



CITY OF GARDEN GROVE

July 14, 2021

State Department of Housing and Community Development
Land Use and Planning Unit
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**RE: Submission of City of Garden Grove HCD Draft 2021-2029
Housing Element**

The City of Garden Grove is pleased to submit the Draft 2021-2029 Housing Element to the State of California Department of Housing and Community Development (HCD) for initial review. The City looks forward to receiving a report of findings pursuant to Government Code Sections 65585(b)(1) and 65585(b)(3).

As a completely built-out city with 48,500 housing units, Garden Grove has been given the substantial challenge of accommodating 19,168 housing units over the eight-year housing element planning period. To put that figure into perspective, the allocation is 25 times higher than the 2014-2021 RHNA allocated to Garden Grove (747 units) and amounts to more than 40 percent of the existing housing stock (2021), which has been developed over the course of more than 60 years. Accommodating the sixth cycle RHNA allocation in a built-out city like Garden Grove within an eight-year period represents a formidable task.

Nevertheless, the City of Garden Grove is committed to working with HCD to ensure that this Housing Element receives certification. The City of Garden Grove is committed to furthering housing opportunities for current and future Garden Grove residents at all income levels. Housing will be encouraged throughout the city with a special emphasis on increasing residential densities

along mixed-use corridors and adjacent to the OC Streetcar terminus station at Harbor Boulevard and Westminster Avenue. Sufficient housing capacity is provided to meet the sixth cycle RHNA with increases to all the residential densities of the mixed-use land use designation. To accommodate the RHNA, the City is concurrently amending the Land Use Element and Zoning Code to provide the regulatory environment that will support the RHNA. This work program also includes a Program Environmental Impact Report, which can be used to facilitate housing production.

Community engagement for the Housing Element update process was expansive and comprehensive. Three online and printed surveys focusing on land use, housing, and environmental justice received over 1,000 total responses. Each of the three surveys was provided in four languages: including English, Spanish, Vietnamese, and Korean. Six focus groups meetings were held with housing developers, service providers, advocacy groups, residents, and homeowner associations. Three virtual community forums (community workshops) were facilitated. Six study sessions were held with the Neighborhood Improvement Conservation, Planning Commission, and City Council beginning in September 2020. Fact sheets were prepared, and a robust Housing Element webpage (<https://ggcity.org/housing-element>) was updated regularly to keep the community informed about engagement activities and draft documents for review. Social media blasts (including email distributions) occurred during the Housing Element planning process. Direct emails and/or USPS mailings soliciting meetings/workshops and focus groups participation and informing recipients of the Draft Housing Element's availability were posted. The Housing Element engagement summaries are included in the appendix and are posted on the City's webpage.

The City engaged MIG, Inc. to prepare the 2021-2029 Housing Element, conduct the associated public engagement activities, and prepare the supporting environmental documentation. MIG staff is available to help the City respond to your questions.

If you have any questions or concerns regarding the Draft 2021-2029 Housing Element, please contact me (714-741-5314, chrisc@ggcity.org) or MIG Project Manager Jose M. Rodriguez (joser@migcom.com) or Principal Laura Stetson (lstetson@migcom.com).

Sincerely,



Chris Chung
Urban Planner

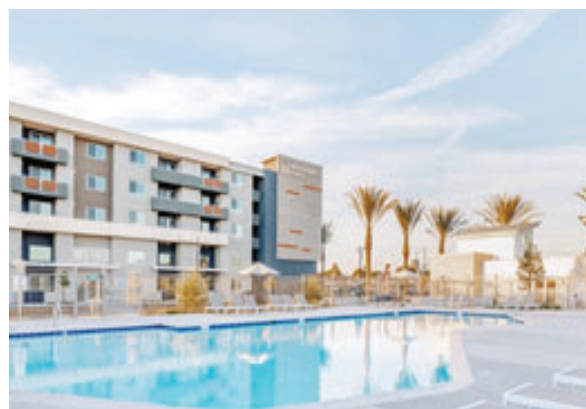


Garden Grove General Plan

Public Review Draft

2021-2029 Housing Element

July 2021



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CHAPTER 12

HOUSING ELEMENT

12.1 INTRODUCTION

12.1.1 PURPOSE

The 2021-2029 Housing Element establishes a coordinated and comprehensive strategy for the City of Garden Grove for promoting the production of safe, decent, and affordable housing.

The Housing Element is a mandatory General Plan element. It identifies ways in which the housing needs of existing and future residents can be met. State law requires all cities to adopt a Housing Element and describes in detail the necessary contents. California planning law provides more detailed requirements for the Housing Element than for any other General Plan element. This Housing Element responds to those requirements and responds specifically to conditions and policy directives unique to Garden Grove.

While Garden Grove is a completely built-out city, City leaders continue to embrace a vision to pursue opportunities that support new and diverse housing options. City leaders have identified opportunities and creative solutions to support housing development in the community, including increasing residential densities along mixed-use and commercial corridors and creating a transit-oriented development hub around the OC Streetcar terminus station at Harbor Boulevard and Westminster Avenue. This element focuses on encouraging infill development—both stand-alone residential and mixed-use development—within “high resource” areas citywide, meaning areas with transit access, proximity to parks and schools, and many opportunities for shopping and enjoying civic life.

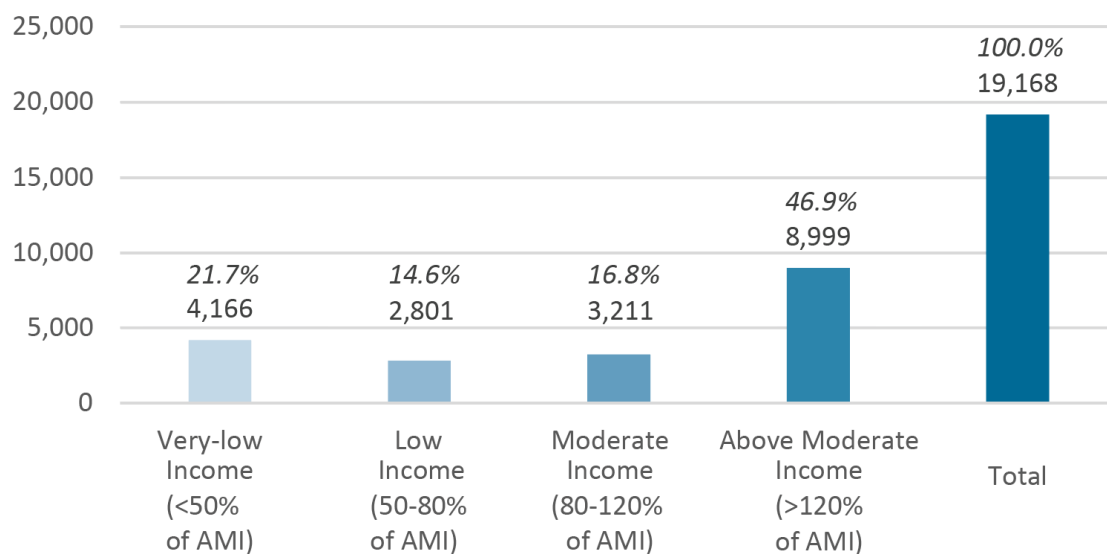


The City's overarching goal is to provide new housing in a tight regional housing market, where people can live closer to their work and near transit stations that connect residents to broader job markets. Garden Grove aims to accommodate new housing opportunities consistent with regional housing target goals while ensuring new housing units provide affordability opportunities, and that services and programs respond to the particular housing challenges of special needs groups: unhoused individuals, disabled persons, large families, and seniors. New housing will allow young adults and young families to stay in the community in which they grew up, where close family bonds and neighborhood connections distinguish Garden Grove. Long-time residents whose children are now adults will be able to downsize to new, higher-density housing, and remain within community they are culturally familiar with and call home.

STATE HOUSING POLICY

On October 2019, the Department of Housing and Community Development identified for the Southern California Association of Governments (SCAG) a regional housing need determination of 1,344,740 total units for the six-County SCAG region—distributed among four income categories—for the sixth Housing Element cycle. The Final Allocation Plan was adopted by SCAG's Regional Council on March 4, 2021, and approved by the Department of Housing and Community Development on March 22, 2021. **Figure 12-1** identifies Garden Grove's Regional Housing Needs Assessment (RHNA) for the sixth cycle. The City is required to accommodate this RHNA allocation through land use policy and zoning regulatory standards.

Figure 12-1
2021-2029 Regional Housing Needs Assessment (RHNA)



Source: Regional Housing Needs Assessment, March 2021.

Note: AMI: Average Medium Income

COMMUNITY CONTEXT

Garden Grove, a general law city under California law, spans an area of 17.9 square miles. It has a Council-Manager form of government with an elected at-large Mayor for a two-year term, with six City Council members elected by districts for staggered four-year terms. Garden Grove is Orange County's fifth most populous city and is ranked 31st most populous among all California cities. It borders Orange County's largest cities: Anaheim, Santa Ana, Westminster, and Huntington Beach.

Garden Grove is a full-service city, with its own police, street and park maintenance, water, sewer, recreation, traffic/transportation, public improvements, planning, zoning, and general administrative services divisions. Fire services are under contract with the Orange County Fire Authority. The City's overall operations include governance of the Garden Grove Housing Authority, the Garden Grove Sanitary District, Garden Grove Successor Agency to the Garden Grove Agency for Community Development, Garden Grove Industrial Development Authority, and the Garden Grove Public Financing Authority. The City Manager appoints the Director of Community & Economic Development to lead the City's State-funded and federally funded housing programs (e.g. Home Repair Program, First-Time Homebuyer, Fair Housing Services, Rapid Rehousing, Homelessness Prevention, and Tenant-Based Rental Assistance) utilizing both formula and competitive grant funding (e.g. Community Development Block Grant (CDBG), HOME Investment Partnership Program (HOME), Emergency Solutions Grant (ESG), SB2 Planning Grant Program (PGP), Permanent Local Housing Allocation (PLHA) Grant, Local Early Action Planning (LEAP) Grant, Regional Early Action Planning (REAP) Grant), as well as the development of short- and long-term housing policies, enforcement of building regulations, management of housing assets and funds, and administration of the Housing Element.

The fifth Housing Element cycle (2014-2021) was the first cycle without the financial resources available from redevelopment agencies to fund and finance affordable housing. Housing production throughout the State has not recovered from the levels seen just prior to the Great Recession (2007-2009). Data provided by the Construction Industry Research Board show that in 2005, 208,972 units were constructed in California compared to just 117,892 units in 2018. When it comes to the number of housing units per capita, California ranks 49th among all states. The average hard costs to build a unit in California is \$480,000, a 17 percent increase since 2008. As of March 2021, the California Association of Realtors reported the median home price in Orange County at just below the one-million mark: at \$997,000 in the County and \$775,000 in Garden Grove. The number of active listings in just one year (March 2020-2021) fell by 45.6% in Orange County and 32.1% in Garden Grove during the period of the COVID-19 pandemic.

Since 2017, amendments to the State Housing Accountability Act and accessory dwelling unit (ADU) laws, as well as California Building Code changes, have significantly improved the regulatory environment for denser and more diverse housing. The City of Garden Grove surpassed its RHNA of 747 units for the fifth cycle by permitting 926 units at all income levels as of 2020. For this sixth RHNA cycle, the City faces a much greater challenge: **a RHNA of 19,168 housing units, representing nearly 40 percent of the number of existing housing units in Garden Grove of 48,504.**

Despite the almost complete lack of vacant land in Garden Grove, interest in local development remains high. At the start of the 2021-2029 Housing Element planning period, 957 units at all income levels were in the development pipeline.

12.1.2 SCOPE AND CONTENT OF THE HOUSING ELEMENT

This Housing Element covers the planning period of June 30, 2021 through October 15, 2029 and identifies strategies and programs to: 1) encourage the development of a variety of housing opportunities; 2) provide housing opportunities for persons of lower and moderate incomes; 3) preserve the quality of existing housing stock in Garden Grove; 4) minimize governmental constraints; and 5) promote equal housing opportunities for all residents.

Toward these ends, the Housing Element consists of:

1. A statement of scope and purpose, summary of community participation, and description of the means by which consistency with the General Plan will be achieved and maintained
2. A schedule of action and programs to develop and maintain adequate sites, remove identified constraints to the construction and preservation of housing, and identify financial and technical assistance to improve existing and new housing and promote ADUs
3. An analysis of the City's demographic and housing characteristics and housing needs of specific populations
4. An assessment of fair housing issues, including an analysis of integration and segregation patterns and trends
5. An analysis of actual and potential market, governmental, and environmental constraints to meeting the RHNA
6. An evaluation of land, administrative, and financial resources available to meet RHNA
7. A review of past accomplishments under the previous Housing Element

12.1.3 RELATION TO OTHER GENERAL PLAN ELEMENTS

Adoption of the Housing Element triggers an assessment of its contents against other General Plan topics. The City does not include a sphere of influence under the County of Orange's jurisdictions (Government Code § 65302.10), nor is it located within fire hazard areas (Government Code 65302 and 65302.5). The Garden Grove General Plan was last updated in 2008. A General Plan Annual Report is provided annually, and its content includes the Annual Progress Report required by the State of California Department of Housing and Community Development (HCD).

The City's Community and Economic Development Department has prepared this Housing Element, which was prepared in parallel with the first Environmental Justice Element, an update to the Safety Element to satisfy Government Code § 65583 (c)(8), and focused Land Use Element

updates to accommodate the RHNA. In tandem with these updates, the City undertook amendments to Title 9 of the Municipal Code (City of Garden Grove Land Use Code) and the zoning map to ensure General Plan/zoning consistency and to address identified barriers to housing development. By statute, the Housing Element must strongly correlate to the topics and contents of the Land Use Element and Environmental Justice Element and address safety concerns covered in the Safety Element. Decisions on where to place housing and at what densities are based on factors such as access to transportation systems, proximity to noise sources (primarily traffic and airport-related, industrial and commercial zones, and access and proximity to open space.

The Environmental Justice Element works with the Housing Element to promote the development of safe and decent housing within disadvantaged communities through home improvement programs focused on mitigating outdoor and indoor air pollution, and land use policies that distribute housing throughout the community, particularly in high resource areas, while bringing additional resources to traditionally under-resourced neighborhoods. The Safety Element includes updated information regarding climate change impacts and programs to minimize adverse climate change effects on all residents.

Community outreach has been coordinated to actively engage underrepresented residents in identifying the needs of vulnerable populations, low-income areas, and disadvantaged communities, and helping define equitable land use, transportation, and housing strategies to lessen high pollution burdens and climate hazard. The Housing Element supports amendments to codes and regulations to facilitate construction of safe and decent housing, and to expand opportunities for external funding of housing and associated improvements in often-overlooked communities and for populations with specific housing needs.

12.1.4 PUBLIC PARTICIPATION

Government Code 65583(c)(7) requires: "The local government shall make a diligent effort to achieve public participation of all economic segments of the community in the development of the housing element, and the program shall describe this effort." Under State law, local governments must be diligent in soliciting participation by all segments of the community in this effort. A Public Engagement Plan was developed for the targeted General Plan update. The City's project team identified key audiences and engagement methods to encourage participation from a broad cross-section of the Garden Grove community representative of the City's diverse cultural groups, income levels, ages, interests, etc. **Appendix C** includes contents and materials, including summaries, that formed the whole of the public participation process from which the Housing Element programs were developed.

ENGAGEMENT TOOLS AND METHODS

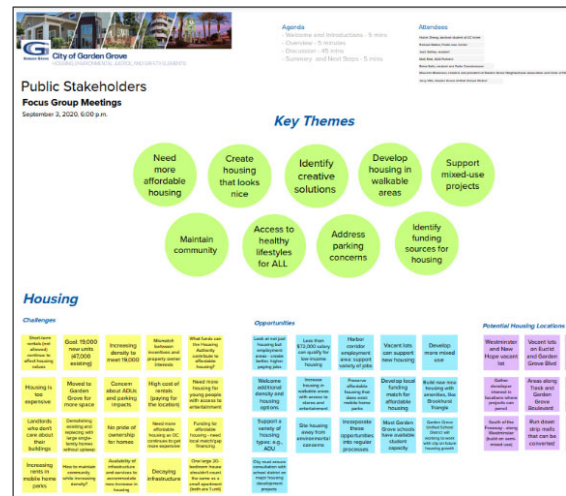
Due to the local and statewide COVID-19 emergency orders that prohibited in-person meetings and the State's authorization of public meetings to be held online, during the time of Housing Element preparation, the public largely participated in online workshops, surveys, and public meetings. A dedicated online Housing Element portal (<https://ggcity.org/housing-element>) contained surveys, news, background information, and links to the City's housing programs and to HCD. Community workshops, stakeholder interviews, focus groups, and other meetings with the public were facilitated using videoconferencing software on computers and smart phones. The community housing surveys were made available online and included a mapping exercise for the survey takers to provide more geographic precision to their responses. Prominently placed on the online portal were the surveys and Housing 101 video that was available in English, Vietnamese, Spanish, and Korean. Multilingual surveys were also printed and distributed to residents of large multifamily housing complexes, and at the City's resource centers. Surveys, workshops, and important dates were advertised in the City's social media platforms with thousands of followers: Facebook, Twitter, Instagram, YouTube, and Next Door. Downloadable presentations and summaries of public comments from workshops and surveys were made available in the agendas published for study sessions and public hearings.



Online Virtual Community Forums

STAKEHOLDER INTERVIEWS AND FOCUS GROUPS MEETINGS

Stakeholder interviews and focus group meetings were held over two days in early September 2020. **Table 12-1** identifies the organizations that attended each of the focus groups by category. Participants engaged in one-on-one interviews or focus group interviews (of three to 10 persons) that lasted 30 minutes to one hour. The list of those invited to attend, the questions presented, and summaries of the responses are provided in **Appendix C**.



Focus Meeting Summary

Table 12-1
Focus Group Meeting Attendees

Focus Groups	Attending Organizations
Advocacy Groups and Service Providers	- Orange County Food Bank - Kennedy Commission - Lutheran Social Services - Dayle McIntosh Center - United Way - People for Housing OC - Fair Housing Foundation - Community Active Partnership Orange County
Housing Developers	- Olson Company - META Housing - SCG America - Cushman and Wakefield
Non-Housing	- Helping Others Prepare for Eternity - Acacia Day Services - Garden Grove Unified School District - Assistance League of Garden Grove
Public Stakeholders	- Public Law Center - SCG Partners - Residents - Garden Grove Neighborhood Association

COMMUNITY SURVEYS

The City launched three surveys to gather public ideas on how to address the most challenging housing question: where to locate 19,168 new housing units. The first survey—Housing/Environmental Justice Community Survey—was a text survey available during September 2020 in four languages: English, Vietnamese, Spanish, and Korean. Respondents input basic demographic data and preferences regarding the location and type of new housing. City staff distributed printed surveys to residents at multiple apartment complexes, and at the City's three (3) resource centers: H. Louis Lake Senior Center, the Buena Clinton Youth and Family Center, and Magnolia Park Family Resource Center. City staff, including those who speak different languages, assisted with survey completion. A total of 622 people who live and/or work in Garden Grove participated. Renters comprised 49% of the respondents, and 40% were owners. Residents of single-family homes represented 49%, versus 38% for apartment and condominiums residents.

