



---

**City of Mission Viejo**  
**2021 Housing Element Update**

---

Planning and Transportation Commission  
June 12, 2023

---



# Housing Element Overview

---

- 1 of 8 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”***



# Regional Housing Needs Assessment (RHNA)

---

- Requires cities to zone for “fair share” of region’s housing needs
- Based on State population growth (determined by HCD)
- Mix of housing for economic segments
- Affordability linked to zoning & density
- RHNA is a planning target, not a building quota

# What is “Affordable” Housing?

By definition, housing is affordable when the total housing cost, including utilities, is no more than 30% of a family’s gross income.

Income Category	% of County Median Income	Maximum Income
Extremely low	Up to 30%	\$38,450
Very low	31-50%	\$64,050
Low	51-80%	\$102,450
Moderate	81-120%	\$123,600
Above moderate	Over 120%	Over \$123,600

Source: California Government Code §65584(f)

# 6<sup>th</sup> Cycle RHNA

## Mission Viejo, Orange County & Adjacent Cities

Jurisdiction	Total	Extremely Low	Low	Moderate	Above Moderate
<b>Mission Viejo</b>	<b>2,217</b>	<b>674</b>	<b>401</b>	<b>397</b>	<b>745</b>
Orange County	183,861	46,416	29,242	32,546	75,657
Laguna Hills	1,985	568	353	354	710
Laguna Niguel	1,207	348	202	223	434
Lake Forest	3,236	956	543	559	1178
Rancho Santa Margarita	680	209	120	125	226
San Juan Capistrano	1,054	270	173	183	428

# Revised Housing Element

---

- Substantial rewrite from previous version
- Addressing all 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
<b>RHNA Target</b>	<b>674</b>	<b>401</b>	<b>397</b>	<b>745</b>	<b>2,217</b>
Credits	21	33	19	256	329
Entitled Projects (post 6/30/21 occupancy)	5	5	0	255	265
Accessory Dwelling Units	16	28	19	1	64
<b>Remaining RHNA</b>	<b>653</b>	<b>368</b>	<b>378</b>	<b>489</b>	<b>1,888</b>
Inventory Sites (No Rezoning Required)	754	445	441	822	2,462
Non Vacant Sites	689	406	402	750	2,247
Vacant Sites	65	39	39	72	215
<b>Credits + Inventory Sites</b>	<b>775</b>	<b>478</b>	<b>460</b>	<b>1,078</b>	<b>2,791</b>
<b>Surplus over RHNA</b>	<b>101</b>	<b>77</b>	<b>63</b>	<b>333</b>	<b>574</b>

# Housing Programs & Implementing Actions

---

- Implements Housing Element through various programs and specific actions
- Intended to address Mission Viejo's housing needs
- 16 Programs proposed in revised Housing Element



# Housing Programs & Implementing Actions

---

- Program 2: Surplus Land Act
  - Feasible arrangements to aid the potential development of Site 3
  - May include sale, lease, public-private partnerships to facilitate development
  - Comply with Surplus Land Act requirements

# Housing Programs & Implementing Actions

---

- Program 5: Expanded Housing Opportunities
  - Provide Additional Capacity
  - Allow flexibility in development
  - Avoid No Net Loss penalties
  - Not needed to meet RHNA target
  - Will not be subject to RHNA shortfall requirements

