



# City of Villa Park

## 2021-2029 Housing Element

City Council

April 13, 2021





## *Housing Element Overview*

- Housing Element is required part of the General Plan per State law
- Housing Element updates required every 8 years
- 2021-2029 update required by State law
- All elements of the General Plan must be consistent





## *Housing Element Process*

- **Dec 22, 2020** - Submitted initial draft to HCD
- **Feb 19, 2021** - HCD review of initial draft received
- **April 13, 2021** - Public Hearing to identify options & take public input
- **May 11, 2021** - Second Public Hearing
- **June 2021** - Submit draft to HCD for comments
- **Sept 2021** - Public Hearing for City Council adoption
- **Oct 15, 2021** - Housing Element due to HCD...(HCD review & certification follows)
- **Subsequent** - Implementation actions





## *Key Housing Element Requirements*

- Demonstrate that City housing regulations comply with State law
  - Persons with special needs
  - ADUs
- Demonstrate that City land use plans can accommodate the assigned share of regional housing need (“RHNA”)

SF [2]1





Slide 4

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SF [2] 1

Steve Franks, 4/13/2021





## What is "RHNA"?

- Each city assigned a share of statewide housing need (State-wide numbers allocated regionally by City)
- **Planning target, not a development mandate**
- Determine potential capacity for new housing based on current plans & zoning
- If current capacity is not sufficient to accommodate the RHNA, rezoning is required
- Housing Element certification dependent on showing adequate capacity vs. RHNA





## *What is "certification"?*

- State Legislature has delegated authority to HCD to review Housing Elements for compliance ("certification")
- Attorney General or other affected party may file a lawsuit challenging the Housing Element
- Courts may impose fines, award attorney's fees, order zoning changes and/or freeze building permits for non-compliance
- HCD certification supports the legal validity of the Housing Element and General Plan





## RHNA Allocation

6<sup>th</sup> Cycle 2021-2029 RHNA: **296 units**

### Current estimated capacity:

- ~25 SF (11 lots w/potential for add'l units if subdivided)
- ~28 Multi-Family units (Town Center C/P zone)
- ~80 ADUs (assumes 10/year)

(Incentivize: pre-approved plans, larger ADU's, waive fees)

**Total = ~ 133 units**

**Shortfall = ~ 163 units**







# Options for Additional Housing

Option	Acreage/ Potential Units
<b>Town Center</b>	
Rezone C/P parcels to allow 40 du/ac (City Hall/library/office)	1.4 ac/ +28 units
Rezone remainder of Town Center to allow 40 du/ac	11.5 ac/ +460 units
<b>Other Properties</b>	
Tropical Plaza Nursery 9642 Santiago Blvd Rezoned to MF-20 du/ac	1.3 ac/ +26 units
Reduce min lot size for vacant/underutilized lots to 8,000 sf	11 lots/ +45 units
Reduce minimum lot size for other developed lots	TBD
OUSD surplus property	TBD
Rezoned Wanda Rd between Aberdeen & Collins	10 lots/ 2 acres total 10-40 units
Rezoned 2 Villa Park Road parcels to MF (adjacent to Santiago Creek)	22 ac 122-901 units
<b>ADUs</b>	
Allow more than 2 ADUs per lot in selected areas or large lots	TBD