The Housing Sites/Land Use Mapping Survey was made available beginning November 2020. Respondents interacted with a map of Garden Grove and responded to several density scenarios and potential land use changes proposed to accommodate the RHNA in different City sectors. The survey had 310 responses. Participants generally had positive responses to all scenarios, with more supporting high-density uses (up to 70 units/acre) in a few urbanized districts, and lower support for medium-density (21 to 40 units/acre) located closer to lower-density residential neighborhoods.

COMMUNITY WORKSHOPS

The City held the first community workshop on November 18, 2020. The online community workshop had 20+ attendees. The format facilitated an interactive discussion of the housing potential sites map. Topics introduced in the workshop included inclusionary housing, the appropriateness of housing near heavily trafficked roadways, and additional areas to consider for denser housing.

The second online community workshop was held on April 21, 2021, and approximately 20 participants attended the workshop. Discussion notes for both events are included in Appendix C.

STUDY SESSIONS

Five study sessions were conducted to which the public was invited: one joint session with the Neighborhood Improvement and Conservation Commission and the Planning Commission, two with the Planning Commission, and three with the City Council. Policy makers provided input on housing challenges and opportunities, identified land use changes and housing sites to accommodate the RHNA, and reviewed housing program concepts.

COMMENTS AND IDEAS FROM THE PUBLIC ENGAGEMENT EVENTS

Key findings across engagement activities are listed below. Appendix A provides a sampling of the outreach materials.

- **Need for Affordable Housing.** Participants indicated a need for additional affordable housing for low-income households as a result of the high cost of housing in Orange County. With over 600 responses from a community survey, 72 percent overwhelmingly expressed the importance of ensuring that children who grow up in Garden Grove can afford to live in Garden Grove as adults. As a result, Program 11 (Inclusionary Housing Ordinance) and Program 22 (Affordable Housing Overlay) were added to this Element.
- **Meet Housing Demand for Special Groups.** The community voiced a clear desire to provide housing for special groups, including seniors, large families, persons who are homeless or at-risk of becoming homeless, veterans, and persons with disabilities.
- **Housing Inequities and Discrimination.** Residents wish to see targeted efforts to address long-term inequities in the housing market, including discrimination in renting.
- **Focus Placing Housing Along Corridors and Aging Commercial Centers.** Participants expressed a preference to locate multi-family and mixed-use developments along major corridors, and closer to transit facilities and commercial services, while minimizing adverse impacts to adjoining single-family neighborhoods. They also indicated that older commercial centers are appropriate for mixed use and higher density housing.
- **Address Parking and Other Community Impacts.** The community voiced concerns that increased housing development could negatively impact neighborhoods, including adverse consequences such as parking spillover, increased traffic and pollutant emissions, safety concerns, overcrowding, and decrease in community services.

FAIR HOUSING

Garden Grove contracts with the Fair Housing Foundation for fair housing services. The organization advertised and held two community workshops online on November 10, 2020 and April 6, 2021 to provide counseling, education, and mediation services relating to fair housing laws. Garden Grove residents, tenants, landlords, managers, property owners, attorneys, realtors, and management companies were encouraged to attend. Topics discussed in the workshops included COVID-19 programs; new statewide laws; federal and state fair housing laws; housing discrimination; modifications and accommodation; families with children; notices; and eviction process.

Preparation of the Housing Element coincided with lingering State and federal disagreements on the implementation of Affirmatively Further Fair Housing (AFFH) rules, the release of Preserving Community and Neighborhood Choice rules, the late release of State guidance regarding implementation of AFFH in Housing Elements, and a reversal of the Preserving Community and Neighborhood Choice rules. However, Garden Grove is among the jurisdictions covered under the Orange County Jurisdictions and the Lawyers' Committee for Civil Rights Under Law's Orange County Analysis of Impediments to Fair Housing Choice released on May 20, 2020. Outreach began on October 2019, as the Lawyers' Committee held meetings with individual stakeholders

throughout the County. In January and February 2020, evening community meetings were held in Mission Viejo, Westminster/Garden Grove, Santa Ana, and Fullerton. Also in February, the Lawyers' Committee held a focus group with an array of nonprofit organizations and government officials. Geographically specific community meetings were held across Orange County. Additional outreach was conducted for members of protected classes, including the Latino and Vietnamese communities. All community meetings had translation services available if requested in Spanish and Vietnamese. In addition, all meetings were held in locations accessible to people with mobility issues. Public hearings and City Council meetings were held throughout the County during Spring of 2020. Due to the prohibition of gatherings due to COVID, hearings and meetings were held online.

12.2 COMMUNITY PROFILE/HOUSING NEEDS ASSESSMENT

12.2.1 POPULATION AND EMPLOYMENT TRENDS

Housing needs are influenced by population and employment trends. This section summarizes the changes in the population size, age, and racial/ethnic composition of the City of Garden Grove over the past decade.

CURRENT POPULATION AND POPULATION GROWTH

Between 2010 and 2020, as reported by the U.S. Census, the population of Garden Grove grew approximately 2.2 percent, from 170,883 to 174,801 residents. Compared with the County of Orange as a whole, the 2.2 percent increase is less than that of the County. SCAG forecasts a steady increase in population through 2045. From 2020 to 2045, SCAG estimates that the City's population will grow by 5.5 percent, while countywide population is expected to increase by 9.6 percent (see **Table 12-2**).

Table 12-2
Population Growth and Projected Growth

	2010	2020	2045	% Change 2010-2020	% Change 2020-2045
Garden Grove	170,883	174,801	185,000	2.2%	5.5%
Orange County	3,010,232	3,194,332	3,535,000	5.8%	9.6%

Source: California Department of Finance, E-5 Population and Housing Estimates, 2010 and 2020 and SCAG Growth Forecasts, 2016.

In addition to population projections, several other demographic characteristics and trends define housing needs. Among these characteristics are age composition, racial and ethnic composition, and employment.

AGE

Population age distribution serves as an important indicator of housing needs because housing needs and preferences change as individuals or households grow older. Young families tend to focus more on cost and the ability to become first-time homebuyers. **Table 12-3** shows the age distribution of Garden Grove residents. In 2018, the 20 to 44 age group constituted the largest age group at approximately 34.7 percent, followed by the 45 to 64 age group at 27.5 percent. Compared with 2010, the two largest age groups have stayed consistent. The 2018 median age in the City is 38.3 years compared with the County (37.8 years), the City's population is slightly older. Since the age group 20 to 44 is the largest, the need for larger units with more bedrooms for young families is likely to increase.

Table 12-3
Age

Age	2010				2018			
	Garden Grove		Orange County		Garden Grove		Orange County	
	No.	%	No.	%	No.	%	No.	%
0-19	48,990	28.7%	828,344	27.5%	42,594	24.5%	793,677	25.1%
20-44	61,261	35.8%	1,066,172	35.4%	60,328	34.7%	1,088,033	34.4%
45-64	42,106	24.6%	766,039	25.4%	47,769	27.5%	841,984	26.6%
65+	18,526	10.8%	349,677	11.6%	23,319	13.4%	440,488	13.9%
Total	170,883	100.0%	3,010,232	100.0%	174,010	100.0%	3,164,182	100.0%
Median Age	34.9		35.7		38.3		37.8	

Source: U.S. Census Bureau, American Community Survey 2014-2018 5-year estimates.

RACE AND ETHNICITY

Table 12-4 and **Exhibit H-1** shows the racial/ethnic distribution of population in Garden Grove. As of 2018, over 77 percent of the total population is comprised of Asian and Hispanic/Latino residents, at 40.4 percent and 37.0 percent, respectively. Since 2010, the City has seen a growth in Asian residents, with a 17 percent increase. The population that identifies as Hispanic or Latino grew less than one percent between 2010 and 2018, while the White population decreased 12 percent during that same time period. The Asian population total percentage (40.4 percent) is double that of Orange County's (19.9 percent). Garden Grove's Non-White population is 80.3 percent, whereas Orange County's is 59.1 percent.

Table 12-4
Race and Ethnicity

	2010				2018			
	Garden Grove		Orange County		Garden Grove		Orange County	
	No.	%	No.	%	No.	%	No.	%
Asian	60,259	35.7%	517,048	17.4%	70,246	40.4%	629,637	19.9%
Hispanic/Latino	64,104	37.9%	973,899	32.8%	64,440	37.0%	1,080,195	34.1%
White	39,088	23.1%	1,349,803	45.5%	34,438	19.8%	1,296,036	41.0%
Two or More Races	2,090	1.2%	54,137	1.8%	2,389	1.4%	87,132	2.8%
Black or African American	1,475	0.9%	45,009	1.5%	1,508	0.9%	50,412	1.6%
Native American	340	0.2%	7,309	0.2%	460	0.3%	6,348	0.2%
Native Hawaiian and Pacific Islander	1,161	0.7%	8,957	0.3%	317	0.2%	8,541	0.3%
Other	492	0.3%	9,363	0.3%	212	0.1%	5,881	0.2%
Total	169,009	100.0%	2,965,525	100.0%	174,010	100.0%	3,164,182	100.0%
Non-White Population	129,921	76.9%	1,615,722	54.3%	139,572	80.3%	1,868,146	59.1%

Source: U.S. Census Bureau, American Community Survey 2014-2018 5-year estimates.

EMPLOYMENT

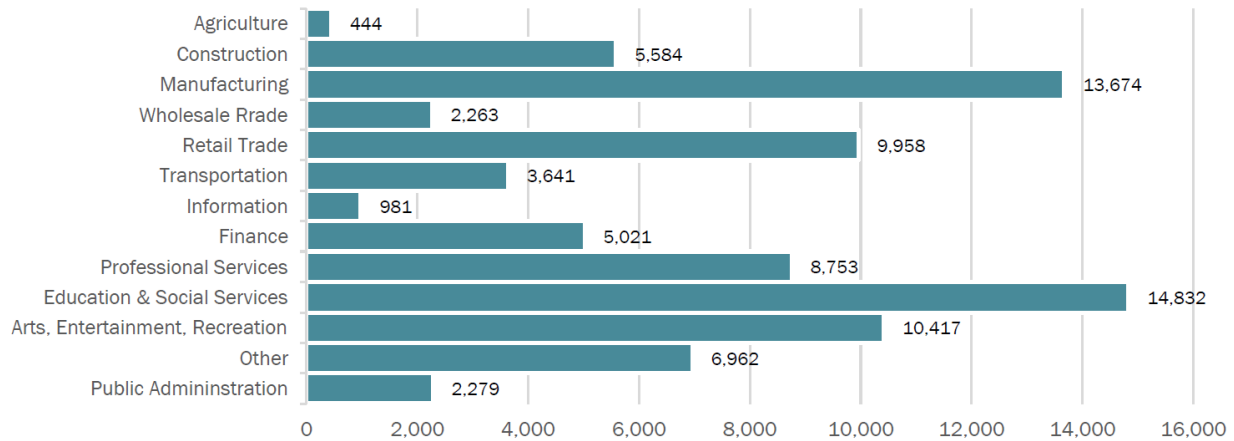
Garden Grove has 84,809 workers living within its borders who work across 13 major industrial sectors. The most prevalent industry is Education and Social Services, with 14,832 employees (17.5 percent), and the second most prevalent industry is Manufacturing, with 13,674 employees (16.1 percent), see **Table 12-5**. Since 2010, the Arts, Entertainment, and Recreation industry has seen the greater increase, from 7,628 to 10,417 employees in 2018. Those in Manufacturing had a median income of \$37,924. Those in Arts, Entertainment, and Recreation, and Accommodation and Food Services had a median income of \$19,874. In Garden Grove, those in the Educational, Healthcare, and Social Assistance services are paid above the median income; those in Manufacturing are also paid above the median income, while those in Retail trade are paid below the median income. Employment characteristics are important as they have a direct relationship with income and a household's ability to afford different housing types. Figure 12-2 provides detailed employment information.

Table 12-5
Employment by Industry

	2010				2018			
	Garden Grove		Orange County		Garden Grove		Orange County	
	No.	%	No.	%	No.	%	No.	%
Agriculture	349	0.5%	6,973	0.5%	444	0.5%	8,771	0.6%
Construction	5,684	7.5%	94,741	6.6%	5,584	6.6%	90,153	5.7%
Manufacturing	13,118	17.2%	198,211	13.7%	13,674	16.1%	198,904	12.6%
Wholesale trade	2,275	3.0%	59,029	4.1%	2,263	2.7%	56,164	3.6%
Retail Trade	9,370	12.3%	156,167	10.8%	9,958	11.7%	165,841	10.5%
Transportation	3,100	4.1%	50,084	3.5%	3,641	4.3%	55,229	3.5%
Information	1,348	1.8%	31,618	2.2%	981	1.2%	31,976	2.0%
Finance	4,878	6.4%	134,143	9.3%	5,021	5.9%	135,201	8.6%
Professional Services	7,881	10.3%	197,402	13.7%	8,753	10.3%	227,315	14.4%
Educational and Social Services	12,346	16.2%	257,397	17.8%	14,832	17.5%	304,398	19.3%
Arts, Entertainment, and Recreation	7,628	10.0%	136,603	9.5%	10,417	12.3%	173,459	11.0%
Other	5,441	7.1%	75,353	5.2%	6,962	8.2%	86,644	5.5%
Public Administration	2,790	3.7%	44,287	3.1%	2,279	2.7%	44,024	2.8%
Total	76,208	100.0%	1,442,008	100.0%	84,809	100.0%	1,578,079	100.0%

Source: U.S. Census Bureau, American Community Survey 2014-2018 5-year estimates.

**Figure 12-2
Employment by Industry**



Source: U.S. Census Bureau, American Community Survey 2014-2018 5-year estimates using groupings of 12-digit NAICS codes.

As of early 2020, 6,107 businesses in Garden Grove employed 45,766 persons. The largest business categories include manufacturing, retail trade, health care and social assistance, and accommodation and food service (according to Infogroup, Inc. business and employment data). These numbers do not account for business and employment losses as a result of the COVID-19 (coronavirus) pandemic. Principal employers, according to the 2020 Comprehensive Annual Financial Report, include Great Wolf Lodge Southern California, Air Industries Company, Garden Grove Medical Center, Hyatt Regency, and GKN Aerospace Transparencies Systems, Inc.

12.2.2 HOUSEHOLD CHARACTERISTICS

Household characteristics affect the social and economic well-being of the members of the household. Census data report that 15.1 percent of Garden Grove residents live in poverty, as defined by federal guidelines.¹ This proportion is higher than that of the County of Orange, where 11.5 percent of residents live in poverty. The proportion of persons or households living in poverty is much higher for female-headed households, Hispanic or Latino and American Indian residents, and residents with less than a high school education.

For housing planning and funding purposes, the State Department of Housing and Community Development (HCD) uses five income categories to evaluate housing need based on the Area Median Income (AMI) for the County:

- Extremely Low-Income Households earn 0-30 percent of AMI
- Very Low-Income Households earn 30-50 percent of AMI
- Low-Income Households earn 50-80 percent of AMI
- Moderate-Income Households earn 80- 120 percent of AMI (federal data uses 100%)
- Above Moderate-Income Households earn over 120 percent of AMI (federal data uses 100%+)

Federal Comprehensive Housing Affordability Strategy (CHAS) data provide special Census tabulations (developed for HUD) and calculate household income adjusted for family size and tenure. As shown in **Table 12-6**, above moderate-income households in Garden Grove represent the largest share of all households (28.3%), and low-income households are the second largest category (22.3%). Income differs by tenure. **Table 12-6** shows that more renter households are in the lower income categories compared with owner households.

¹ 2021 Federal Poverty Guidelines for 48 Contiguous States: 1 Person in Family/Household: \$12,880; 2 Persons in Family/Household: \$17,420; 3 Persons in Family/Household: \$21,960; 4 Persons in Family/Household: \$26,500

**Table 12-6
Household Characteristics by Tenure**

Household Characteristic	Owner-Occupied Households		Renter-Occupied Households		All Households	
	Number	Percent	Number	Percent	Number	Percent
Number of Households	25,600	53.9%	21,940	46.2%	47,535	100%
Median Household Income	\$89,318		\$52,271		\$69,278	
Household Income Categories						
Extremely Low Income (0-30% AMI)	2,790	10.9%	7,280	33.2%	10,070	21.2%
Very Low Income (30-50% AMI)	3,390	13.2%	4,470	20.4%	7,860	16.5%
Low Income (50-80% AMI)	5,595	21.9%	5,025	23.0%	10,620	22.3%
Moderate Income (80-100% AMI)	3,390	13.2%	2,145	9.8%	5,535	11.6%
Above Moderate Income (100% + AMI)	10,430	40.7%	3,025	13.8%	13,455	28.3%
Total	25,600	53.8%	21,940	46.2%	47,535	100.0%
Total number of projected Extremely Low-Income Households (RHNA)	N/A		N/A		4,155	
Overpayment						
Cost Burden >30% to <50%	4,240	16.6%	6,115	27.9%	10,355	21.8%
Cost Burden >50%	3,780	14.8%	6,710	30.6%	10,490	22.1%
All Households Overpaying for Housing	8,020	31.3%	12,825	58.5%	20,845	43.9%
Lower Income Households Overpaying for Housing (0-80% HAMFI ¹⁾)	6,365	24.9%	12,225	55.7%	18,590	39.1%
Higher Income Households Overpaying for Housing (>80% HAMFI ¹⁾)	1,655	7.5%	600	2.3%	2,255	4.7%
Number of Households	25,600	100.0%	21,940	100.0%	47,535	100.0%

Source: U.S. Department of Housing and Urban Development (HUD) and U.S. Census Bureau, American Community Survey (ACS) Comprehensive Housing Affordability Strategy (CHAS), 2013-2017 ACS.

Note: 1) HAMFI = HUD Area Median Family Income.

HOUSEHOLD INCOME

According to 2019 Census data, the median household income for Garden Grove was \$69,278, compared with the County of Orange median household income of \$90,234. Median household income differs by tenure; while the renter-occupied median household income in 2019 was \$52,271, the owner-occupied median household income was nearly 60 percent higher at \$89,318. See **Exhibit H-2** for medium household income by Census tracts.

According to the U.S. Census data, see **Table 12-7**, 17 percent of Garden Grove households had incomes lower than \$25,000, whereas Orange County was at 12.5 percent. Approximately 21 percent of households in the City earned between \$25,000 and \$49,999, while 32.9 percent had incomes between \$50,000 and \$99,999. Thirty-two percent of Garden Grove households earned \$100,000 in 2018, by comparison, 45.2 percent of Orange County households make over \$100,000.

