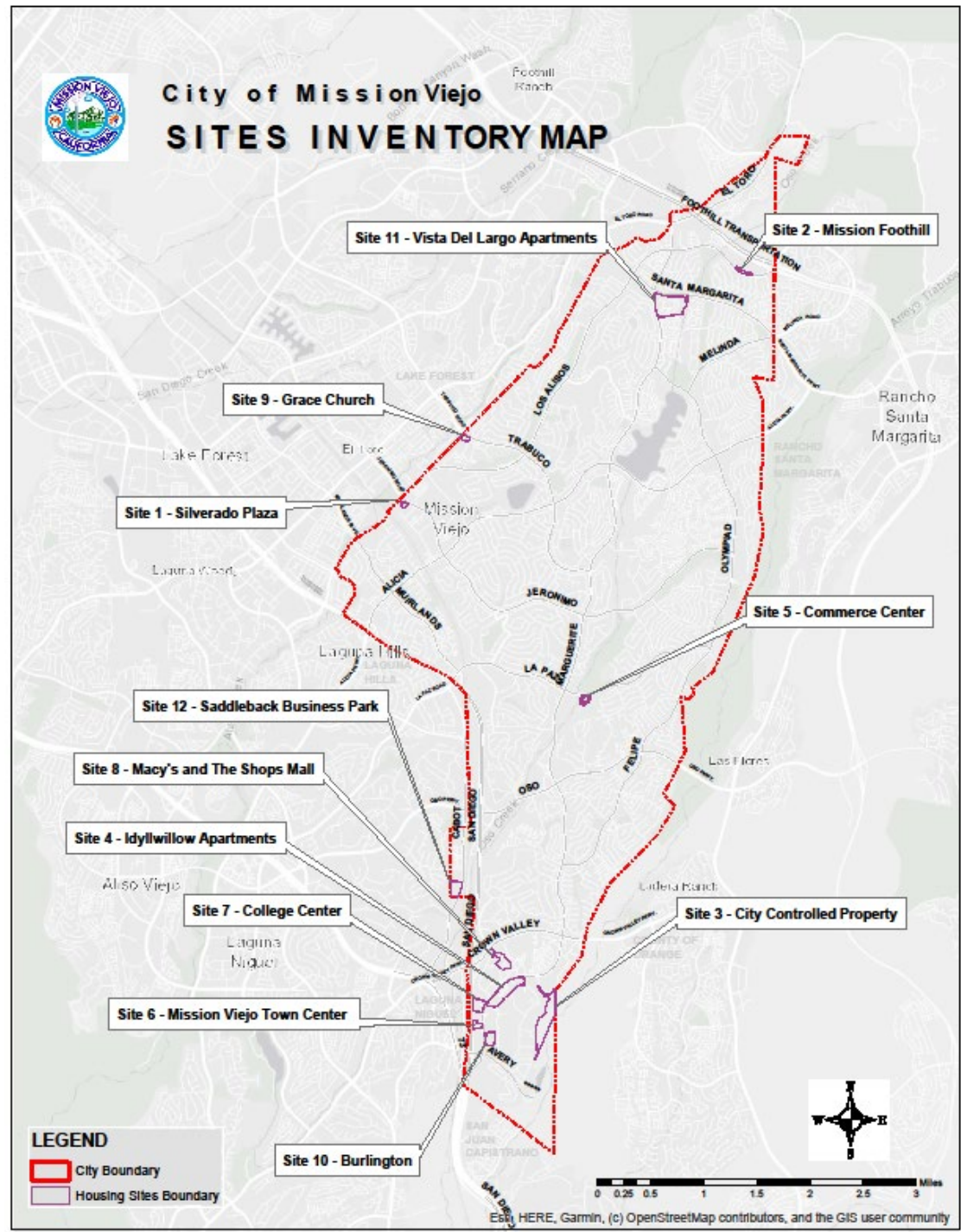
Assess and address the following:

- 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

Sites Inventory Map



Recommended 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.