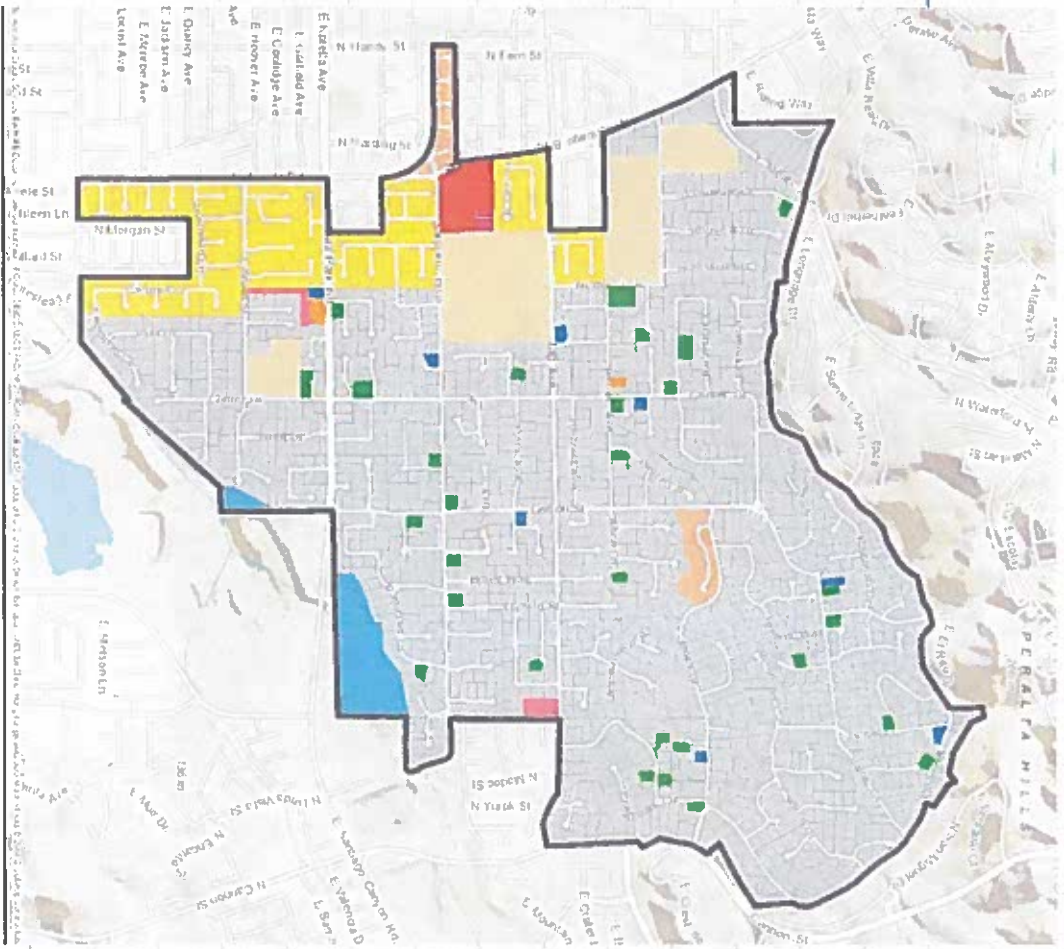


## *Next Steps*

- **Invite & Receive Public Input (April 13, 2021 to May 11, 2021)**
  - Email: [Info@villapark.org](mailto:Info@villapark.org)
  - City Hall: (714) 998-1500
- **City Council Public Hearing (May 11, 2021 @ 5:30 in Villa Park City Council Chambers)**



# Zoning Map





# Town Center





# Tropical Plaza Nursery





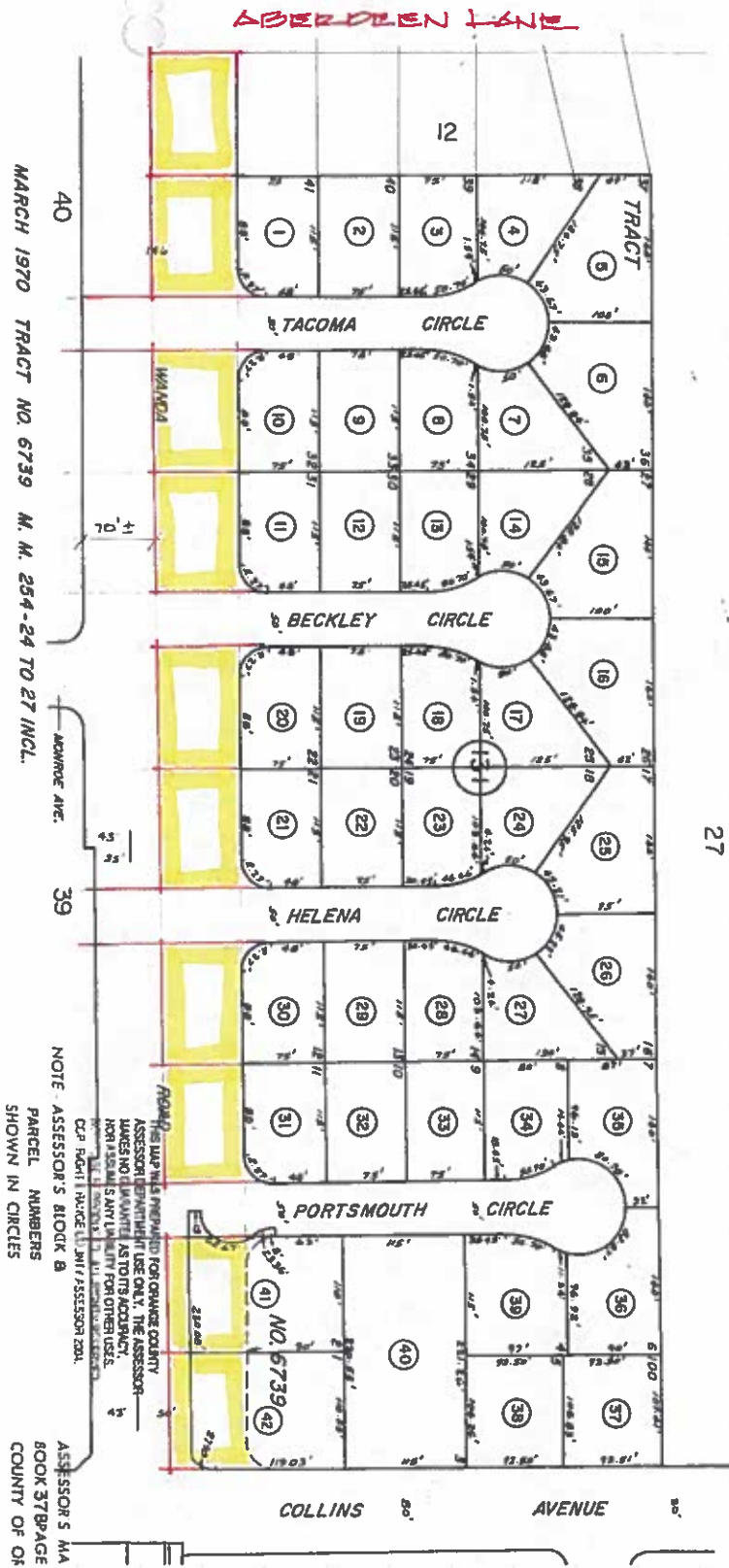
# OUSD properties







# Wanda Road properties





# OCWD parcels