Table 12-7
Household Income

Income Categories	2010				2019			
	Garden Grove		County		Garden Grove		County	
	No.	%	No.	%	No.	%	No.	%
Less than \$10,000	2,108	4.6%	38,752	3.9%	2,135	4.5%	43,296	4.2%
\$10,000-\$14,999	2,035	4.5%	31,753	3.2%	1,983	4.2%	28,288	2.7%
\$15,000-\$24,999	4,239	9.3%	69,324	7.0%	3,944	8.3%	58,452	5.6%
\$25,000-\$34,999	4,570	10.0%	74,208	7.5%	3,742	10.5%	62,154	6.0%
\$35,000-\$49,999	5,947	13.0%	110,581	11.2%	4,993	10.5%	91,702	8.8%
\$50,000-\$74,999	8,903	19.5%	171,605	17.4%	8,772	18.4%	151,559	14.6%
\$75,000-\$99,999	6,474	14.2%	133,853	13.6%	6,914	14.5%	133,015	12.8%
\$100,000-\$149,999	7,475	16.4%	179,127	18.2%	7,901	16.5%	192,801	18.6%
\$150,000-\$199,999	2,441	5.3%	83,507	8.5%	3,893	8.2%	115,175	11.1%
\$200,000 or More	1,487	3.3%	91,793	9.3%	3,484	7.3%	161,050	15.5%
Total	94,855	100.0%	2,060,799	100.0%	101,024	100.0%	2,236,034	100.0%
Median HHLD Income	\$61,026		\$74,344		\$69,278		\$90,234	

Source: U.S. Census Bureau, 2010 Decennial Census and 2019 5-Year Estimates.

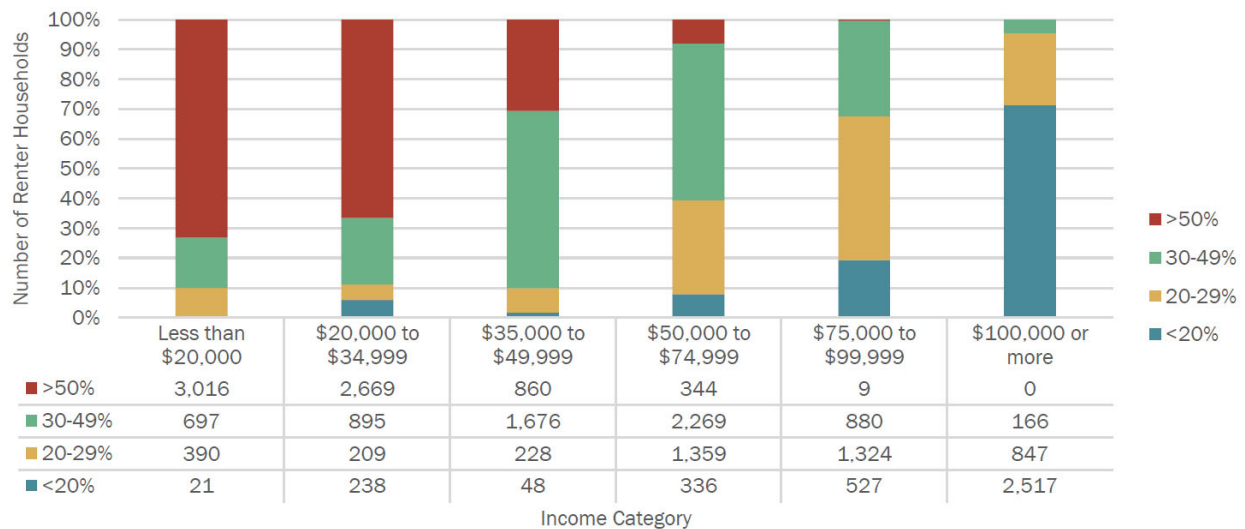
HOUSING OVERPAYMENT

State and federal standards for housing cost burden indicate that households spending more than 30 percent of gross annual income on housing experience a housing cost burden. Housing cost burdens occur when housing costs increase faster than household income. When a household spends more than 30 percent of its income on housing costs, it has less disposable income for other necessities such as health care, education, and daily necessities. In the event of unexpected

circumstances such as loss of employment or health problems, lower-income households with a housing cost burden are more likely to become homeless or double up with other households. In Garden Grove, 44 percent of households are overpaying for housing. For low-income households, 63.7 percent overpay for housing. In all households and low-income households, renters overpay more for housing than owners.

Across Garden Grove's 21,940 renter households, 12,825 (58.5 percent) spend 30 percent or more of gross income on housing cost as show in **Table 12-6**. Additionally, 6,710 renter households in Garden Grove (30.6 percent) spend 50 percent or more of gross income on housing cost. As one might expect, nearly 39.1 percent of lower-income households (0-80% AMI) spend a higher share of income on housing while only 4.7 percent of higher-income households (> 80% AMI) spend under 30 percent of income on housing. See also Figure 12-3 for spending by rent and by different income categories.

Figure 12-3
Spending by Rent by Income



Source: U.S. Census Bureau, American Community Survey, 2014-2018 5-year estimates.

Mortgage-holding households in Garden Grove can be categorized by income and the percentage of income spent on mortgage costs. As one might expect, the general trend is that lower-income households spend a higher share of income on housing costs, while high-income households may spend a lower share of income on housing. The income category most prevalent amongst Garden Grove mortgage-holding households is \$75,000 or more (11,289 households) and the most prevalent share of income spent on mortgage costs is over 30 percent (7,444 households), as shown in Figure 12-4.

Figure 12-4
Costs for Mortgage Holders by Income



Source: U.S. Census Bureau, American Community Survey, 2014-2018 5-year estimates.

12.2.3 HOUSING STOCK CHARACTERISTICS

HOUSING STOCK

In 2021, Garden Grove had 48,504 housing units. Compared to 2010, the housing stock increased by 763 units, see **Table 12-8**. Most of the housing stock is made up of detached single-family homes (57.1 percent), with only 31.2 percent being multi-family. The Department of Finance data indicate that 3.15 percent of units in the City are vacant.

Garden Grove was developed as a community of single-family dwelling units and has primarily remained as such. Between 2010 and 2020, new development consisted mostly of single-family detached and attached homes, with 498 single-family units built compared to 265 multi-family units. Single-family structures now make up 65.5 percent of the local housing stock, with multi-family comprising 31.2 percent, and mobile homes filling out the remaining 3.4 percent.

**Table 12-8
Housing Type**

Housing Type	Garden Grove				Orange County			
	2010		2021		2010		2021	
	No	%	No	%	No	%	No	%
Single Family-Detached	27,266	57.1%	27,680	57.1%	533,290	51.0%	558,523	49.9%
Single Family-Attached	4,003	8.4%	4,087	8.4%	127,225	12.2%	133,885	12.0%
12-4 Units	4,174	8.7%	4,251	8.8%	91,336	8.7%	95,096	8.5%
5+ Units	10,670	22.3%	10,858	22.4%	260,744	24.9%	287,941	25.7%
Mobile Homes	1,628	3.4%	1,628	3.4%	33,526	3.2%	1,058,090	94.6%
Total	47,741	100.0%	48,504	100.0%	1,046,118	100.0%	1,118,971	100.0%
Vacancy Rate	3.60%		3.15%		5.36%		5.44%	
Persons Per Household	3.67		3.63		2.99		2.94	

Source: California Department of Finance, Demographic Unit, City/County Population and Housing Estimates, 2010 to 2021.

OVERCROWDING

In response to a mismatch between household income and housing costs in a community, some households may not be able to buy or rent housing that provides a reasonable level of privacy and space. According to both California and federal standards, a housing unit is considered overcrowded if it is occupied by more than one person per room (excluding kitchens, bathrooms, and halls). In Garden Grove, 9.8 percent of housing units are overcrowded. Overcrowding is more prevalent in rental units at 6.7 percent compare to owner units at three percent (see **Table 12-9**).

HOUSING CONDITION

The condition of the housing stock can be an indicator of potential rehabilitation needs. Based upon observations and experiences of the Garden Grove Building & Safety Division, Code Enforcement Division, in 2020, 458 housing units were in need of replacement or substantial rehabilitation due to housing conditions (see **Table 12-9**).

Table 12-9
Housing Stock Characteristics by Tenure

Housing Characteristic	Households/Units					
	Owner		Renter		Total	
	Number	Percent	Number	Percent	Number	Percent
Total Occupied Housing Units	--	--	--	--	47,761	97.4%
Overcrowded Units	1,515	3.0%	3,304	6.7%	4,819	9.8%
Units Needing Replacement/Rehabilitation	N/A		N/A		458	
Housing Cost	\$675,000		\$1,885 ¹		N/A	

Source: Sources: US Census Bureau, American Community Survey 2014-2018 5-year estimates; CoreLogic September 2020; Zillow.com.

Note: 1) Rental costs were obtained from a survey of 33 available apartments for rent in June 2021. The average rental price for one- and two-bedroom units was \$1,885. The average rental price for a one bedroom was \$1,685 and a two bedroom was \$2,015.

HOUSING COST

The cost of housing in a community correlates directly to housing problems and affordability issues. High housing costs can price low-income families out of the market, cause extreme cost burdens, or force households into overcrowded or substandard conditions. In 2020, the median home price in Garden Grove, based on information provided by CoreLogic, was \$645,000. This was 9.3 percent higher than the median price in 2019. The median home price in Orange County in 2020 was \$755,000, which is \$110,000 higher than in Garden Grove. As **Table 12-10** shows, the cost of a single-family home in Garden Grove jumped from \$643,410 in 2020 to \$800,750 in 2021. This reflects housing price trends seen throughout California.

Table 12-10
Garden Grove Homes Sold

Housing Type	2019		2020		2021	
	Number Sold	Average Sales Price	Number Sold	Price	Number Sold	Average Sales Price
Condominium	20	\$445,091	14	\$436,946	11	\$493,545
Townhouse	5	\$488,450	5	\$522,280	2	\$463,000
Single-Family	48	\$643,410	54	\$692,496	12	\$800,750
Total	73	\$578,463	73	\$631,828	25	\$638,560

Source: Redfin, Garden Grove Homes Sales Between 2019 to May 2021 (excludes mobile homes and multi-family sales).

Table 12-11 shows that the HUD-determined fair market rents for the Orange County area fall within the range of the rents in Garden Grove, and within the required range of income to afford those rents. The annual income to afford a two-bedroom apartment in Orange County is approximately \$94,572 (assuming 30 percent of income used for rental costs). As noted above, cost-burdened families as those who pay more than 30 percent of their income for housing and may have difficulty affording necessities such as food, clothing, transportation, and medical care. Severe rent burden is defined as paying more than 50 percent of one's income on rent.

Table 12-11
Income to Afford Orange County Fair Market Rents

Required Monthly Income and Hourly Wage (30% and 50%)			Santa Ana-Anaheim-Irvine Region				
			Efficiency (Studio)	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom
Fair Market Rent by Number of Rooms (2021)			\$1,678	\$1,888	\$2,331	\$3,227	\$3,716
Percent of Gross Monthly Income Allocated to Rent	30%	Yearly Income	\$68,079	\$76,599	\$94,572	\$130,924	\$150,763
		Hourly Wage	\$35.46	\$39.90	\$49.26	\$68.19	\$78.52
	50%	Yearly Income	\$40,272	\$45,312	\$55,944	\$77,448	\$89,184
		Hourly Wage	\$20.98	\$23.60	\$29.14	\$40.34	\$46.45

Source: Fair Market Rents. U.S. Department of Housing and Urban Development (HUD), Fiscal Year 2021; MIG, 2021.

Housing affordability in Garden Grove can be inferred by comparing the cost of renting or owning a home with the income levels of households of different sizes. **Table 12-12** shows the annual income ranges for extremely low-, very low-, low-, and moderate-income households and the maximum affordable monthly rental payment based on 30 to 35 percent of gross household income as affordable housing costs (depending on tenure and income level as defined by HUD). The table also displays the maximum affordable home sale or rental price based on income category and unit size.

Table 12-12
Affordable Housing Costs by Household Size and Tenure - 2020

Income Group	Annual Income Limits	Renter	Owner	Utilities	Taxes & Insurance (Owner)	Home (purchase price)	Rental (per month)
Extremely Low Income (0-30% AMI)							
1-Person	\$26,950	\$674	\$674	\$173	\$135	\$96,457	\$501
12-Person	\$30,800	\$770	\$770	\$194	\$154	\$111,215	\$576
3-Person	\$34,650	\$866	\$866	\$248	\$173	\$117,277	\$618
4-Person	\$38,450	\$961	\$961	\$317	\$192	\$119,122	\$644
5-Person	\$41,550	\$1,039	\$1,039	\$384	\$208	\$117,804	\$655
Very Low Income (30-50% AMI)							
1-Person	\$44,850	\$1,121	\$1,121	\$173	\$224	\$190,806	\$948
12-Person	\$51,250	\$1,281	\$1,281	\$194	\$256	\$219,005	\$1,087
3-Person	\$57,650	\$1,441	\$1,441	\$248	\$288	\$238,507	\$1,193
4-Person	\$64,050	\$1,601	\$1,601	\$317	\$320	\$254,056	\$1,284
5-Person	\$69,200	\$1,730	\$1,730	\$384	\$346	\$263,544	\$1,346
Low Income (50-80% AMI)							
1-Person	\$71,750	\$1,794	\$1,794	\$173	\$359	\$332,592	\$1,621
12-Person	\$82,000	\$2,050	\$2,050	\$194	\$410	\$381,084	\$1,856
3-Person	\$92,250	\$2,306	\$2,306	\$248	\$461	\$420,879	\$2,058
4-Person	\$102,450	\$2,561	\$2,561	\$317	\$512	\$456,458	\$2,244
5-Person	\$110,650	\$2,766	\$2,766	\$384	\$553	\$482,022	\$2,382
Moderate Income (80-120% AMI)							
1-Person	\$86,500	\$2,163	\$2,523	\$173	\$505	\$486,326	\$1,990
12-Person	\$98,900	\$2,473	\$2,885	\$194	\$577	\$557,044	\$2,279
3-Person	\$111,250	\$2,781	\$3,245	\$248	\$649	\$618,757	\$2,533
4-Person	\$123,600	\$3,090	\$3,605	\$317	\$721	\$676,517	\$2,773
5-Person	\$133,500	\$3,338	\$3,894	\$384	\$779	\$719,738	\$2,954

Assumptions: California Department of Housing and Community Development 2020 income limits; 30 - 35% gross household income as affordable housing costs (depending on tenure and income level); 20% of monthly affordable cost for taxes and insurance; 10% down payment, 4% interest rate for a 30-year fixed rate mortgage loan; utilities based on Housing Authority of the City of Garden Grove 2020 Utility Allowance.

Sources: California Department of Housing and Community Development, 2020; Housing Authority of the City of Garden Grove, 2020; MIG, 2020.

12.2.4 SPECIAL HOUSING NEEDS

Housing Element law requires local governments to include an analysis of housing needs for residents in specific special needs groups and to address resources available to address these needs.

PERSONS WITH DISABILITIES, INCLUDING DEVELOPMENTAL DISABILITIES

Disabled residents face housing access and safety challenges. Disabled people, in many instances, are of limited incomes and often receive Social Security income only. As such, most of their monthly income is often devoted to housing costs. In addition, disabled persons may face difficulty finding accessible housing (housing that is made accessible to people with disabilities through the positioning of appliances and fixtures, the heights of installations and cabinets, layout of unit to facilitate wheelchair movement, etc.) because of the limited number of such units.

In Garden Grove, 17,759 residents live with disabilities, making up 10.4 percent of the population (see **Table 12-13**). Impairment that prevents or impedes walking (ambulatory difficulty) and independent living difficulty are the largest disability types. Independent living difficulty is a result of a physical, mental, or emotional condition.

The State Department of Developmental Services (DDS) provides community-based services to persons with developmental disabilities and their families through a statewide system of 21 regional centers. The Orange County Regional Center serves residents in Garden Grove. The center is a private, non-profit community agency that contracts with local service providers to offer a wide range of services to individuals with developmental disabilities and their families. In Garden Grove, 1,508 are reported as consumers of the services provided at the local Regional Center. The largest age group of consumers are those aged 18 and older, making up 55.4 percent of the total consumers, with the 0 to 17 age group representing the balance.

**Table 12-13
Disability Types**

Disability Type	2014				2018			
	Garden Grove		Orange County		Garden Grove		Orange County	
	No.	%	No.	%	No.	%	No.	%
With a Disability	17,190	9.9%	269,477	8.6%	17,759	10.4%	271,426	8.6%
Hearing difficulty	5,387	3.1%	77,423	2.5%	4,031	2.4%	77,725	2.5%
Vision difficulty	2,885	1.7%	52,208	1.7%	3,478	2.0%	43,877	1.4%
Cognitive difficulty	6,961	4.0%	95,687	3.1%	7,357	4.3%	101,608	3.2%
Ambulatory difficulty	8,551	4.9%	130,860	4.2%	7,946	4.6%	138,675	4.4%
Self-care difficulty	4,201	2.4%	59,694	1.9%	5,088	3.0%	65,085	2.1%
Independent living difficulty	8,929	5.1%	108,454	3.5%	8,021	4.7%	110,197	3.5%
No disability	157,022	90.1%	2,859,301	91.4%	153,271	89.6%	2,886,538	91.4%
Total	174,212	100.0%	3,128,778	100.0%	171,030	100.0%	3,157,964	100.0%

Source: U.S. Census Bureau, American Community Survey, Supplemental Estimates, 2014 and 2018.

ELDERLY (65+ YEARS)

Many senior-headed households have special needs due to their relatively low incomes, disabilities or limitations, and dependency needs. Specifically, many people aged 65 years and older live alone and may have difficulty maintaining their homes, as many are usually retired and living on a limited income, and are more likely to have high health care costs and rely on public transportation, especially those with disabilities. The limited income of many elderly persons often makes it difficult for them to find affordable housing.

Garden Grove has 23,319 elderly individuals. A high proportion of owner households is headed by elderly individuals (12.9 percent), with 8.2 percent of renter households headed by elderly individuals. Just over 14 percent (14.3) of residents 65 years and older live-in poverty in Garden Grove (versus 15.1 percent of the total population).

LARGE HOUSEHOLDS (5+ MEMBERS)

Large households, defined by HCD as households containing five or more persons, have special housing needs due to the limited availability of adequately sized, affordable housing units. Larger units can be very expensive; as such, large households are often forced to reside in smaller, less expensive units or double-up with other families or extended family to save on housing costs, both of which may result in unit overcrowding.

In the City, 5,326 households are defined as large households, making up 11 percent of total households (see **Table 12-14**). Of these, 2,783 are owner-occupied large households (5.8 percent of total households) and 2,543 renter-occupied large households (5.3 percent). By comparison, Orange County as a whole has 42,564 large owner households and 36,690 large renter households. In Garden Grove, 14.9 percent of large households live in poverty, compared to smaller households where only 11.6 percent live in poverty.