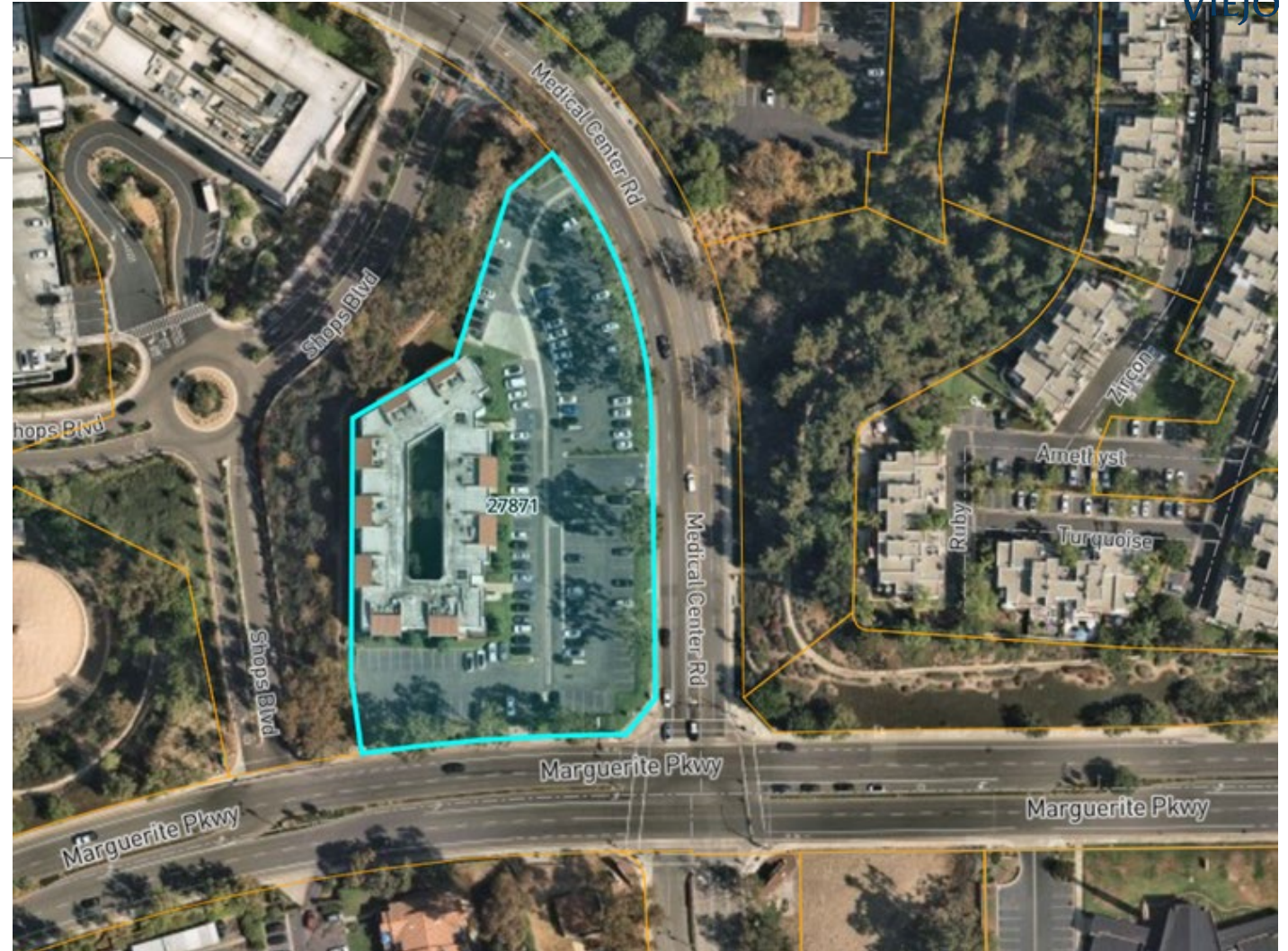


# Program 5 New Site

## 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



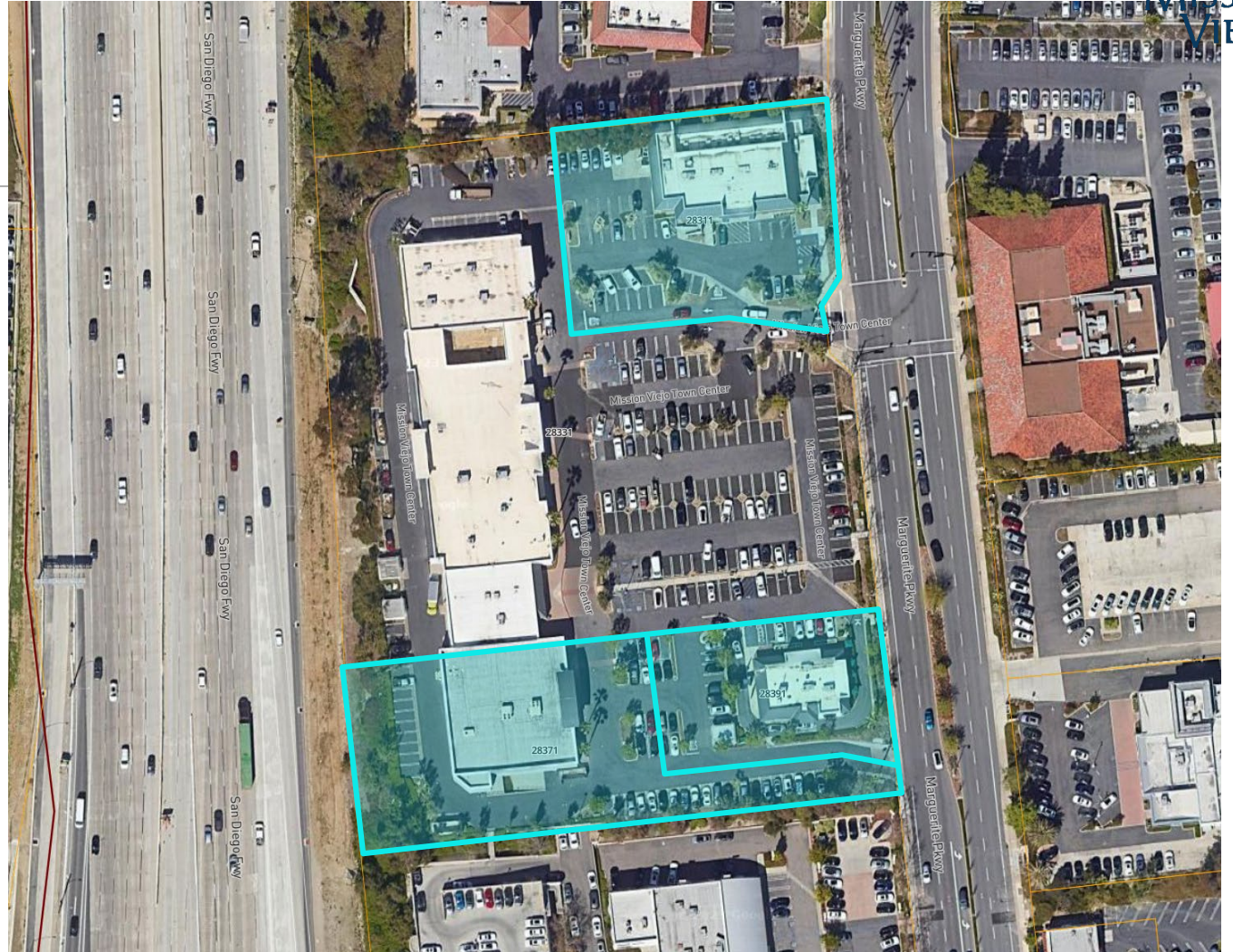


# Program 5 Expanded Site

## Site 6: Center Drive

(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: Center Drive

(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



# 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

---

## Previous Public Meetings

- March 31, 2021 – Council Commission
- 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

# Appendix A: Public Outreach & Engagement

---

## Additional Information Resources & Outreach Efforts

- New webpage: Housing Element website
  - Housing Element Resources
  - Previous Drafts
  - HCD Comments
  - FAQ
- Online Surveys
  - General Community
  - Senior Population
- Attended Senior Luncheon at Norman P. Murray Center

# Appendix A: Public Outreach & Engagement

---

## Upcoming Public Meetings

- June 22, 2023 – Public Workshop at Norman P. Murray Center
- June 27, 2023 – City Council

# Appendix C: Housing Sites Feasibility Analyses

---

- Related California, a mixed use developer, performed studies on the developability of the rezoned sites
- Studies evaluated if a housing development could occur and meet projected densities and City development standards
- For a more conservative approach, sites were assessed at 85% capacity

