

City of Mission Viejo 2021 Housing Element Update

Planning and Transportation Commission
November 13, 2023



Housing Element Overview

- 1 of 7 mandatory elements of the City's General Plan
- 6th Cycle Planning Period: 2021 – 2029
- 117 out of 197 jurisdictions in SCAG Region are certified (59%)
- 18 out of 35 jurisdictions in Orange County are certified (51%)
- Regional Housing Needs Assessment (RHNA)

Housing Element – Recent Meetings

- June 12, 2023 – Public Hearing Planning & Transportation Commission
- June 20, 2023 - Preliminary Informal Review - HCD
- June 22, 2023 – Public Workshop at Norman P. Murray Center
- June 27, 2023 – City Council Public Meeting
- September 11, 2023 - Preliminary Informal Review - HCD
- October 24, 2023 – Preliminary Informal Review - HCD

Revised Housing Element

- Addressing all comments from HCD
- Revisions to Housing Programs and Implementing Actions
 - Site 3 – By-Right Development
 - Site 4 & 12 – Removal from Sites Inventory
 - Zoning Code Amendments
 - Inclusionary Housing
 - Revised Height Adjustments
 - SB 9

Site 3 – City-Owned Site

- By-Right Development
- Previous Housing Element Cycles (4th and 5th)
- Minimum 20% affordability requirement
- Remain on Sites Inventory List
- Counts toward RHNA target
- Housing Program No. 2 – Surplus Land Act
- Zoning Amendment – RPD 30A
- General Plan Amendment – RPD 30 from Business Park/ Industrial

Site 4, Idyllwillow Apartments

- Removal from Sites Inventory List
- Unknown timeline for development
- Not needed to meet RHNA target
- Will not be subject to RHNA shortfall requirements
- Housing Opportunity Site (Program No. 5)
- Assist with No Net Loss

Site 12, Saddleback Business Center

- Removal from Sites Inventory List
- Decrease in under-utilization status
- Not needed to meet RHNA target

Adjusted Summary Table

Revision to Table IV-2 (Pg. 72 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 (post 6/30/21 occupancy)	5	5	0	255	265
Accessory Dwelling Units	16	28	19	1	64
Remaining RHNA	653	368	378	489	1,888
Inventory Sites (No Rezoning Required)	1,032		378	708	2,118
Non Vacant Sites	928		339	636	1,903
Vacant Sites	104		39	72	215
Credits + Inventory Sites	1,086		397	964	2,447
Surplus over RHNA	11		0	219	230

Adjustments to Housing Programs & Implementing Actions

- Program 2: Surplus Land Act
 - Pursue funding to facilitate development
 - Development Alternative Plan of Action by June 30, 2023, if Building Permits are not issued
- Program 6: Accessory Dwelling Units
 - Promote funding from OC Housing Trust for ADUs

Adjustments to Housing Programs & Implementing Actions

- Program 13: Zoning Code Amendments
 - Residential Development Standards
 - RPD 30 – two stories to three stories
 - RPD 50 – increase maximum height from 50 feet to 55 feet
 - RPD 80 – increase maximum height from 65 feet to 84 feet
 - SB 9 - H.O.M.E. Act
 - Ordinance to implement SB 9
 - Promote by providing technical assistance

Adjustments to Housing Programs & Implementing Actions

- Program 14: Inclusionary Requirements
 - Advance an inclusionary housing program for Mission Viejo
 - Establish minimum 15% affordable housing requirements
 - In-lieu housing options
 - Ordinance subject to City Council approval

New Housing Programs & Implementing Actions

- Program 18: Adaptive Reuse
 - Study conversion of underutilized commercial properties into residential units
 - May include incentives for special needs populations
- Program 19: Homesharing
 - Research and pursue homesharing program
 - Coordination with non-profit organizations
 - Establish goal of five opportunities per year

Recommendation

1. Find that Environmental issues arising from GPA2021-35, P-DCA2023-0001, and P-ZC2023-0001 are addressed as required by law and are set forth in the Addendum to the previously-certified 2013 Mission Viejo General Plan Program Environmental Impact Report (“Certified EIR”); and
2. Adopt a resolution recommending to City Council approval of General Plan Amendment GPA2021-35, Development Code Amendment P-DCA2023-0001, and Zone Change P-ZC2023-0001.