Table 12-14
Special Needs Groups

Special Needs Category	Number	Percent
Persons with Disabilities	17,759	10.4%
Persons with Developmental Disabilities	6,755	4.1%
Elderly (65+ years)	23,319 individuals 5,139 households	25.1% individuals 10.7% of households
Large Households (5+ members)	5,326	11%
Farmworkers	408	0.5%
Female-Headed Households	7,513	15.6% of households
People Experiencing Homelessness	225 individuals	N/A

Source: US Census Bureau 2019 5-year, Department of Developmental Services, City of Garden Grove.

FARMWORKERS

Due to the high cost of housing and low wages, a significant number of migrant farm workers have difficulty finding affordable, safe, and sanitary housing. In Garden Grove, 408 residents work as farmworkers, or only 0.5 percent of the overall population. Given this low number of agricultural workers, no targeted programs are needed; the housing needs of migrant and/or farm worker housing need can be met through general affordable housing programs.

FEMALE-HEADED HOUSEHOLDS

Single-parent households require special consideration and assistance because of the greater need for day care, health care, and other services. In particular, female-headed households with children tend to have lower incomes and a greater need for affordable housing, accessible daycare, and other supportive services. The relatively low incomes earned by female-headed households, combined with the increased need for supportive services, severely limit the housing options available to them.

There are 7,513 female headed households in Garden Grove, representing 15.6 percent of total households; 56.7 percent of female-headed households live in renter-occupied units and 43.3 percent in owner-occupied units. While 13.7 percent of persons in family households live in poverty, 22.5 percent of female-headed households live in poverty.

PEOPLE EXPERIENCING HOMELESSNESS

Population estimates for people experiencing homelessness are difficult to quantify. Census information is often unreliable due to the difficulty of efficiently counting a population without permanent residences. Given this impediment, local estimates of the homeless and anecdotal information are often the source of population numbers. In 2019, a total of 225 unhoused individuals lived in Garden Grove, which is 3.3 percent of the total number in Orange County. Of the 225 unhoused, 163 were unsheltered and 62 sheltered. In 2019, 6,860 people in Orange County experienced homelessness, contrasted with 4,792 people in 2017.

Several resources are available in the City for residents experiencing homelessness. Thomas House Family Shelter is a transitional shelter for homeless families with children. Interval House is a crisis shelter and center for victims of domestic abuse. Mercy House provides housing and comprehensive support services for people experiencing homelessness. City Net is a team of professionals working to end homelessness through outreach, case management, housing navigation, and census coordination. 12-1-1 puts homeless people in contact with resources in their area. In May 2021, the City approved a one-year pilot program that identifies Be Well OC (Mind OC) as the service provider for the City's Mobile Crisis Response Team that will, in partnership with the Police Department, provide a mobile mental health unit to enhance the City's homeless resources.

12.2.5 ENERGY CONSERVATION OPPORTUNITIES

Energy-related housing costs can directly impact housing affordability. While State building code standards contain mandatory energy efficiency requirements for new development, the City and utility providers are also important resources to encourage and facilitate energy conservation and to help residents minimize energy-related expenses. Policies addressing climate change and energy conservation are integrated into the Garden Grove General Plan.

Garden Grove either sponsors or provides education to consumers regarding conservation practices. To protect water resources, the City promulgates practices such as reduced water use, water-efficient fixtures, use of reclaimed water, and control of water runoff pollution. Garden Grove supports the construction of green buildings which utilize technologies such as cogeneration, solar panels, and thermal energy storage—all of which reduce reliance on traditional energy resources.

Southern California Edison provides energy service to users in Garden Grove and offers an energy savings assistance program. This program provides energy-efficient appliances like air conditioners and refrigerators to those who qualify. The Residential Energy Efficiency Loan (REEL) gives homeowners and renters access to affordable financing for energy-efficient projects. Southern California Edison also offers many solar panel programs for residential buildings: The DAC-Single-Family Solar Homes (DAC SASH), Solar on Multifamily Affordable Housing (SOMAH) and Multifamily Affordable Solar Housing (MASH). During the summer, they also offer a discount plan

which involves installation of a remote-controlled device near an air conditioning unit that will allow Southern California Edison to turn it off during energy emergency events.

12.2.6 PROJECTED HOUSING NEED (RHNA)

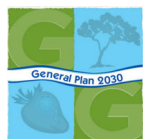
Housing Element law requires quantification of each jurisdiction's share of the regional housing need as established in the RHNA Plan prepared by the jurisdiction's council of government (SCAG for Garden Grove). The California Department of Housing and Community Development (HCD), in conjunction with the SCAG, determined a projected housing need for the region covered by SCAG (the counties of Riverside, San Bernardino, Los Angeles, Orange, Ventura, and Imperial). For the 2021-2029 planning period, the RHNA for the SCAG region is 1,341,834 new housing units. SCAG allocated this share among its constituent jurisdictions, distributing to each its own RHNA divided along income levels. The City of Garden Grove has a **RHNA of 19,168 housing units** to plan for in this Housing Element period, distributed by income group as shown in **Table 12-15**.

Table 12-15
Regional Housing Needs Allocation 2021-2029

Income Group	Percent of County Average Median Income	Number of Units Allocated	Percent of Total Allocation
Very Low ¹	0-50%	4,166	21.7%
Low	>50-80%	2,801	14.6%
Moderate	>80-120%	3,211	16.8%
Above Moderate	120%+	8,990	46.9%
Total		19,168	100.0%

Note: Pursuant to AB 2634, local jurisdictions are also required to project the housing needs of extremely low-income households (0-30% AMI). In estimating the number of extremely low-income households, a jurisdiction can use 50% of the very low-income allocation or apportion the very low-income figure based on Census data. There are 6,950 extremely low- and very low-income households, with extremely low-income households comprising 36.3% of the total. Therefore, the City's very low-income RHNA of 4,155 units can be split into 2,077 extremely low-income and 2,077 very low-income units.

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12.3 CONSTRAINTS ON HOUSING DEVELOPMENT

The Housing Element must identify and analyze potential and actual:

- a) *governmental constraints* to the maintenance, improvement, or development of housing for all income levels, including housing for people with disabilities; and
- b) *nongovernmental constraints* upon the maintenance, improvement, or development of housing for all income levels, including the availability of financing, the price of land, and the cost of construction.

Government policies and regulations impact the price and availability of housing and the provision of affordable housing. Constraints include residential development standards, fees, and permitting procedures. Providing infrastructure and services also increases the cost of producing housing. Not every constraint to housing production is governmental. Other constraints include housing market conditions and other limitation beyond the direct control of governmental entities.

12.3.1 NONGOVERNMENTAL CONSTRAINTS

Three categories of costs are associated with housing developments: land costs, hard costs, and soft costs. According to the University of California, Berkeley Turner Center for Housing Innovation, hard construction costs (materials and labor) represented 63 percent of the total cost of producing a new residential building in California over the past decade. Soft costs—such as legal fees, insurance, professional fees, and development fees—represent 19 percent of total development costs, followed by land costs and conversion costs at 18 percent.

Affordable housing developments face increased complexity in financing affordable projects and the need to manage multiple funding sources and meeting their respective requirements.¹ The portions of the development costs that are nongovernmental constraints refer to the market-driven factors influencing prices of labor, materials, and financing. These are costs typically incurred by the developer. State law requires that the Housing Element contain a general assessment of these constraints to allow for consideration of actions that local governments might take to offset their effects.

DEVELOPMENT COSTS

Availability of Financing and Government Assistant Programs

The availability of capital to finance new residential development is a significant factor that can impact both the cost and supply of housing. Also known as “soft costs,” financing costs are the

¹ Affordable Housing Production: Insights from California's 9% Low-Income Housing Tax Credit Program
http://turnercenter.berkeley.edu/uploads/LIHTC_Construction_Costs_2020.pdf

second largest component of overall project costs: they include fees, financing, consulting, tax, title, and insurance.

Two types of capital are involved in the housing market: 1) capital used by developers for initial site preparation and construction and 2) capital for financing the purchase of units by homeowners and investors. Interest rates substantially impact home construction, purchase, and improvement costs. However, these rates are set at the federal level. A fluctuation in rates of just a few percentage points can make a dramatic difference in the annual income needed to qualify for a loan. As of 2020, while interest rates remained low, lenders continued to consider applicants closely due to lingering impacts from the 2008 housing finance crisis. This scrutiny can lead to credit tightening despite affordable interest rates.

Construction

Construction costs are determined primarily by the cost of labor and materials such as concrete, timber, and mechanical systems—and steel costs for higher-rise buildings. Also referred to as “hard costs,” construction costs are the most significant contributor to development costs.² Hard construction costs represented more than 60 percent of the total cost of producing a new residential building in California over the past decade. Driving the cost increases in the past decade were the price of wood, plastics, and composites and higher labor costs due to prevailing wage requirements and shortage of available construction workers.

An indicator of construction costs is Building Valuation Data compiled by the International Code Council (ICC). The unit costs compiled by the ICC include structural, electrical, plumbing, and mechanical work, in addition to interior finish and normal site preparation. The data are national and do not consider regional differences, nor do the data include the price of the land upon which the buildings are built. The 2020 national averages for costs per square foot of apartment units and single-family homes are as follows:

- Type I or II, Multi-Family: \$129.23 to \$167.27 per square foot
- Type V (Wood Frame), Multi-Family: \$112.76 to \$147.50 per square foot
- Type V (Wood Frame), One- and Two-Family Dwelling: \$122.46 to \$141.72 per square foot

Land

In theory, the market value of land—and what a developer is willing to pay for it—is driven by what can be developed on the property. However, land costs are impacted by several factors, many of which are not related to project feasibility. Among the variables affecting the cost of land for the development of new housing include the economic potential of the proposed or planned uses, lot size, proximity of public services, and the financing arrangement between the buyer and

² MAKING IT PENCIL: THE MATH BEHIND HOUSING DEVELOPMENT, 2019. TERNER CENTER FOR HOUSING INNOVATION, AUGUST 2019
[HTTP://TURNERCENTER.BERKELEY.EDU/UPLOADS/MAKING_IT_PENCIL_THE_MATH_BEHIND_HOUSING_DEVELOPMENT.PDF](http://turnercenter.berkeley.edu/uploads/making_it_pencil_the_math_behind_housing_development.pdf)

seller. Land costs for single-family zoned parcels of Garden Grove range from \$1,200,000 to \$2,229,000 per acre³ and \$3,050,000 to \$3,727,000 per acre on properties zoned for multi-family use.

ENVIRONMENTAL CONSTRAINTS

Environmental factors can constrain residential development in a community by increasing costs and reducing the amount of land suitable for housing construction. Environmental constraints typically relate to the presences of sensitive biological resource habitat or geological hazards. However, in fully urbanized communities like Garden Grove, more common constraints are flood hazards, the presence of contaminated soils from past or ongoing industrial uses, and air pollutant emissions from industrial sources and freeways.

Floodplain

The Flood Hazard Overlay Zone (FH) applies to portions of Garden Grove—primarily in the southeast—subject to flooding from a 100-year (Flood Zone “A”) or 500-year flood event (Flood Zone “X”). The zone requires 100-year flood protection level for new construction, consistent with policies and guidelines of the Federal Emergency Management Agency (FEMA). These flood hazard zones are shown on **Exhibit SAF-4** in the Safety Element. Additional standards of the FH overlay zone may result in increased construction cost and/or delay; however, the standards allow housing units to withstand flooding impacts.

High Pollution Burden

The location of environmental health hazards may be a significant contributing factor to locating new housing in Garden Grove. Disincentives include higher development costs of cleaning up sites or providing mitigation to protect residents. Areas that contain or are in proximity to documented environmental hazards may not be attractive for new housing. The California Office of Environmental Health Assessment identifies areas of Garden Grove that contain or are adjacent to facilities or sites that can contaminate the soil, water, and air within the immediate vicinity. Areas of the City near freeways are exposed to pollutants affecting air quality, such ozone, small particulate matter, and diesel particulates. The General Plan land use plan does allow for residential development near industrial districts and freeways, which reflects long-established land use patterns. While the City has no jurisdiction over pollution sources beyond City limits or associated with freeways, the Environmental Justice Element contains objectives and policies to mitigate environmental hazards that pose health risks to existing and potential new residents.

³ A review of vacant residential land sales on Redfin.com on March provided six vacant lots for sale or sold within the last two years within the City. Land costs were estimated from this sample and may not be representative of general land costs in the City.

GOVERNMENT CODE 65583(A)(6) DEVELOPMENT ANALYSIS

Government Code section 65583(a)(6) requires an analysis of requests to develop housing at densities below those anticipated in sites inventory. Analysis is also required regarding the length of time between a developer receiving approval for housing development and submittal of an application for building permit. The analysis must also look at local efforts to remove nongovernmental constraints that create a gap in the jurisdiction's ability to meet RHNA by income category.

Local Efforts to Remove Nongovernmental Constraints

This analysis examines local efforts to remove nongovernmental constraints that create a gap in the City's ability to meet the RHNA by income category.

Until the dissolution of redevelopment agencies in California, the City subsidized or provided financial assistance to construct 1,584 units of affordable housing using funds generated by redevelopment projects.⁴ City-owned properties or other agency-owned properties in Garden Grove provide a great potential resource for affordable housing under AB 1486 and AB 1255. The City is actively marketing the remaining properties inherited from its redevelopment agency for affordable housing.

In Orange County, development costs represent the primary nongovernmental constraint on housing development. The average hard cost per unit in California is \$480,000, a 17 percent increase since 2008. The increase has been driven largely by construction costs, which already account for the largest share of development costs. During the COVID-19 pandemic of 2020-2021, material costs jumped significantly due to supply chain problems and a dramatic rise in home improvement projects. While the City does not have prevailing wage requirements, which are cited by the UC Berkeley Turner Center for Housing Innovation as a contributor to higher construction costs, such requirements could be a condition associated with government funding sources. The City has an active Housing Authority and Neighborhood Improvement Division, as well as existing partnerships with other housing providers, to coordinate federal and State programs such as tax subsidies and loan assistance or grants. These partnerships, in combination with streamlined development review processes, have attracted recent interest from affordable housing developers.

12.3.2 GOVERNMENTAL CONSTRAINTS

Housing Element law requires an analysis of potential and actual governmental constraints upon the maintenance, improvement, or development of housing. The analysis must identify efforts to remove the identified constraints. State housing laws effective since 2018 have targeted ways to ease local government constraints on housing development—and affordable housing in

⁴ <https://ggcity.org/pdf/econdev/ab-987-report.pdf>

particular. Applicable to all housing developments are amendments to the Housing Accountability Act (HAA) and SB 330.

EFFORTS TO REMOVE GOVERNMENTAL CONSTRAINTS

In 2010, the Land Use Code and zoning map were amended to comprehensively address the location and development standards of mixed-use zones. In 2011, Land Use Code amendments addressed development standards for emergency shelters, transitional housing, and supportive housing. In 2017, the City adopted three development impact fees, Citywide Park Fees and In-Lieu Park Fees, Transportation Facilities Fees, and Drainage Facilities Fees, and adopted an Accessory Dwelling Unit (ADU) ordinance pursuant to State laws in effect at that time. In March 2021, a new ordinance was adopted to comply with State ADU law.

HOUSING ACCOUNTABILITY ACT

Amendments to the HAA (SB 167/AB 678/SB1515/AB 3194) strengthened laws designed to prevent the capricious denial of housing development projects, defined to include affordable or market rate single-family, multifamily residential, specified mixed-use, transitional/supportive housing, and emergency shelters. The amendments require the use of objective design standards in the review of residential units and established a 30-day/60-day limit for jurisdictions to deem a project consistent with those objective standards. Specifically, an objective design standard involves no personal or subjective judgment on the part of the City and “is uniformly verifiable by reference to criteria that are available to the applicant at the time of application.”

Under the HAA, a housing development cannot be denied or reduced in density, inclusive of conditions of approval that have the same effect, unless the jurisdiction finds that the project would have a specific, adverse impact upon the public health or safety. Under AB 3194, when there is a conflict between the general plan and zoning standards, jurisdictions are required to apply only objective standards and criteria of the zoning which are consistent with the general plan and criteria to facilitate and accommodate development at the density allowed on the site by the general plan and is proposed by the housing development project.

Housing Crisis Act (SB 330)

SB 330 suspended certain restrictions on the development of new housing during the period of the statewide emergency in effect until January 1, 2025. Its primary provisions include:

- **Preliminary Applications.** This new development application, available on the City website, is required by State law to collect specific site and project information to determine the zoning, design, subdivision, and fee requirements that apply to a housing development project. If the applicant submits a complete development application within 180 days of submitting a preliminary application, then the zoning, design, subdivision, and fee requirements in effect at the time the preliminary application was submitted shall remain in effect for the remainder of the entitlement and permitting process.



-
- **Replace and Protect Existing Housing.** No housing development project on a site where any existing residential units would be demolished, including any “protected” units, may be approved unless the replacement project includes at least as many residential units as the existing residential building.
 - **Zoning Actions.** The City is prohibited from taking any legislative action, including by voter initiative, that would reduce the zoned capacity of housing development below what was allowable as of January 1, 2018, including but not limited to: reducing the maximum allowable height, density, or floor area ratio (FAR), imposing new or increased open space, lot size, setback or maximum lot coverage requirements; or adopting or enforcing any moratorium or cap on housing approvals.
 - **Objective Design.** The City may not apply new design standards that were adopted on or after January 1, 2020 unless these design standards meet the definition of objective standards provided in State law.
 - **CEQA.** The required timeframe to approve or disapprove a housing development project is limited to 90 days after certification of an EIR for a housing development project.
 - **Limit Public Hearings.** The City cannot hold more than five public hearings on a housing development projects that comply with all applicable zoning standards and are not seeking any exceptions or rezoning or other legislative actions.

Affordable housing, special needs housing, emergency shelters, and ADUs are provided further protections from local housing regulations. Local constraints are discussed along with relevant State laws on government constraints.

As of mid-2021, the City had not adopted objective design standards, but plans to do so following Housing Element adoption.

LAND USE CONTROLS

The Community and Economic Development Department oversees the development, construction, and maintenance of housing and housing programs in Garden Grove under these divisions: Building and Safety, Code Enforcement, Neighborhood Improvement, Office of Economic Development, and Planning Services.

The City's primary policies and regulations that affect residential development and housing affordability are the General Plan Land Use Element, Title 9 (Land Use Code) of the Garden Grove Municipal Code, and the Harbor Corridor, Community Center, and Brookhurst/Chapman Specific Plans. Title 9 contains zoning, administration, and subdivision regulations. Title 18 (Building Codes and Regulations) adopts by reference the 2019 California Building Codes and contains the City's building, electrical, mechanical, plumbing, residential, energy, and fire code regulations.

The Zoning Map, along with the Land Use Code text, comprise the zoning ordinance or zoning regulations; these also include land use district maps. Overlay Zones include the Emergency Shelter Overlay Zone, Trask Housing Overlay, Gilbert Street Overlay, Historic Cultural Overlay Zone,

and Main Street Historical-Retail Combining Zone. The standards for the Main Street Historical-Retail Combining Zone were incorporated into the CC-2 zone, which was created in 2012.