## Appendix D:

# Affirmatively Furthering Fair Housing (AFFH)

---

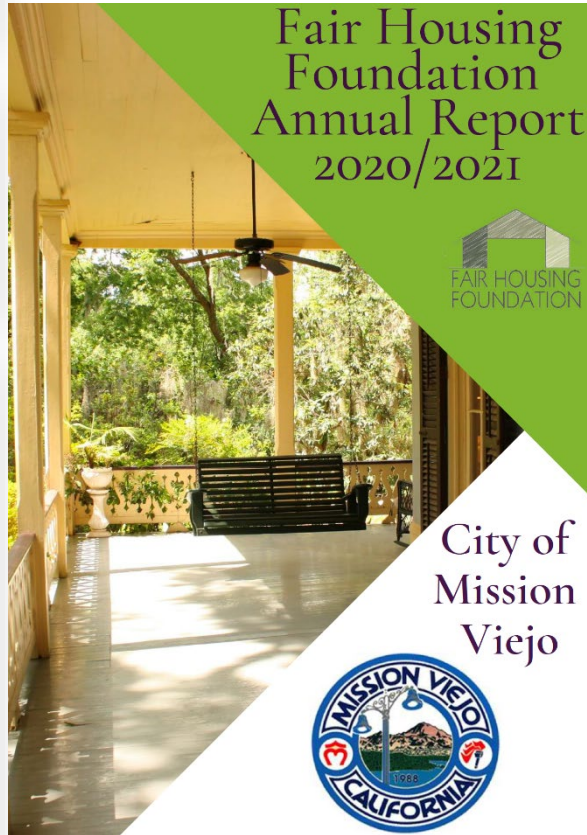
**“Meaningful actions that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics.”**

*(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

# AFFH – Fair Housing: Enforcement & Outreach Capacity



Mission Viejo contracts with the Fair Housing Foundation to offer outreach, fair housing services and tenant/landlord counseling to residents, and open cases to investigate incidents:

- Approximately 60-70 clients assisted per year
- Focused on Low/Very Low Income residents' issues
- About half the clientele are Senior, Disabled, Female-headed households – all groups at risk of housing displacement
- Almost 80% of clients are in-place tenants, but community groups, property owners and rental home seekers are also assisted

# AFFH: Disproportionate Housing Needs

---

Analysis of factors which disproportionately impact protected classes or groups with special needs (such as race, disability status, senior status, etc.).

Examples of factors analyzed include:

- Segregation & Integration
- Overpayment
- Substandard Housing
- Overcrowding
- Displacement Risk



# AFFH: Disproportionate Housing Needs Overpayment

- Overpayment = Households paying over 30% of income on housing
- Severe Overpayment = over 50%

**Proportion of Rent to Household Income**

Household Income % of Income	Under \$20,000	\$20,000 - \$34,999	\$35,000 - \$49,999	\$50,000 - \$74,999	\$75,000 - \$99,000	Over \$100,000
<b>Over 50%</b>	<b>96.8%</b>	<b>91.8%</b>	<b>53.9%</b>	<b>21.5%</b>	<b>0.5%</b>	<b>0.0%</b>
<b>30%-49%</b>		<b>4.9%</b>	<b>43.2%</b>	<b>70.0%</b>	<b>64.3%</b>	<b>15.0%</b>
20%-29%	3.2%	1.1%	2.9%	8.5%	32.7%	47.5%
Under 20%		2.1%			2.4%	37.5%

- Almost all low income rental households in Mission Viejo are paying high proportions of their income on rent, many falling into the Severe Overpayment category.
- Populations with special needs – such as Disabled, Senior, Female-Headed Households with children- tend to be disproportionately represented in lower income categories

# AFFH: Disproportionate Housing Needs Displacement

Mission Viejo has the highest % of housing units with Housing Choice Vouchers among neighboring cities, at 0.7%. Orange County has 1.2%, concentrated in the north of the county.

City	Housing Units	Housing Choice Voucher	HCV as % of Total Units
Laguna Hills	11,426	19	0.2%
Laguna Niguel	27,281	78	0.3%
Lake Forest	30,570	164	0.5%
Rancho Santa Margarita	17,606	109	0.6%
San Juan Capistrano	12,319	52	0.4%
<b>Mission Viejo</b>	<b>34,982</b>	<b>236</b>	<b>0.7%</b>

