GOVERNMENT AFFAIRS UPDATE – OCTOBER 2018

BIAOC Working For *YOU*!

BIA/OC 2018 Voter Guide

It is that time once again! On November 6th an incredibly important election will take place that could fundamentally alter the landscape of Orange County. To assist in navigating the challenges of an election year, BIA/OC has created a Voter Guide for local elections. For further assistance, we reached out to our national counterparts at NAHB for their federal election recommendations and to CBIA for their State and Initiative picks. Assembled on to one page, BIA/OC offers this guide to voting for candidates that understand the value and importance of creating homes in Orange County.



[Click here](#) to view a PDF of the 2018 Voter Guide.

City of Costa Mesa

The City Council proceeded with the removal of multiple overlay zone nodes located along Harbor and Newport Boulevards in Costa Mesa this month. Originally, the proposal was for a full rejection of all housing opportunity in these areas but through hard work, sites were preserved for future consideration. Removal of the areas that did not survive were justified under the understanding that no development inquiries had occurred in over two years and therefore these zones should be removed and replaced with something more practical. The challenge, however, is that any replacement will be subject to Measure Y. Costa Mesa continues to face housing opportunity challenges.



In happier news, The Olson company secured approval for over an over 30-unit condo complex despite significant NIMBY pressure. This victory was explored at the October Government Affairs Committee meeting.

City of Huntington Beach

In a great victory for the city of Huntington Beach and TRI Pointe Homes, the project known as Sea Dance, a 51-unit school site infill project, secured unanimous approvals at both the planning Commission and City Council. These single-family homes will be an important addition to North Huntington and represent a major victor for housing development.

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Irvine Unified School District

On October 3rd the Irvine Unified School District approved a six-cent per square foot increase on construction costs, in line with the recommendation from the recently completed School Facilities Needs Analysis. For more information, please contact Adam Wood at awood@biaoc.com.

City of Laguna Hills

In November, the City of Laguna Hills is considering significant amendments to Park Development Impact Fees. The city is proposing a $23,013 per door charge for developments greater than 3.5 units per acre but less than or equal to 18 units per acre. Such a fee structure places an incredible burden on development and shifts responsible planning from city coffers onto the backs of the development community. BIA/OC will closely monitor as this proceeds.

City of La Habra

An exciting project is under consideration in the City of La Habra. Known as Rancho La Habra, this proposal by Lennar seeks to redevelop an old golf course into exciting new housing opportunity. More details are to follow and for more information, please contact Adam Wood at awood@biaoc.com.



City of Santa Ana

On October 16th, the City of Santa Ana held a discussion on rent control, rent stabilization and their Housing Opportunity Ordinance. This item was put on the agenda by a termed-out Council Member and did not result in any actions. While Santa Ana continues to be a City with great opportunity, troubling anti-development policies continue to circulate through the halls of the city. BIA/OC will continue to monitor for updates.

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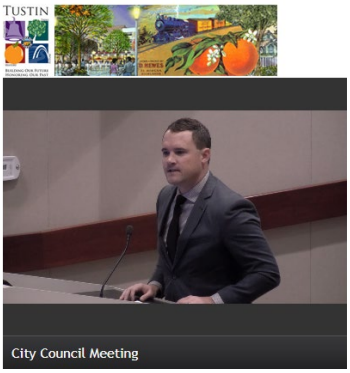
City of Tustin

With the Inclusionary Zoning (IZ) battle behind us, the next item for consideration in Tustin was the approval of the Red Hill Specific Plan. Approved by the Planning Commission on September 25th, the Plan creates 500 new dwelling units within the corridor. Regrettably, these units will be subject to the IZ policy and were burdened with multiple restrictions but, nevertheless, it is good to see Tustin including housing as part of future development.



Government Affairs Committee

This month we had a packed agenda, full of fantastic information. We opened our meeting with a presentation from Councilwoman Wendy Buckum on local elections, then heard from The Olson Company on working with YIMBYs and finally from BUILD-PAC, our Federal political action committee counterparts. Each speaker had invaluable intel to share on the state of politics as we move into the critical November 6th election.



If you have any questions, please contact Adam Wood at **awood@biaoc.com**.