Table 12-16 identifies the General Plan land use designations and zoning districts that allow housing. City regulations accommodate a variety of housing types. Garden Grove does not restrict development activities and permits via growth and urban boundary limits, preservation ordinances such as historic or trees, supermajority requirements, voter approvals of any residential projects, or adequate public facilities ordinances.

Table 12-16
General Plan Land Use Designations and Zoning Districts

General Plan Land Use Designations	Density (du/ac)	Corresponding Zoning Districts
LDR – Low Density Residential	1-9	R-1 (Single-Family Residential Zone)
LMR – Low Medium Density Residential	9.1-18	R-2 (Limited Multiple Residential Zone) R-3 (Multiple-Family Residential Zone)
MDR - Medium Density Residential	18.1-32	R-3 (Multiple-Family Residential Zone)
		Harbor Corridor Specific Plan: Transition Zone North and Transition Zone West
		CCSP ¹ : Peripheral Residential Districts
MHR - Medium High Density Residential	32.1-48	R-3 (Multiple-Family Residential Zone), PUD (Planned Unit Development), CCSP: Core Residential District, CCSP: Community Center Residential District, CCSP: Peripheral Residential District,
Civic Center Mixed Use (CC)	Up to 42 du/ac	Civic Center Mixed Use (CC)
Residential Commercial Mixed Use 1, 2, 3 (RC1, RC2, RC3)	RC1: up to 42 du/ac RC2: up to 21 du/ac RC3: up to 32 du/ac	Garden Grove Boulevard Mixed Use (GGMU), Neighborhood Mixed Use (NMU)
Industrial Residential Mixed Use 1, 2 (IR, IR2)	Up to 32 du/ac	Adaptive Reuse (AR)
CR-Community Residential	48.1-60	PUD (Planned Unit Development)
PUD-Planned Unit Development	Up to 60 dwelling units/acre	Zoning district for the land contained within the Planned Unit Development
International West Mixed Use Zone	Up to 60 dwelling units/acre	PUD (Planned Unit Development) Harbor Corridor Specific Plan (HCSP)

Note: 1) CCSP: Community Center Specific Plan

Permitted Uses

Table 12-13 identifies the housing types permitted in base zones, which may be subject to additional provisions of special use/overlay zones.

P = Permitted.

C = Conditional Use. Use eligible for consideration under the conditional use procedures and permitted only if the conditional use permit is approved, subject to the specific conditions of such permit.

[-] = Not a permitted use

Table 12-13
Zones Where Housing Is Permitted

Land Uses	R-1	R-2	R-3	O-P	C-1	C-2	C-3	M-1	M-P	OS
Single-family Dwelling ¹	P	P	P	--	--	--	--	--	--	P
Multi-Family Dwelling ²	--	P	P	--	--	--	--	--	--	--
Accessory Dwelling Units ³	P	P	P	--	--	--	--	--	--	--
Mobile/Manufactured Home Park	--	--	P*	--	--	--	--	--	--	--
Emergency Shelter ⁴	--	--	--	--	--	--	--	P	--	--
Transitional/Supportive Housing ⁵	--	P	P	--	--	--	--	--	--	--
Transitional/Supportive Housing, ≤ 6 ⁵	P	P	P	--	--	--	--	--	--	--
Transitional/Supportive Housing, > 6 ⁵	--	C	C	--	--	--	--	--	--	--
Single Room Occupancy ⁶	--	C	C	--	--	--	--	--	--	C
Residential care, ≤ 6 clients ⁷	P	P	P	--	--	--	--	--	--	--
Residential care, > 6 clients ⁷	--	--	C	C	C	--	--	--	--	--
Housing for Agricultural Employees	There are no agricultural operations in the City. The City does not have an agricultural zone but permits small-scale agricultural growing in residential zones. These do not represent commercial growing operations that require specialized labor forces.									

Notes:

1. Single-family Dwelling includes Manufactured Homes.
2. Multi-family Dwelling. Includes Limited Multifamily Dwelling and Duplex or Triplex. The R-3 zone prohibits new condominium projects with 5 units or fewer.
3. Accessory Dwelling Unit per State Law allows it on any zone that allows single-family or multifamily dwellings. Accessory Dwelling Units excludes granny unit, guest house, servants quarters, and accessory living quarters
4. Emergency Shelter excludes Group Shelter and Homeless Person's Center. Permitted only in the Emergency Shelter Overlay Zone located on the block bounded by Westminster Boulevard to the south, Newhope Street to the west, Harbor Boulevard to the east, and the Garden Grove Freeway to the north.
5. Transitional/Supportive Housing. Includes Halfway House and Group Shelters.
6. Single Room Occupancy – includes Boarding/lodging as defined in the Land Use Code
7. Residential Care Facility. Residential facility, residential care facility for elderly, day care center, home finding agency and foster family home.

State law requires that transitional and supportive housing be permitted or conditionally permitted in the same manner as any residential use and not subject to any restrictions (e.g., occupancy limit) not imposed on similar dwellings (e.g., single-family homes, apartments) in the same zone.

Mixed-Use Zones Permitted Uses

Chapter 9.18 identifies the zoning regulations for all mixed-use zones. Stand-alone residential development is not allowed in the GGMU-1, CC-2, CC-3, NMU, and AR zones. In the GGMU-1 Zone, any project consisting of 100 percent deed-restricted affordable housing is not required to have a commercial component. Commercial is required only on the CC-3 zoned properties with frontage on Garden Grove, Euclid, Main Street, and Acacia Parkway between Nutwood and Civic Center. In the AR zone, only work-live units are permitted as part of a residential/commercial mixed-use development. **Table 12-14** identifies mixed-use zones where housing is allowed.

Table 12-14
Mixed-Use Zones Where Housing Is Permitted

Land Uses	GGMU (1-3)	CC-1	CC-2	CC-3	NMU	AR
Single-family Dwelling	--	P	--	--	--	--
Multi-Family Dwelling	P	P	--	P	--	--
Accessory Dwelling Units	P	P	--	P	--	P
Emergency Shelter		--	--	--	--	P
Transitional/Supportive Housing	P	--	--	P	P	P
Single Room Occupancy	--	--	--	--	--	--
Residential care, ≤ 6 clients	P	P	--	P	--	--
Residential care, > 6 clients	C	C		--	C--	--
Live-work	--	P	--	--	--	--
Work-live	--	C	C	C	--	C
Residential/Commercial Mixed Uses	P	P	P	P	P	P

Specific Plan SubZones Permitted Uses

Table 12-15 identifies specific plan sub zones where housing is allowed.

Table 12-15
Specific Plan SubZones Where Housing Is Permitted

Specific Plans SubZones	Community Center Specific Plan			Harbor Corridor Specific Plan	
	CR	CCR	PR	TZN	TZW
Single-family Dwelling ¹	--	--	--	--	--
Multi-Family Dwelling ²	--	--	--	P	P
Apartments	P	P	P	Silent	Silent
Townhouses	P	P	Silent	Silent	Silent
Condominiums	P	P	P	P	Silent

Development Review

The Planning Division manages the processing and permitting of housing development applications prior to issuance of construction permits. The Building and Safety Division manages construction permits, inspections, and final occupancy. **Table 12-16** provides a simplification of the review and public hearing bodies required by each application from Chapter 9.32 (Procedures and Hearings), Section 9.04.030, and throughout the Land Use Code. These entitlements and their provisions apply to nonresidential and residential developments equally. Planning staff manages the projects along with a Planning Coordinating Committee (PCC).

In Garden Grove, the City Council, Planning Commission, and Zoning Administrator hold public hearings on development applications. The City Council is the authority over applications that amend the City's land use regulations and associated maps in conformance with the State's Planning and Zoning Laws (legislative actions). The Downtown Commission is an advisory board assigned to review and make recommendations on projects in the CC-2 Mixed-Use Zone. Housing developments require City Council approval for entitlements that include an annexation or development agreement. Public hearings may be required for housing projects with four units or more with a Site Plan Review.

Table 12-16
Development Applications for Housing Requiring Public Hearings

Applications	Review and Hearing Bodies
Legislative	
General Plan Amendments	Planning Commission/City Council
Ordinance Amendments	
Zone Change	
Specific Plans	
Planned Unit Developments	
Hearing Bodies	
Site Plan	Zoning Administrator*/Planning Commission
Conditional Use Permits	
Variances/Waivers	
Lot Line Adjustments	
Tentative Tract and Parcel Maps	Planning Commission; City Council for final maps

*Alternate Hearing Body

Ministerial - Standard

Ministerial review is provided for applications to construct single-family homes and ADU's in zones that allow residential uses. Reviews are in conjunction with the plan check process, which are performed by City staff.

Ministerial – Director's Review

Director's Review is the primary ministerial permit for duplexes and triplexes in the R-2/R-3 zone. The review is performed by City staff, subject to City Manager/Director-level review.

Discretionary

Discretionary approval of housing developments is required for new multi-family residences, to rezone or change the land use designation of a property, to subdivide a property, to deviate from the development standards and to amend the permitted uses of a zone. Title 9 section 9.32.030 explains various types of land use entitlements, the required findings, and the procedures. Findings of approval required for Site Plan Review application establishes the discretionary nature of the review:

- complies with the spirit and intent of applicable provisions, conditions, and requirements
- compatibility with the physical, functional, and visual quality of the neighboring uses
- desirable neighborhood characteristics and planning and design
- attain an attractive environment for the occupants of the property

The Site Plan Review application is the primary entitlement for most residential and non-residential development. Site Plan Review requires Zoning Administrator (as an alternate hearing body) and Planning Commission hearings for single-family subdivision, new limited multiple-family residential units (4 or more dwellings) and additions to existing limited multiple units, and new multiple-family residential units or additions to existing multiple units. In other zones where housing is permitted, any new building is subject to Site Plan Review. The City Manager or designee is the authority for new single-family dwellings on vacant residential land.

Development requiring discretionary approval typically undergo a Preliminary Review process prior to the submittal of the discretionary application. The normal review period is two to three weeks from the date of submittal. The intent for this process is to provide a one-on-one opportunity for Planning staff to outline specific zoning issues and procedures associated with the project, for purposes of streamlining the approval process.

Discretionary approvals are reviewed upon their submittal in accordance with the provisions of the California Environmental Quality Act (CEQA). Since July 2020, housing developments that fulfill any one of the screening criteria for Vehicle Miles Travelled (VMT) are presumed to have less-than-significant traffic impact and therefore benefit from streamlining.

- Transit Priority Area (TPA) Screening. Projects located within a TPA may be presumed to have a less than significant impact absent substantial evidence to the contrary
- Low VMT Area Screening. Residential and office projects located within a low VMT-generating area may be presumed to have a less than significant impact absent substantial evidence to the contrary. In addition, other employment-related and mixed-use land use projects may qualify for the use of screening if the project can reasonably be expected to generate VMT per resident, per worker, or per service population that is similar to the existing land uses in the low VMT area
- Project Type Screening. Some project types have been identified as having the presumption of a less than significant impact. The following uses can be presumed to have a less than significant impact absent substantial evidence to the contrary as their uses are local serving in nature:
 - Affordable, supportive, or transitional housing
 - Assisted living facilities
 - Senior housing (as defined by HUD)
 - Projects generating less than 110 daily vehicle trips. This generally corresponds to the following “typical” development potentials of 11 single family housing units and 16 multi-family, condominiums, or townhouse housing unit

DEVELOPMENT STANDARDS

Table 3-5 identifies key housing development standards in zones where housing is permitted. Transitional and supportive housing are subject to the same development standards of the zone.

Density

The Land Use Code determines density by lot area per dwelling. In addition to the General Plan and zoning regulations, the definitions for “Residential, Multiple Family” sets the densities at 11 to 24 units per acre and “Residential, Limited Multiple-Family” at 10 units per acre. The maximum density in the R-3 zone in terms of lot area per dwelling results in lower densities than what the General Plan allows. The Table of Development Density in the R-3 Zone, under Section 9.12.040.050 (Special Requirements—Multiple-Family Residential) identifies the maximum number of units allowed in reference to the size of site area. Lot sizes one acre or larger allow 24 dwelling units per lot or 1,800 square feet per unit. If the lot size is between 7,200 and 10,799 square feet in size, only two units are allowed, which yields a density between eight to 12 units per acre. This decreases the density by more than half of what the General Plan density allows. Although in many cases, it may not be feasible to shoehorn more units on smaller lots to meet the General Plan density, but in some cases, reducing the number of units based on the lot size could create a constraint to housing production. This is seen as a constraint on housing production. The City intends to remove this constraint by aligning zoning density regulations in the R-3 zone with those allowed by the Medium Density Residential General Plan land use category.

Height, Setbacks, Stepbacks, and Encroachment Planes

In the Multifamily Residential and Mixed-Use Zones, a combination of development standards (building separation, setbacks, stepbacks, maximum height, encroachment planes, and other limitations on floor area) constraint achieving the building floor area and buildable lot area allowed by the General Plan or the zone. For example, achieving the maximum building height of 50 feet is constrained by required stepbacks in the mixed-use zones, and by limiting the third-story to 50 percent of the building area in the R-3 zone. Height limits and setback requirements reduce the building footprint of multifamily housing. Provisions in the Municipal Code (Section 9.12.040.50) include the following non-objective design considerations that further limit the allowable height and floor of the zone:

- “This allowable increase in building height is relative to the locations of other buildings and structures on the site and may not at all times be appropriate depending on parcel configuration and upon the total site design.
- “Those portions of buildings designed as three-story structures proposed for location on a given site shall be designed to be architecturally sensitive to both on site and abutting off-site structure.”

Single-family dwellings may be larger than multi-unit housing since they are subject to R-1 zoning regulations rather than the more restrictive R-2/R-3 zoning standards.

Design (Multifamily Residential)

Existing design regulations in Municipal Code Section 9.12.040.40 state that multifamily residential developments must demonstrate architectural compatibility between new and existing units: “Architectural style and building materials, including roof style and pitch, roofing material, trim detail around the eaves and windows, garage doors, exterior building colors, etc., shall have continuity and be compatible between the existing unit(s) and the new unit(s).”

ZONE-SPECIFIC RESIDENTIAL DEVELOPMENT STANDARDS

Single-Family Residential Zone (R-1)

The zone includes additional development standards, mainly pertaining to the minimum lot sizes and configurations, number of bathrooms per bedroom, and for various types of additions (single-story, attached, detached, two-story). Additional development standards are identified in the Trask Overlay Zones to implement the mitigating measures identified in the development's Environmental Impact Report for the widening of Trask Avenue. Gilbert Street Overlay Zone regulations are intended to preserve the character of Gilbert Street's single-family residential community.

Multifamily-Residential Zones (R-2 and R-3)

In the R-2 and R-3 zones, the Land Use Code includes development standards that vary by residential types listed under “Special Requirements” for Single-Family Homes, Duplex and Triplex, small lot subdivisions, and Multifamily. The Multiple-Family Residential Transition R-3(T) zone incorporates R-3 development standards, and establish exceptions for minimum lot area and lot frontage for the creation of new lots. The stated purpose of the zones' provisions and requirements, including development standards, is to provide minimum standards for the use and development of land.

In addition to **Table 12-17**, Section 9.12.040.050 (Special Requirements—Multiple-Family Residential) identifies multiple building placement and building separation requirements. Multifamily developments must provide private recreational and leisure areas that equal at least 300 square feet per unit. Lots over 14,000 square feet are required to provide communal active recreation area of a certain size/dimension based on the lot size. The cumulative impact of these development standards significantly lessens buildable areas of a lot and needs to be evaluated as a constraint on achieving the allowable density.

Table 12-17
Single-family and Multifamily Residential Development Standards

Zones	R-1	R-2	R-3
Density (units per acre)	1-9	9.1-18	18.1-32
Land Use Code			
Lot area per dwelling	Min. 2.9 du/ac Max 9 du/ac	Min. 10 du/ac	Min. 6 du/ac Max 18 du/ac at 0.5 ac Max 20 du/ac at 0.99 ac Max 24 du/ac per MDR
Duplex	Not permitted	Min. 10 du/ac	Min. 8 du/ac - 12.2 du/ac
Triplex	Not permitted	Min. 9.46 du/ac	Min. 10.3 - 12 du/ac
Height Limit	35 feet	35 feet, no portion of a building over one-story in height shall be permitted within 20 feet of an R-1 zoned property. Only 50% of building areas may be three story.	
Lot Coverage	50%	50%	50%
Min. Dwelling Unit Area PUDs are required for efficiency units	1 bedroom – 750 sf 2 bedroom – 900 sf 3 to 4 - 1,050 sf.	Apartments only Studios – 500 sf 1 bedroom – 750 sf 2 bedroom – 900 sf 3 to 4 - 1,050 sf	
Min. Open Space	1,000 sq. ft. within required rear yard	Duplex/Triplex: 225 sf/unit (15' x 15')	Duplex/Triplex: 225 sf/unit (15' x 15')
Min. Open Space, Recreation, and Leisure Area	1,000 sq. ft. within required rear yard	300 square feet per unit. Lots over 14,000 square must provide active recreation area with minimum dimensions based on the size of the lot	

Mixed-Use Zones Standards

The Mixed-Use zones incorporates more restrictions than the conventional “R” zones. Stand-alone residential developments are not allowed in CC-2, NMU, and AR zones. Projects in the GGMU-1 zone must include a commercial component with a minimum of 0.3 FAR of the overall development, unless 100% affordable development proposed. Projects in the NMU zone require a commercial component with a minimum 0.2 FAR of the overall development. The CC-2 zone, which is located primarily on the east and west sides of Main Street (between Acacia Parkway and Garden Grove Boulevard), establishes a maximum unit cap of 102 residential units, with a maximum of two sleeping rooms per unit, and located above ground-floor commercial space. Stand-alone multifamily residential developments shall comply with the open space standards for the R-3 zone. Standards for work-live units and artists' lofts/studios, including the adaptive reuse of existing nonresidential buildings, are intended to accommodate work-live uses. In GGMU zones, a minimum density of 10 units/acre is required.

Table 12-18 shows varying standards for height limit, lot size, and FAR between zones that allow the same density. Internal inconsistencies in zoning regulations hinder housing production as they raise the possibility of a much more complex, lengthier development review.

Table 12-18
Mixed-Use Zone Standards

MU Zones	GGMU 1	GGMU 2	GGMU 3	CC 1	CC 2	CC 3	NMU	AR
Density (units per acre)	42	21	32	21	32, max 102 units	42	21	32
Max FAR	1.0	0.5	0.5	0.5	0.5	0.5	0.5, 40,000 sf ground floor max	0.5
Height Limit	110 ft or 10 stories, whichever is less	50 ft or 4 stories, whichever is less	75 ft or 7 stories, whichever is less	Depending on project site location, between 35-75 feet			50 ft or 4 stories, whichever is less	50 ft or 4 stories, whichever is less
Lot Size (sq. ft.)	22,500	15,000	15,000	10,000	5,000	15,000	15,000	15,000

Specific Plan SubZones Standards

Table 12-19 shows the develop standards for the Community Center and Harbor Corridor Specific Plans.