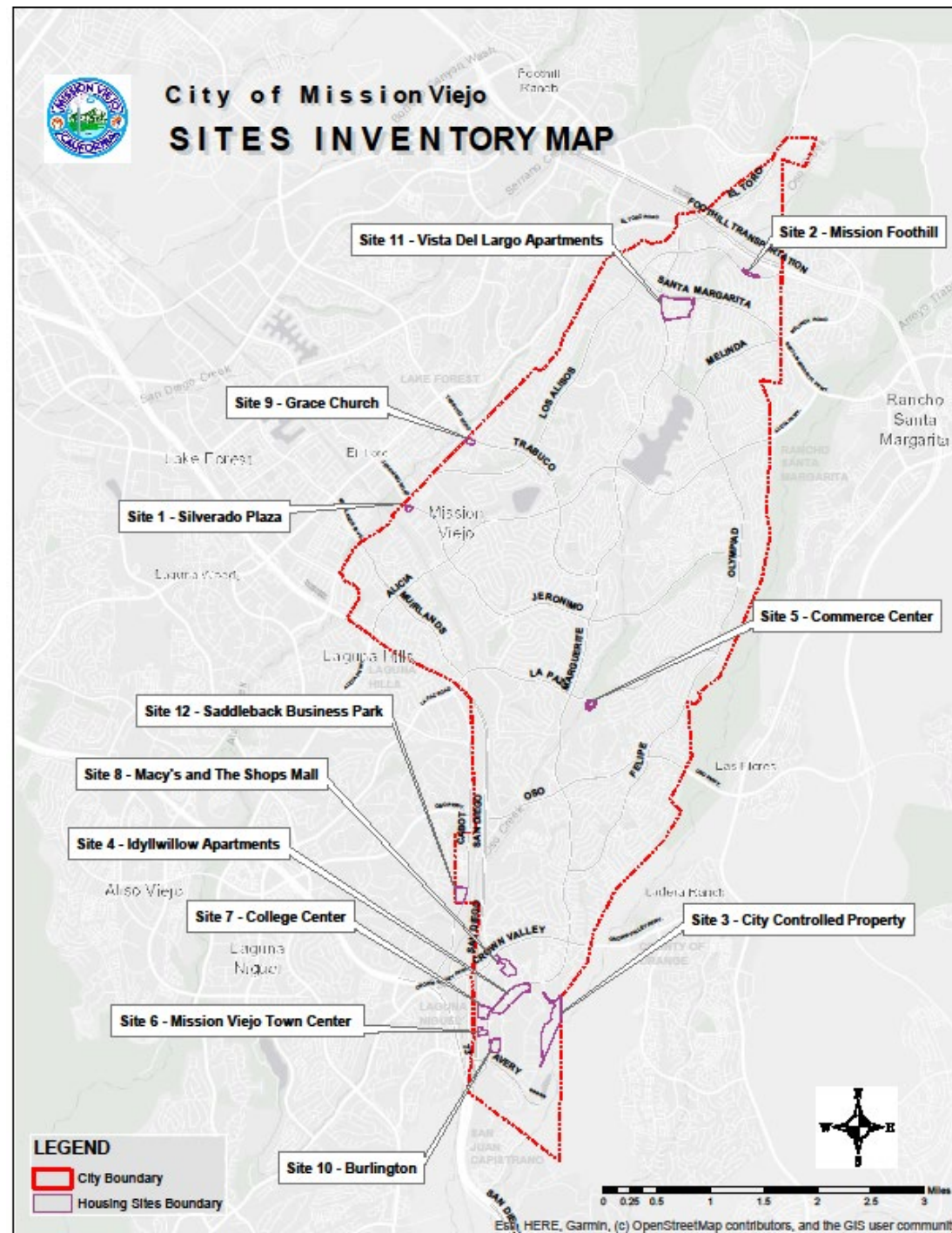
Housing assistance programs help residents afford housing in Mission Viejo.

# AFFH Analysis

---

- Identifies and analyzes patterns of segregation, access to opportunity, housing needs, displacement risk and poverty & affluence.
- Used to ensure that new housing development to meet the City's Regional Housing Needs Assessment (RHNA)
- Ensures that new development will not reinforce concentrations of poverty or lack of opportunity.
- Informs of actions and programs needed to meet the City's unmet housing needs.

# Sites Inventory Map





---

**City of Mission Viejo**  
**2021 Housing Element Update**

---

**Planning and Transportation Commission**  
**June 12, 2023**

---