Table 12-19
Specific Plan SubZone Standards

Specific Plan SubZones	Community Center Specific Plan					Harbor Corridor Specific Plan	
	CR	CCR		PR		TN	TW
		20, 25, 35	22	55, 57, 14	3 to 51, 61		
Density (units per acre)	36	23	36	8	36	36	36
Height Limit	70 ft.	50 ft.	50 ft.	35 ft.	35 ft.	35 ft.	45 ft.
Lot Size (sq. ft.)	35,000	20,000, 35,000, 25,000	Per SPA #121-83	20,000, 65,000	17,000 to 20,000	15,000 (150') ¹ 10,000 (100') ²	50,000 (200')

Source: Harbor Corridor Specific Plan

Note: 1) 15,000 sq. ft. lot size with 150 feet street frontage; 2) 10,000 sq. ft. lot size with 100 feet street frontage; 3) 50,000 sq. ft. lot size with 200 feet street frontage.

Small Lot Subdivisions

Small lot subdivisions are permitted in the R-2, R-3, CC-1, and CC-3 zones with a minimum lot size of one acre and a minimum of six units. The parking requirement of 3.75 spaces per unit, inclusive of an 0.75 space per unit for guest parking.

Planned Unit Development (PUD)

The PUD process facilitates General Plan implementation and provides for a diversity of uses, relationships, and open spaces in an innovative land plan and design. PUD sites are required to be a minimum of three acres for residential development and five acres for mixed-use. All base zone development standards apply to PUDs. However, outside the Mixed-Use district, PUDs may exceed the maximum residential density of the base zone. In addition, PUDs in the Mixed-Use district may not modify the following standards of the base zone:

- Regulations relating to drive-through establishments in all Mixed-Use zones
- Front yard setbacks in the GGMU-1, GGMU-2, and GGMU-3 zones
- Storefront requirements for any of the CC zones.
- Setback requirements

The City considers the PUD minimum site size requirements as a constraint and is considering reducing the lot size minimums.

Special Use Districts/Overlay Zones

Regulations for each zone identify a category of “Special Use” districts that are established for the purpose of implementing the General Plan. Their regulatory functions are similar to overlay zones and sometimes include different permit requirements, development standards, and other requirements to address special conditions and regulatory needs to ensure harmonious relationships with other land uses. The list includes regulations specific to conversions of rentals into condominiums (Conversion of Multiple-Family Residential Units)” and the City’s density bonus regulations (Density Bonuses and Other Incentives for Affordable Housing). **Table 12-20** shows the Special Use Districts and Overlay Zones with the corresponding Base Zones.

Table 12-20
Special Use Districts/Overlay Zones

Special Use Districts	Base Zones
Planned Unit Development	All zones
Flood Hazard Overlay Zone (FH)	All zones
Trask Overlay Zone	Single-Family Residential
Gilbert Street Overlay Zone	Single-Family Residential
Transition Overlay Zones	Multifamily Residential and Commercial,
Historic Cultural Overlay Zone	Currently, there are no base zones associated with the Historic Cultural Overlay Zone. However, the City may use this overlay zone on properties that are considered historic in the future.
Transportation Corridor Overlay Zone (T-C)	Commercial, Industrial, and Open Space
Open Space Zone	Commercial, Industrial, Open Space
Conversion of Multiple-Family Residential Units	Single-Family Residential and Multiple-Family Residential
Density Bonuses and Other Incentives for Affordable Housing (2011)	All zones that allow residential development
Emergency Shelter Overlay Zone (2011)	M-1 Limited Industrial

Flood Hazard Overlay Zone (FH)

Developments in the FH zone are subject to additional permitting and review. Depending on the zoning and floodplain designation, the development may be required to have the finished floor of the structure above the base flood elevation.

Transportation Corridor Overlay Zone (T-C)

This zone applies to the OCTA right-of-way and is not feasible for residential development.

Transition Overlay Zone (T)

The overlay zone incorporates Multiple-Family Residential Transition R-3(T) Zone and Neighborhood Commercial Transition C-1(T) Zone. The Transition Overlay Zone (T) is intended to encourage recycling of underutilized properties and consolidation of developable land. The zone contains special development standards, design criteria, and lot consolidation to facilitate this transition. Commercial development may be considered for transition into multiple-family residential (R-3) areas through a zone change application from C-1 (T) to R-3(T).

Open Space Zones

The zone allows for a single-family residence on a lot no less than an acre.

Historical-Cultural Overlay Zone (HC)

The zone is intended to preserve and enhance historical and cultural sites. A caretaker's residence, when incidental to primary use, is allowed in the Historical-Cultural Overlay Zone. The zone incorporates the development standard of the base zone, along with consideration of "aesthetically pleasing design" in the placement of buildings, parking, and open space.

Specific Plans

The Land Use Code incorporates three specific plans (Harbor Corridor, Community Center, and Brookhurst/Chapman) and the specific plan criteria for uses, development standards, design, and other provisions. These specific plans were adopted in 1985 (Harbor Corridor and Community Center) and 1989 (Brookhurst/Chapman Specific Plan).

The Harbor Corridor Specific Plan allows residential uses in Transition Zone North and Transition Zone West use districts; however, the plan's regulations are complex and require that projects be reviewed through a fairly subjective process. Building heights are limited to 35 feet in Transition Zone North and 45 feet in Transition Zone West.

The Community Center Specific Plan allow multifamily residential in several districts, including the Core Residential District, Community Center Residential District, and the Peripheral Residential District. In the highest density district, building heights up to 70 feet are allowed, although density is capped at 36 units per acre.

The Brookhurst/Chapman Specific Plan does not allow residential uses.

Parking

Excessive parking standards that are not reflective of actual parking demand can pose a significant constraint to housing development by increasing development costs and reducing the potential land available for project amenities or additional units. According to the U.S. Census American Community Survey (2019 5-Year Estimates), 64.7 percent of Garden Grove households own two or fewer vehicles, and 75 percent of renter households own two or fewer vehicles. However, developers may still choose to “oversupply” parking spaces to respond to perceived market demand, as well as in response to pressure from financial investors or neighborhood opposition.⁵ Key parking standards that drive development costs are the number of required parking spaces, minimum stall sizes, and garage/carport requirements.

Table 12-21 identifies minimum required parking spaces for various housing developments. These spaces must be provided on-site and based on the zoning and type of project, the parking must be provided within an enclosed garage, as carports or within a parking structure. Parking calculations for residential projects include guest parking. In mixed-use developments, the commercial component requires loading spaces. The City commissioned a parking study, in 2005, to establish these parking requirements.

In the Land Use Code, the number of spaces for multifamily development diminishes with an increase in the number of units and location of such project. Larger multifamily developments (defined as more than 50 units) indicated a lower parking demand per dwelling unit (as shown by a 2005 City traffic study) and as a result have fewer spaces required. If the project is not adjacent to an arterial street, fewer parking spaces are required. Higher parking levels are required on Major or Secondary Arterial because these roadways do not allow for street parking.

Waivers

The Land Use Code allows housing developers the ability to seek waivers of parking standards where they are insufficient or excessive due to the nature of the use involved—or other relevant circumstances. The Director may approve a reduced parking requirement upon the submittal of a parking study for emergency shelters. The Land Use Code provides alternative arrangements to accommodate parking requirements. If parking is provided on a site other than the subject site, an irrevocable access and/or parking easement is required. Parking spaces in automated parking systems and vertical parking lifts may be utilized to meet the required number of parking spaces in Mixed Use Zones only.

⁵ Parking? Lots! Parking Over the Minimum in the City of Los Angeles. June 2019. Katelyn Stangl. University of California, Los Angeles

**Table 12-21
Parking Spaces Required**

Use		Standard (Spaces per Unit)			
		Less than 50 Units		50 or More Units	
		Adjacent	Not Adjacent	Adjacent	Not Adjacent
		To any Principal, Major, Primary or Secondary Arterial Street			
Single-Family Home (R-1)					
1 to 4 sleeping rooms		4 spaces (2 garaged)		Not applicable	
5 to 7 sleeping rooms		6 spaces (3 garaged)			
Over 7 sleeping rooms		8 spaces (4 garaged)			
Multiple-Family Dwelling Units (R-2 and R-3)					
Less than 3	Sleeping Rooms	2.75	2.5	2.75	2.5
More than 3		3.5	3.25	3	2.75
Multiple-Family Dwelling Units (Mixed-Use)					
Standalone Residential					
2 sleeping room		2.75	2.5	2.75	2.5
3 or more sleeping rooms		3.5	3.25	3	2.75
Part of Mixed-Use Development					
Fewer than 1 sleeping room		2		2	
1 sleeping room		2.25		2.25	
2 sleeping rooms		2.75		2.75	
3 or more sleeping rooms		3.5		3	
Mobile home park		2 covered spaces per mobile home site plus 1 guest parking space for each 4 units			
Boarding/lodging		1 space per bedroom			
Community residential care facility		0.5 space per bed			
Senior Citizens Facilities					
Apartment		1 space per unit			
Congregate—General care		0.5 space per bed or unit			
Congregate—General care with on-site transportation provided		0.3 space per bed or unit			
Senior secondary housing		1 enclosed and 1 open parking space			

LOCALLY ADOPTED ORDINANCES

State law requires that cities include an analysis of any locally adopted ordinance that directly impacts the cost and supply of residential development.

Conversions between Residential and Other Uses

The Land Use Code contains provisions that have the potential to affect housing supply. Any legally established single-family home located in the CC-1 zone may be converted to a commercial structure and use with discretionary approval.

Timelines

Chapter 9.32 (Procedures and Hearings) establishes regulations for public hearings, appeal periods, and effective date of action when the developer can begin the building permit process for applications requiring a hearing. Developments requiring legislative changes represent the most complex projects. These include the process of preparing of more complex environmental documents subject to a lengthier review period established by the California Environmental Quality Act. Development applications, including environmental review, are consolidated for projects that include multiple application types allowing for a streamlined process. The Housing Accountability Act applies to the City's timeline of review of housing development applications.

Table 12-22 shows the typical process time for projects that do not require public hearings or a subdivision map. These time periods begin when a complete permit application is submitted and are extended when the City requests additional information. The timeframes are target issuance date—when the applicant can expect a decision on an application.

Table 12-22
Timelines for Permit Procedures

Type of Approval, Permit, or Review	Typical Processing Time
Single- Family, including ADUs	2-4 weeks
Duplex and Triplex	3-5 weeks
Multi-family	8-12 weeks
Residential Care, Six or Less Persons	2-4 weeks
Residential Care, Seven or More Persons	8-12 weeks

The City has worked to improve the permit process through its one-stop counter and streamlined processing. The reduction in processing time results in a shorter holding time for the developer, which translates to cost savings that should be reflected in the prices or rents for the end products. The timeline for approval/public hearing includes 8 to 10 weeks from determination of complete application to the appropriate hearing body. The City also allows for parallel submittal of Building plans with entitlement submittals to help further fast track a project.

SPECIFIC HOUSING CONSTRAINTS

The analysis below examines whether land-use controls constrain the development of multifamily rental housing, factory-built housing, mobile homes, housing for agricultural employees, supportive housing, single-room occupancy units, emergency shelters, and transitional housing. Almost every zone in the Garden Grove allows for some type of housing. The Land Use Code provides a comprehensive set of review processes, with a low threshold before discretionary review is required.

Multifamily Rental Housing

Multifamily developments inclusive of rental or for-sale units are permitted citywide on properties zoned for multifamily and mixed-use. The Land Use Code identifies provisions that puts rental housing at a relative disadvantage. Rental housing not requiring a subdivision is disadvantaged in that exceptions to certain standards identified under Section 9.40.210 Multifamily Developments—Exception to Standards are not afforded to rental housing. These exceptions include standards relating to lot size, width and shape and exceptions to the requirement that lots abut on a street. This exception also allows waivers from off-street parking and recreation area requirements, but only if they require a subdivision, which typically excludes multifamily rental housing. In addition, exemptions from water fees are available only to low-density residential uses.

Section 9.12.030.030 (Conversion of Multiple-Family Residential Unit) establishes criteria for regulation of the conversion of existing multiple residential rental units and divisions of land that accommodate any conversion of rental units to ownership units with the following stated intent:

- Provide opportunities for individual ownership of individual housing units;
- Increase the opportunities for qualifying low- and moderate-income households to acquire and reside in ownership housing;
- Assist the City to meet its stated commitment to low- and moderate-income housing goals as set forth in the City of Garden Grove Consolidated Plan, Implementation Plan and the Housing Element of the General Plan;
- Reduce the impact of conversion on residents in rental housing who may be required to relocate; and
- Ensure that purchasers of converted housing have been properly informed as to the conditions of the unit.

Its provisions do not address low- and moderate-income housing available for renters, nor does it require replacement of affordable housing.

Accessory Dwelling Units (ADU) and Junior Accessory Dwelling Units (JADU)

Effective January 1, 2020, AB 881, AB 68, and SB 13 invalidated local ADU/JADU ordinances throughout the State, including the City's current ADU/JADU ordinance adopted in 2017. In March of 2021 the City adopted a new ADU Ordinance that became effective in April of 2021 that

complies with State Law. Between January 2020 and April 2021, all ADU/JADU permits were reviewed and processed consistent with Government Code Section 65852.2. ADU/JADU applications are processed concurrently with review of building permits. ADU plan check reviews, which are not acted upon by the City within the 60-day period, are automatically approved. ADU applications that do not meet all the minimum development standards and the plan check submittal requirements are not accepted for plan checks.

Mobile homes/Factory-built housing

Individual mobile and manufactured homes are allowed in residential zones. “Mobile home park” is a term defined to include five or more mobile manufactured home sites and such developments are permitted in the R-3 zone. The zone’s development standards allow for the denser configurations of mobile home parks. Preserving existing mobile home parks has been and continue to be a City objective in protecting affordable housing.

Single-Room Occupancy (SRO)

Single-room occupancy hotels and/or boarding homes are one-room units intended for occupancy by a single individual. The Land Use Code identifies the following room-based housing types for individuals:

- “Halfway house” means a facility that offers temporary housing to two or more probationers or parolees after their release from an institution, such as a prison, a hospital or a rehabilitation facility, to facilitate reintegration into society, and may provide supportive or monitoring services. The use is conditionally permitted in the R-3 zone.
- “Boarding/lodging facility” means a residence or dwelling in which three or more rooms, with or without individual or group cooking facilities, are rented to individuals under separate rental agreements or leases, either written or oral, whether or not an owner, agent or rental manager is in residence or a residence or a dwelling rented to individuals that does not otherwise constitute a single housekeeping unit. The use is conditionally permitted in the R-2 and R-3 zones.

Emergency Shelters and Low-Barrier Navigation Centers

As required by SB 2, the City amended the Land Use Code to allow emergency shelters without discretionary review in the Emergency Shelter Overlay Zone in the M-1 zone. Section 9.16.020.050(W) identifies standards, including a minimum distance of 300 feet from any other emergency shelter and a maximum of 60 beds or persons. Off-street parking is required at one space per four beds and/or 0.5 per bedroom designed as a family unit with children, plus one per staff member. The Open Space Zone conditionally permits “group shelter;” however, they are not considered as emergency shelters for the purpose of meeting State requirements.

AB 101 requires that the City allows Low Barrier Navigation Centers, and supportive housing developments to be an allowed “use by right” in areas zoned for mixed uses and nonresidential

zones permitting multifamily uses. Garden Grove is subject to State law when processing Low Barrier Navigation Centers.

Transitional and Supportive Housing

State law requires cities to allow transitional and supportive housing as a residential use and allowed by right in all zones that allow similar residential uses. Transitional housing in Garden Grove is temporary rental housing with length of stay that ranges between six months to two years for homeless individuals or families who are transitioning to permanent housing. Supportive housing is a residential use and only subject to those restrictions that apply to other residential uses of the same type in the same zone. The Land Use Code provides the following classification of transitional and supportive housing:

1. "Residential apartments" and is subject to the duplex/triplex or multiple-family dwelling development standards of the zoning code.
2. "Residential group living six persons or less" means one residential facility similar to a residential community care facility with six persons or less, and subject to the same development standards.
3. "Residential group living seven persons or more" means a residential facility, with seven or more residents, is similar to a residential community care facility with seven persons or more, and subject to the same development standards.

Effective January 1, 2019, AB 2162 (Supportive Housing Streamlining Act) requires supportive housing to be considered a use by right in zones where multifamily and mixed uses are permitted, including nonresidential zones permitting multifamily uses, if the proposed housing development meets specified criteria. The law prohibits the local government from imposing any minimum parking requirement for units occupied by supportive housing residents if the development is located within one-half mile of a public transit stop.

Housing for Agricultural Employees (permanent and seasonal)

The Employee Housing Act (Government Code Section 17021.5 and 17021.6) requires that any employee housing occupied by six or fewer employees shall be considered a single-family structure within a residential land use and must be treated the same as a single-family dwelling of the same type in the same zone. There are no commercial growing operations in Garden Grove that require specialized labor forces. The City complies with Health and Safety Code section 17021.5 with regard to employee housing with six or fewer persons, as such housing is considered a standard residential use of property

CODES AND ENFORCEMENT

Garden Grove implements the 2019 edition of the California Building Code and 2019 edition of the California Green Building Standards Code. These codes establish standards and require inspections at various stages of construction to ensure code compliance and minimum health and safety standards. Although these standards and the time required for inspections increase



housing production costs and may impact the viability of rehabilitation of older properties, the codes are mandated by State law (California Code of Regulations, Title 24, Building Standards Code) for all jurisdictions in California.

Continuance of Nonconforming Uses, Buildings and Properties

Chapter 9.36 of the Land Use Code describes the City's regulations nonconforming uses, buildings, structures, and lots. The section protects legal nonconforming single-family and multifamily residences and provides for their continued improvement, including expansion over time. Nonconforming residential properties may be improved with structural alterations, additions, ordinary repairs, and maintenance work without being construed to increase the degree of nonconformance.

HOUSING FOR PERSONS WITH DISABILITIES

This section analyzes potential governmental constraints to the development, improvement, and maintenance of housing for people with disabilities; demonstrates local efforts to remove any such constraints; and provides for reasonable accommodations for persons with disabilities through programs that remove constraints. The Building Code does not contain provisions that target housing accessible to persons with disabilities.

Zoning and Land Use

Under the State Lanterman Developmental Disabilities Services Act (aka Lanterman Act), small State-licensed residential care facilities for six or fewer persons must be permitted in all zones that allow single- or multi-family uses, subject to the same permit processing requirements and development standards; Garden Grove is compliant with the Lanterman Act.

The City has no special zoning or land use restrictions that regulate the siting of housing for persons with disabilities. The City has no separation requirements or alternative site planning requirements for housing for the disabled. The City defers to State law for siting and standards for housing for the disabled. The City encourages the development of and equal access to housing for special needs groups, including seniors and the disabled by reducing the parking requirements. Senior apartments require only one space per unit. Congregate care facilities require only 0.5 space per unit or bed; this can be reduced to 0.3 space if the facility provides on-site transportation.

In accordance with State law, Garden Grove permits State-licensed residential care facilities serving six or fewer persons in all of its residential zoning districts. Several housing types for persons with disabilities require a CUP that is no more stringent than those for other conditional uses:

- State-licensed residential care facilities serving seven or more persons, and convalescent centers are conditionally permitted in the R-3, O-P (Office Professional), and C-1 (Neighborhood Commercial), GGMU-1,2,3, CC-1 and NMU districts

In approving State-licensed residential care facilities serving seven or more persons, the Planning Commission or Zoning Administrator is required to make CUP findings that are the same for all CUP-required uses. No special findings are required specifically for a Residential Care Facility for seven or more persons. There are also no special standards and no standard conditions of approval needed specifically for a Residential Care Facility serving seven or more persons.

Definition of Family

Inclusion of an overly restrictive definition of a "family" in the Land Use Code may have the potential of discriminating against group homes or other housing for persons with disabilities on the basis of familial status. The Garden Grove Municipal Code does not include a definition of "family." The Land Use Code defines "Duplex or triplex", "Residential, Limited Multiple-Family" and "Residential, Multiple-Family" in terms of the number of families for the building is designed for. For supportive and transitional housing, occupants are identified as "single housekeeping unit" means the functional equivalent of a traditional family, whose members are an interactive group of persons jointly occupying a single dwelling unit.

Reasonable Accommodation

The City's Reasonable Accommodation policy is established under Resolution No. 9144-12. "Reasonable accommodation" means a modification to a City's zoning, land use, or building laws, regulations, policies, practices, or procedures when the modification is reasonable and necessary to avoid discrimination on the basis of disability. A request pursuant to this policy is processed in the same manner as a Minor Deviation under Chapter 9.32 of the Garden Grove Municipal Code, except that the Zoning Administrator shall determine whether or not to approve the request for reasonable accommodation. The Zoning Administrator may approve, approve subject to conditions, modify, or deny the request. In approving a reasonable accommodation application, the Zoning Administrator makes written findings specifically tailored to the request. Information regarding reasonable accommodation is not part of standard application, user fees, or brochures to let the public know about the process. The Building and Safety Division administers the American with Disability Act through its review of building plans for construction.

Fees and Exactions

Development fees and taxes charged by local governments contribute to the cost of housing. Building, zoning, and site improvement fees can significantly add to the cost of construction and sometimes have a negative effect on the production of affordable housing. A comparative analysis of building fees by the Building Industry Association of Orange County shows that Garden Grove has fees comparable to and in some cases lower than neighboring jurisdictions (Fountain Valley, Santa Ana, Stanton, and Westminster). The City revises and updates the schedule of fees, "the User Fees for Various City Services", with the latest version effective February 2019. The fee schedule includes permit and processing fees and development impact fees.

On-/Off-Site Improvements

Site improvements and property dedications are important components of new development and contribute to the creation of decent housing. Housing construction in Garden Grove is subject to a variety of site improvement and building code requirements. Developers are generally responsible for covering the full cost of water, sewer, road, and drainage improvements within their projects.

Chapter 9.40 requires the minimum improvements that a subdivider will be required to make, or enter into an agreement to make, in the subdivision, prior to the acceptance and approval of the final map by the City Council. These requirements identified below protect the health, welfare, and public safety of residents and establishes adequate infrastructure to serve new housing. Some of the improvements listed, such as ornamental street signs and intersection widening, may be outdated.

1. Separate and adequate distribution lines for domestic water supply to each lot;
2. Sewage collecting system, where main lines of an adequate disposal system are available;
3. Adequate drainage of the subdivision streets, highways, ways and alleys;
4. Adequate grading and surfacing of streets, highways, ways and alleys;
5. Concrete curbs, gutters and cross gutters;
6. Concrete sidewalks;
7. Survey monuments;
8. Fire hydrants at locations designated by the City Engineer;
9. Street name signs, two to each intersection;
10. Traffic control devices;
11. Necessary barricades and safety devices;
12. Fee for the planting of parkway trees, as provided in this title;
13. Ornamental street signs;
14. All street, vehicular and pedestrian ways within a condominium project shall be improved meet the same city standards as is required for public streets, and associated improvements;
15. Undergrounding of all existing and proposed on-site and off-site utility facilities shall be pursuant to Chapter 9.48. Subsection B of this section shall not apply to the undergrounding of utilities;
16. Fees for, or dedication of, park and recreation facilities;
17. Intersection widening;
18. Highway safety lighting;
19. Turnout bays;
20. Median islands.

Permit and Processing Fees

Government Code Section 66020 requires that planning and permit processing fees not exceed the reasonable cost of providing the service or impact, unless approved by the voters; agencies collecting fees must provide project applicants with a statement of amounts and purposes of all fees at the time of fee imposition or project approval. **Table 12-23** lists user fees for all application permits required by a residential project.

Table 12-23
Planning Fee Schedule

Fee	Amount
Director's Review—Existing Single Family	\$175.00
Director's Review—Duplex and Triplex	\$1,600.00
Director's Review—All Others	\$600.00
Front Yard Determination	\$175.00
Street Vacation	\$1,850.00
Zone Change	\$2,700.00
Site Plan	\$3,375.00
General Plan Amendment	\$,2925.00
Specific Plan	Cost + 15%
Conditional Use Permit (All)	\$3,150.00
Variance--Existing single-family residential lot	\$500.00
Variance--All others	\$2,525.00
Tentative Tract Map	\$3,788+\$17.00/lot
Tentative Parcel Map	\$2,138+\$17.00/lot
Planning Fees	
Lot Line Adjustment	\$1,465.00
Planned Unit Development	\$4,725.00
Modification to Approved Plans	1/2 cost of current fee
Home Occupation Permits	\$150.00
Ordinance Amendments	\$2,625.00
Interpretation of Use by Zoning Administrator	\$325.00
Interpretation of Use by Planning Commission	\$575.00
Environmental Impact Report	Cost + 15%
Environmental Impact Monitoring	\$50.00/hour
Negative Declaration	\$775.00
Notice of Exemption	\$200.00
Mitigated Negative Declaration	\$1050.00
Time Extension	50% of original fee paid
Letters of Zoning Confirmation	\$85.00

Fee	Amount
Letters of Flood Plain	\$85.00
CC&R's Review	\$300.00
Ministerial Screening	\$100.00
Administrative Review for Extension of Hours	\$250.00
Pre-Application Review	\$700
Neighborhood/Community Meeting Fee	\$450.00
Public Noticing Fee (with legal ad)	\$345.00
Modification to Conditions of Approval	1/2 cost of current fee
Planning Document Retention Fee	\$35.00
Plan Check Fees	
Single Family Residential (Up to three houses)	20% of building permit fee, not to exceed \$50.00
All Other Residential	10% of building permit fee, not to exceed \$50.00

Capital Facilities Fees and Exactions

Government Code Section 66000 et seq. (Mitigation Fee Act) sets forth procedural requirements. In 2017, the Garden Grove City Council adopted Ordinance No. 2877 establishing the following development impact fees: Citywide Park Fees and In-Lieu Park Fees, Transportation Facilities Fees, and Drainage Facilities Fees.

Chapter 9.44 (Mitigation Fees) identifies six development impact fees. This list is not exhaustive of all capital facilities fees imposed on developments. All fees the City imposes on a development are provided in "the User Fees for Various City Services." Mixed-use development may be charged other fees for non-residential components such as Art in Public Places. See **Table 12-24** for listing of mitigation fees.

**Table 12-24
Mitigation Fees**

Fee Type	Single Family	Multi-Family
Parks - Quimby	\$11,794 per dwelling unit	\$9,804 per dwelling unit
Parks – Non-subdivision	\$6,061 per dwelling unit	\$5,038 per dwelling unit
Water and Sewer	\$950.00 per acre + Nonarterial streets: \$4.50 per front foot Arterial streets: \$8.00 per front foot	\$1,400.00 acre + Nonarterial streets: \$4.50 per front foot Arterial streets: \$8.00 per front foot
Drainage Facilities	\$0.27 per square feet	\$0.18 per square feet
Transportation Facilities Fee	\$1,600 per dwelling unit	\$990 per dwelling unit
General Plan and Cultural Arts Fee	\$2.00 plus \$1.75 per \$1,000.00 or fraction thereof of valuation	
Parkway Trees	\$2.50 per linear feet	

Source: City of Garden Grove Development Impact Fee Annual Report, Fiscal Year 2019-2020

Hypothetical Fees

Table 12-25 identifies the hypothetical fees that would be collected for a new 2,000-square-foot single-family house and a 10-unit multifamily project. Development fees make up approximately two to three percent of a home purchase price. However, while impact fees are relatively straightforward to calculate, according to the UC Berkeley Turner Center for Housing Innovation⁶ estimating the full stack of development fees is often challenging. Developers need to be able to estimate their local costs in order to draft precise proformas and accurately assess the feasibility of a project. In addition, tracking the full range of development fees would help localities gauge the effect of adding any type of fee on local development costs.

According to the Turner Center report, cities often rely on geographic-specific impact fees to account for variations in infrastructure costs. This practice ensures that fee rates reflect the cost of improvements and distributes the cost among developments that will benefit from the new infrastructure. The Turner Center report found that fees varied by as much as \$19,100 per unit for a multifamily project and by as much as \$29,600 per unit for a single-family project. Variations in fee levels reflect differences in local housing markets, as well as in local funding strategies and priorities.

⁶ Residential Impact Fees in California, Current Practices and Policy Considerations to Improve Implementation of Fees Governed by the Mitigation Fee Act. UC Berkeley Turner Center. August 2019.

Table 12-25
Proportion of Fee in Overall Cost for a Typical Residential Development

Development Cost for a Typical Unit	Single-Family (1 unit)	Multi-Family (10 Units)
Total estimated fees per unit	\$14,477	\$11,675
Typical estimated cost of development per unit	\$14,477	\$11,168
Estimated proportion of fee cost to overall development cost per unit	2.1%	0.2%

12.3.3 AT-RISK ANALYSIS

Government Code Section 65583(a)(9) requires that this Housing Element include an analysis of existing assisted housing developments (as defined by the statute) eligible to change from low-income housing uses during the next 10 years due to termination of subsidy contracts, mortgage prepayment, or expiration of restrictions on the use. Assisted housing developments are multifamily rental housing projects that receive or have received government assistance under federal programs (e.g., State and local multifamily revenue bond programs, local redevelopment programs, the federal Community Development Block Grant Program, and HOME Investment Partnerships Program).

Over the next 10 years (2021-2031), seven assisted developments that provide 525 affordable, multifamily units have expiring affordability covenants (**Table 3-13**). Affordability covenants in Garden Grove include developments that hold a Federal Section 8 contracts and/or were financed with local or federal programs (e.g., CDBG, HOME).

PRESERVATION AND REPLACEMENT OPTIONS

Most of the at-risk units listed in **Table 12-26** are unlikely to convert to market rate given the non-profit ownership structure of the projects. Nevertheless, the affordable housing units listed in **Table 12-26** are considered at risk of converting to market-rate in the next 10 years and must be analyzed in this Housing Element. Preservation of at-risk projects can be achieved in a variety of ways, with adequate funding availability. Alternatively, units that are converted to market rate may be replaced with new assisted multi-family units with specified affordability timeframes.

**Table 12-26
At-Risk Developments**

Name	Address	Total Units	Affordable Units	Funding Source	Affordability Expiration	Affordability Level	Risk Assessment
12131 Tamerlane Dr.		4	4	CDBG	2022	Low-Income	Low risk: owners are refinancing and consolidating various loans and extending affordability on all units for 55 yrs. Owner is working with the City to potentially obtain financial assistance.
12202 Tamerlane Dr.		6	4	HOME	2020	Low-Income	
12181 Tamerlane Dr.		6	4	HOME	2020	Low-Income	
12201 Tamerlane Dr.		6	4	HOME	2020	Low-Income	
12141 Tamerlane Dr.		4	4	HOME	2021	Low-Income	
12182 Tamerlane Dr.		6	4	HOME	2021	Low-Income	
12161 Tamerlane Dr.		4	4	HOME	2021	Low-Income	
12171 Tamerlane Dr.		4	4	HOME	2023	Low-Income	
12132 Tamerlane Dr.		4	4	HOME	2028	Low-Income	
Acacia Villa Apartments	10931 Acacia Prkwy.	161	160	Section 8	2024	Very Low- and Low-Income	Lower risk: owners are initiating process to extend affordability.
Donald Jordan Senior Manor	11441 Acacia Prkwy.	65	65	Section 8/202	2025	Very Low- and Low-Income	Low risk: development is owned by a large/stable nonprofit, mission driven developer.
Emergency Shelter for the Homeless (OCCHC)	14162 Buena St.	8	8	RDA	2021	Very Low-Income	Low risk: development is owned by a large/stable nonprofit, mission driven developer.
Grove Park Apartments (Jamboree)	12672-12692 Morningside Avenue & 12622-12682 Keel St.	104	104	HOME	2026	Very Low- and Low-Income	Low risk: development is owned by a large/stable nonprofit, mission driven developer.
Morningside Avenue Apartments	12681 Morningside Ave.	8	8	RDA	2020	Very Low- and Low-Income	High risk: owners have not provided required monitoring documentation for two years.

Name	Address	Total Units	Affordable Units	Funding Source	Affordability Expiration	Affordability Level	Risk Assessment
Tudor Grove Apartments	12542-12681 Sunswept Avenue and 12542-12612 Keel St.	144	144	RDA	2022	Very Low- and Low- Income	Lower risk: owners are initiating process to extend affordability.
Total		534	525	Not applicable			

Source: City of Garden Grove, 2020; California Housing Partnership Corporation, 2020.

RENTAL ASSISTANCE

State, local, or other funding sources can be used to provide rental subsidies to maintain the affordability of at-risk projects. These subsidies can be structured to mirror the Section 8 program, whereby the subsidy covers the cost of the unit above what is determined to be affordable for the tenant's household income (including a utility allowance) up to the fair market value of the apartment. Given the mix of unit sizes and affordability levels, the total annual subsidy to maintain the 525 at-risk units is estimated at about \$4.8 million⁷.

Transfer of Ownership

If the current nonprofit organizations managing the units at risk are no longer able to maintain the project, transferring ownership of the affordable units to another nonprofit housing organization is a viable way to preserve affordable housing for the long term. The estimated market value for the 525 affordable units potentially at risk of converting to market rate is close to \$110 million.

CONSTRUCTION OF REPLACEMENT UNITS

The construction of new low-income housing can be a means to replace at-risk units. The cost of developing new housing depends on a variety of factors including density, size of units, construction quality and type, location, and land cost. Assuming a development cost of \$167.27 per square foot (ICC Building Valuation Data 2020) and the estimated average size of units, the construction cost of replacing all 525 affordable at-risk units would be approximately \$71 million.

ENTITIES INTERESTED IN PARTICIPATING IN CALIFORNIA'S FIRST RIGHT OF REFUSAL PROGRAM

An owner of a multifamily rental housing development with rental restrictions (e.g., is under agreement with federal, State, and local entities to receive subsidies for low-income tenants) may plan to sell an at-risk property. HCD maintains a database of listed qualified entities that may be interested in participating in California's First Right of Refusal Program. If an owner decides to

⁷ Rental subsidies are calculated using the difference in affordability (by income level and unit size) and the fair market rent for the metro area.

terminate a subsidy contract or prepay the mortgage or sell or otherwise dispose of the assisted housing development, or if the owner has an assisted housing development in which there will be the expiration of rental restrictions, the owner must first give notice of the opportunity to offer to purchase to a list of qualified entities provided to the owner.

HCD has listed 19 entities that may be interested in participating in California's First Right of Refusal Program in Orange County.⁸ The list is located at <https://www.hcd.ca.gov/policy-research/docs/HPD-00-01.xlsx>. Included in the list is the Jamboree Housing Corporation, a nonprofit housing company that develops, acquires, renovates, and manages permanently affordable rental and ownership housing throughout California for working families, seniors, and people with special needs. Jamboree Housing Corporation owns and operates four affordable housing developments in Garden Grove.

⁸ California Department of Housing and Community Development website accessed August 27, 2020. <https://www.hcd.ca.gov/policy-research/docs/HPD-00-01.xlsx>

12.3.4 FAIR HOUSING ASSESSMENT

ANALYSIS OF IMPEDIMENTS TO FAIR HOUSING CHOICE

Orange County's Analysis of Impediments to Fair Housing Choice (AI) is an examination of structural barriers to fair housing choice and access to opportunity for members of historically marginalized groups protected from discrimination by the federal Fair Housing Act (FHA). The AI also outlines fair housing priorities and goals to overcome fair housing issues, with specific priorities and goals specific to the City of Garden Grove. The AI lays out meaningful strategies to be implemented as a means of achieving progress towards the County's obligation to affirmatively further fair housing.

Fair housing is a condition in which individuals of similar income levels in the same housing market have like ranges of choice available to them regardless of race, color, national origin, religion, sex, disability, familial status, ancestry, age, marital status, gender, gender identity, gender expression, genetic information, sexual orientation, source of income, or any other arbitrary factor. The AI examines local housing conditions, economics, policies, and practices to ensure that housing choices and opportunities for all residents are available in an environment free from discrimination. The AI assembles fair housing information, identifies existing impediments that limit housing choice, and proposes actions to mitigate those impediments.

The federal Fair Housing Act and the California Fair Employment and Housing Act provide Orange County residents with some protections from displacement and work to increase the supply of affordable housing. In addition, jurisdictions throughout Orange County have worked diligently to provide access to fair housing through anti-housing discrimination work, creating housing opportunities designed to enhance resident mobility, providing zoning flexibility where necessary, and working to reduce hate crimes. Even so, these protections and incentives are not enough to stem the loss of affordable housing and meet the housing needs of low- and moderate-income residents.

Through the Orange County AI, Garden Grove has identified the following goals and strategies:

1. Garden Grove will **update the 2011 Density Bonus Ordinance** to comply with current State law. The update will streamline the approval process, increase feasibility, and facilitate future housing development at all affordability levels.
2. **Create Objective Residential Development Standards** to allow for streamlined housing development in all residential zones.
3. **Create Objective Development Standards for Supportive Housing**. These standards would be for new construction of Supportive Housing.
4. Evaluate the creation of **Objective Development Standards for Hotel/Motel/Office Conversion to Supportive Housing**.

-
5. Continue to **review and amend Garden Grove's current Accessory Dwelling Unit (ADU) Ordinance** to comply with State requirements and further increase housing supply.
 6. Continue to **invest in landlord and tenant counseling and mediation services**, unlawful detainer assistance, housing discrimination services, homebuyer education and outreach, and local eviction prevention strategies.

RACE AND ETHNICITY SEGREGATION AND INTEGRATION

Segregation is the social division of human beings based on any number of factors, including race, ethnicity, or nationality. Racial segregation is one of the most common forms of segregation and is generally illegal but can still exist through social norms even when there is no strong individual preference for it. Racial integration, or simply integration, includes desegregation (the process of ending systematic racial segregation). In addition to desegregation, integration includes goals such as leveling barriers to association, creating equal opportunity regardless of race, and the development of a culture that draws on diverse traditions, rather than merely bringing a racial minority into the majority culture.

Exhibit H-3 illustrates which race or ethnicity is dominated heavily by one racial or ethnic group in Garden Grove. The map colors identify the predominant racial or ethnic group in specific areas (census tracts). The strength of the color indicates the extent to which one group is dominant over the next most populous. Garden Grove's racial and ethnic groups are concentrated within geographic areas. The Asian majority neighborhoods are clustered in the center portion of the City, bordering Westminster's Vietnamese community. Hispanic/Latino dominant neighborhoods are clustered on the eastern side, bordering Santa Ana and Anaheim neighborhoods, which also have a higher percentage of Hispanic/Latino populations. The White dominant neighborhoods are clustered to the west, bordering the cities of Cypress, Los Alamitos, and Seal Beach.

The Dissimilarity, Isolation, and Exposure Indices will illustrate some levels of segregation and integration within Garden Grove.

Dissimilarity Index

The Orange County AI uses the dissimilarity index to identify segregation and disparities in access to opportunity. The Dissimilarity Index measures the percentage of a certain group's population that would have to move to a different census tract in order to be evenly distributed within a city in relation to another group. The higher the Dissimilarity Index, the higher the extent of the segregation. **Table 12-27** below reflects the Dissimilarity Index for Garden Grove. Numbers for 2020 show the Asian or Pacific Islander/White Dissimilarity Index is the highest at 38.21. In the 1990s, the Asian population was highly segregated with the White population compared to the 2000s and subsequent decades.

Table 12-27
Dissimilarity Index Values by Race and Ethnicity

Racial/Ethnic Dissimilarity Index (Garden Grove)	Trend			
	1990	2000	2010	2020
Non-White/White	25.06	31.79	32.16	34.96
Black/White	22.18	23.11	23.45	35.03
Hispanic/White	27.67	32.64	33.20	36.26
Asian or Pacific Islander/White	57.45	34.98	33.98	38.21
Source: Orange County Analysis of Impediments to Fair Housing Choice, 2020.				

ISOLATION AND EXPOSURE INDEX

In addition to the Dissimilarity Index, social scientists also use the Isolation and Exposure Indices to measure segregation. These indices, when taken together, capture the neighborhood demographics experienced, on average, by members of a particular racial or ethnic group within a city. The Isolation Index measures what percentage of the census tract in which a person of a certain racial identity lives is comprised of other persons of that same racial/ethnic group. Values for the Isolation Index range from 0 to 100. **Table 12-28** identifies the Asian population with the highest Isolation Index in Garden Grove, with a value of 45.9. Hispanic has the second highest value at 44.4.

Table 12-28
Isolation Index Values by Race and Ethnicity

Isolation Index (Garden Grove)	Trend				
	1980	1990	2000	2010	2020
White/White	80.4	59.0	42.0	34.3	32.1
Black/Black	1.1	1.7	1.8	1.5	2.5
Hispanic/Hispanic	25.4	30.4	39.4	43.4	44.4
Asian/Asian	7.5	24.6	39.8	45.4	45.9

Source: Orange County Analysis of Impediments to Fair Housing Choice, 2020.

The Exposure Index is a group's exposure to all racial groups. Values for the Exposure Index also range from 0 to 100. A larger value means that the average group member lives in a census tract with a higher percentage of people from another group. **Table 12-29** identifies that the Hispanic and Asian have the highest Exposure Index Values at 30.0 or higher.

Table 12-29
Exposure Index Values by Race and Ethnicity

Exposure Index (Garden Grove)	Trend				
	1980	1990	2000	2010	2020
Black/White	77	53	32.7	23.4	28.9
Hispanic/White	66.7	48.2	27.9	19.2	17.18
Asian/White	77	50.5	27.6	18.9	17.02
White/Black	0.8	1.3	1.4	1.4	1.48
Hispanic/Black	0.8	1.4	1.5	1.3	0.92
Asian/Black	0.9	1.4	1.4	1.3	0.89
White/Hispanic	11.5	20.7	27.8	31.3	31.25
Black/Hispanic	13.8	23.7	33	36.9	32.61
Asian/Hispanic	12.7	22.9	30.2	33.9	34.42
White/Asian	5.6	18.4	27.6	32.4	32.34
Black/Asian	6.2	21	31.4	37.7	32.74
Hispanic/Asian	5.4	19.4	30.2	35.6	35.94

Source: Orange County Analysis of Impediments to Fair Housing Choice, 2020.

RACIALLY/ETHNICALLY CONCENTRATED AREAS OF POVERTY (R/ECAP)

According to the AFFH-T Data Documentation for 2017, HUD developed a census tract-based definition of racially or ethnically concentrated areas of poverty, or R/ECAPs: “The definition involves a racial/ethnic concentration threshold and a poverty test. The racial/ethnic concentration threshold is straightforward: R/ECAPs must have a non-white population of 50 percent or more. Regarding the poverty threshold, Wilson (1980) defines neighborhoods of “extreme poverty” as census tracts with 40 percent or more of individuals living at or below the poverty line. Because overall poverty levels are substantially lower in many parts of the country, HUD supplements this with an alternate criterion. Thus, a neighborhood can be a R/ECAP if it has a poverty rate that exceeds 40 percent or is three or more times the average tract poverty rate for the metropolitan/micropolitan area, whichever threshold is lower. Census tracts with this extreme poverty that satisfy the racial/ethnic concentration threshold are deemed R/ECAPs.” Since these extreme poverty neighborhoods are unlikely to have racial or ethnic concentrations as high as 50 percent, the threshold is set at 20 percent.

In Garden Grove, HUD R/ECAP data show no areas of the City classified as a R/ECAP.

OPPORTUNITY ACCESS

HCD and the California Tax Credit Allocation Committee (TCAC) coordinated efforts to produce opportunity maps that evaluate specific economic, environmental and educational characteristics that have been shown by research to support positive economic, educational, and health outcomes for low-income families. Opportunity maps can be used to inform how to target investments and policies in a way that is conscious of the independent and inter-related effects that research has shown places have on economic, educational, and health outcomes. Shown on **Exhibit H-4**, TCAC Opportunity Areas in Garden Grove range from low resources along the City's northern, southwestern and eastern edges, with moderate in the central portion of the City. The high resource areas are located in the western area of the City. Census Tract 882.01 is identified, by Housing and Community Development (HCD) criteria, as being an area with high segregation and poverty levels, which is located in the northcentral part of the City.

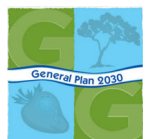
State law requires that for housing elements due on or after January 1, 2021, sites must be identified throughout the community in a manner that affirmatively furthers fair housing opportunities (Government Code Section 65583(c)(10)).

DISPLACEMENT RISK

Gentrification is the process of changing the character of a neighborhood through the influx of more affluent residents and businesses. Displacement refers to instances where a household is forced or pressured to move from their home against their wishes. Areas with high demand for homes drives up housing costs and increases pressure for redevelopment, resulting in the potential for displacement. UC Berkeley's Urban Displacement Project defines residential displacement as "the process by which a household is forced to move from its residence - or is prevented from moving into a neighborhood that was previously accessible to them because of conditions beyond their control." Two key factors in visualizing displacement are the loss of low income households and increases in rent.

Between 2000 and 2015, Census Tract 891.07 on the eastern end of the City was identified as advanced gentrification (see **Exhibit H-5**), meaning between 2000 and 2018, the area gentrified, and housing is only affordable to middle, high, mixed moderate, and high income households, as of 2018. The majority of the City was identified as stable with moderate mixed incomes or at risk of becoming exclusive. Areas that are at risk of becoming exclusive indicates that there are mixed incomes, but the area is experiencing rapid housing costs and with a declining low-income, immigration rate. The western portion of the City includes several neighborhoods that are identified as stable and advanced exclusive. These areas were only affordable to high-income households between 2000 and 2018, with marginal or rapid increase in housing costs.

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12.4 HOUSING RESOURCES

12.4.1 RESOURCES

IDENTIFICATION OF ADEQUATE SITES FOR FUTURE HOUSING NEEDS

State law requires that jurisdictions provide an adequate number of sites to allow for and facilitate the production of their regional share of housing. To determine whether a jurisdiction has sufficient land to accommodate its share of regional housing needs for all income groups, jurisdiction must identify “adequate sites.” Under State law (California Government Code section 65583[c][1]), adequate sites are those with appropriate zoning and development standards—with services and facilities—needed to facilitate and encourage the development of a variety of housing for all income levels.

REGIONAL HOUSING TARGETS

The Regional Housing Needs Assessment (RHNA) is the California State-required process that seeks to ensure cities and counties are planning for enough housing to accommodate all economic segments of the community. The State assigns each region in California a regionwide housing target that is distributed to jurisdictions through a methodology prepared by the regional councils of government. The share for the Southern California Association of Governments (SCAG) region (including the counties of Los Angeles, Orange, Riverside, San Bernardino, Ventura, and Imperial) is 1.34 million new housing units for this Housing Element planning period.

The City of Garden Grove's share of regional housing need was determined through a methodology prepared by SCAG. For this 2021-2029 Housing Element, SCAG issued a target of 183,861 housing units for Orange County; of those, 19,168 housing units were allocated to Garden Grove. The City must show in this Housing Element a plan to accommodate development of these units during the planning period (October 15, 2021 to October 15, 2029).¹ This is equal to a yearly average of 2,396 housing units. **Table 12-30** below shows the City's RHNA by income category. Of the 19,168 total units, the City must plan to accommodate 4,166 units for extremely low- and very low-income households, 2,801 units for low-income households, 3,211 units for moderate-income households, and 8,990 units for above moderate-income households.

¹ The Housing Element planning period differs from the RHNA planning period. The Housing Element covers the planning period of October 15, 2021 to October 15, 2029.

Table 12-30
Target Housing Unit Distribution

Income Category	Dwelling Units (Target)	Percentage of Total
Very Low ¹	4,166	21.7%
Low	2,801	14.6%
Moderate	3,211	16.8%
Above Moderate	8,990	46.9%
TOTAL	19,168	100.0%

Source: SCAG Regional Housing Needs Allocation Plan, 2021.

Note: Pursuant to AB 2634, local jurisdictions are also required to project the housing needs of extremely low-income households (0-30% AMI). In estimating the number of extremely low-income households, a jurisdiction can use 50% of the very low-income allocation or apportion the very low-income figure based on Census data. Therefore, the City's very low-income RHNA of 4,166 units can be split into 2,083 extremely low-income and 2,083 very low-income units.

Housing Element law does not require the City to ensure that the numbers of dwelling units identified in the RHNA are built within the planning period. The law does, however, require that the City provide an inventory of land suitably zoned and with available infrastructure and utilities to meet that need. Government Code Section 65583.2(c)(3)(B) specifies that a minimum density of 30 units per acre qualifies to meet the City's low- and very low-income housing needs.

PROGRESS TOWARD THE RHNA

Since the RHNA uses June 2021 as the baseline for growth projections for the 2021-2029 planning period, jurisdictions may count toward the RHNA housing units developed, under construction, or approved since July 1, 2021. As such, 957 housing units have been developed, are under construction, or approved in Garden Grove (**Table 12-31**). These units have the following income distribution: 41 very low-income units, 359 low-income units, and 64 moderate-income units, and 496 above moderate-income units.

**Table 12-31
Credits Toward the RHNA**

Project	Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income	Total Units
Under Construction or Permits Issued/Applied					
Garden Brook Senior Village	40	351	--	3	394
8218-8242 Garden Grove Blvd.		8	--	38	46
12891 Main St.	1	--	--	8	9
10641 and 10661 Garden Grove Blvd. and 10662 Pearl St.	--	--	--	10	10
Subtotal	41	359	--	59	459
Entitlement Approved					
Brookhurst Place (Brookhurst Triangle - Phase 2)	--	--	120	374	494
11712 Lampson Ave.	--	--	4	3	7
Subtotal	--	--	124	377	501
Total	41	359	124	436	960

Units Under Construction

According to City building permit records, 960 new units are under construction or have applied for building permits in Garden Grove, of which 41 are affordable to very low-income households and 359 are affordable to low-income households based on affordability restrictions. Projects under construction or entitled include:

- **Garden Brook Senior Village:** An eight-story mixed-use project with 394 units for seniors (391 units for seniors and three manager units). The City worked with the applicant to utilize a transfer of development rights from an adjacent public facility to allow a greater number of units than would otherwise be allowed by the zone. The mixed-use project will include 11,041 square-feet of commercial space on the first floor, 391 affordable senior-living units, community spaces including an indoor fitness area, library room, two community rooms, and on-site laundry facilities. This development takes advantage of the Garden Grove Boulevard Mixed Use 3 zoning designation. Originally named the Galleria, the project will build on an existing steel frame that was partially constructed and then abandoned due to the market downturn and sat vacant for almost ten years.



Garden Brook Senior Village (Photo Source: AO Architects)

- **8218-8242 Garden Grove Boulevard.** This project includes 46-unit apartment complex with eight affordable housing units targeted for lower income households as a result of an affordable housing density bonus (27.8% increase). This property is in the R-3 zone on Garden Grove Boulevard and previously consisted of an auto repair business.

Approved Entitlements

In addition to units under construction and in the building permit process, two projects have entitlement approvals, including a large project at the Brookhurst Triangle. The Brookhurst Triangle development is a multiphase mixed-use project with a build out of up to 200,000 square feet of commercial/retail space, a hotel, and a maximum of 674 residential units. The master plan for the project includes residential rentals, for-sale condominiums, and 60 affordable housing units. The first phase of this project, Brookhurst Place, has been completed with 180 apartment units. The second phase of the projects anticipates 497 residential units, both rental and for-sale condominiums. The number of units and type of development proposed are a result of the Garden Grove Boulevard Mixed Use 3 development standards.

Remaining RHNA

The City has achieved approximately five percent of its RHNA with 957 housing units constructed, under construction, or approved, as shown in **Table 12-32**.

**Table 12-32
General Plan/Zoning and RHNA Affordability Levels**

Income Category	RHNA	Units Constructed, Under Construction, or Approved	Remaining RHNA
Extremely- and Very-Low	4,166	896	3,270
Low	2,801	38	2,763
Moderate	3,211	10	3,201
Above Moderate	8,990	9	8,981
Total	19,168	960	18,211

12.5.2 RESIDENTIAL SITES INVENTORY

State law requires that jurisdictions demonstrate in the Housing Element that the land inventory is adequate to accommodate that jurisdiction's share of the region's projected growth. As indicated above, the City has met some of its identified regional need through projects that are currently in the pipeline. The City has a remaining RHNA of 6,033 units in the very low- and low-income categories. The City has available residential development opportunities with sufficient capacity to meet and exceed the identified housing need (**Exhibit H-6**). The opportunity sites shown here consist of proposed developments, vacant sites, and underutilized sites to accommodate the RHNA.

SITES INVENTORY CONSIDERATIONS

RNHA Appeal and City's Effort to Meet the RHNA

On September 3, 2020, SCAG released the DRAFT RHNA Allocation based on the Final RHNA Methodology, identifying 19,122 housing units for Garden Grove at that time. On October 26, 2010, Garden Grove submitted a letter to the SCAG's RNHA Appeals Board to appeal the RHNA based on the following:

1. SCAG failed to determine each jurisdiction's Regional Housing Need in a manner that furthers, and does not undermine, State housing goals.
2. SCAG failed to adequately consider information submitted and available to SCAG prior to adoption of the RHNA Allocation Methodology.
3. Garden Grove has experienced changed circumstances which warrant a revision to the Draft RNHA Allocation.

The appeal hearing was set for January 15, 2021. The hearing was then continued to January 25, 2021. Ultimately, the appeal was denied by the SCAG RHNA Appeals Board.

Although the RNHA appeal was denied, the City would like to reiterate the challenge of adding over 19,000 housing units to a City that with virtually no vacant land remaining for large housing redevelopment. As of 2021, Garden Grove has 48,504 established housing units. The Garden Grove 6th Cycle (2021-2029) final RNHA is 19,168. The units identified in the RHNA could potentially increase the number of housing units by 40 percent within an eight-year period.

To address this challenge, the City has increased its density in all mixed-use land use designations by an average of 25 percent. It is also concurrently adopting a revised General Plan Land Use Element and Land Use Diagram to accommodate the increase in densities and to accommodate the RHNA units. An environmental impact report to address the impacts associated with the increase in development has been prepared. Additionally, the City is adopting amendments to Title 9 (Land Use) to ensure consistency with the Land Use Element revisions. As such, the City is striving to accommodate the 6th Cycle RNHA both through concurrent amendments in the General Plan and Zoning Code when the Housing Element is adopted.

Zoning Appropriate to Accommodate Housing Affordable to Lower-Income Households

The capacity of sites that allow development densities of at least 30 units per acre are credited toward the lower-income RHNA based on State law. Zones that allow less than 30 units per acre but facilitate multifamily housing are considered appropriate to accommodate housing for moderate-income households. Much of the moderate-income need will be met by private market construction of non-subsidized rental units and entry-level condominiums.

General Plan and Zoning Amendments

In 2021, the City adopted General Plan and Zoning Ordinance amendments to increase residential densities for mixed-use designations and zones to accommodate the 19,168 RHNA. All of the mixed-use designations averaged a 25 percent increase in residential densities. See **Table 12-33** with General Plan Land Use Designations corresponding Zoning Districts and maximum densities.

Table 12-33
General Plan/Zoning and RHNA Affordability Levels

Income Category	Appropriate Density	General Plan Designations	Zoning Districts	Maximum Density
Very Low/ Low	30+ du/ac	International West Mixed Use	Harbor Boulevard Specific Plan, Commercial Housing Overlay	70
		Civic Center Mixed Use	CC-3 (Civic Center Core)	60
		Residential/Commercial Mixed Use 1	GGMU-1 (Garden Grove Boulevard Mixed Use 1)	60
		Industrial/Residential Mixed Use 1	Industrial Housing Overlay	60
		Residential/Commercial Mixed Use 3	GGMU-3 (Garden Grove Boulevard Mixed Use 3)	48
		Industrial/Residential Mixed Use 2	AR (Adaptive Reuse)	48
		Civic Center Mixed Use	CC-2 (Civic Center Main Street)	48
Moderate	23+ du/ac	Residential/Commercial Mixed Use 2	GGMU-2 (Garden Grove Boulevard Mixed Use 2)	24
			Brookhurst/Chapman Specific Plan (BCC)	24
		Civic Center Mixed Use	CC-1 (Civic Center East)	24
		Medium High Density Residential	R-3 (Multiple-Family Residential Zone)	24
			Community Center Specific Plan (CCR)	23
Above Moderate	Any	Low Medium Density Residential	R-2 (Limited Multiple Residential Zone)	21
		Low Density Residential	R-1 (Single-Family Residential Zone)	11

Environmental Constraints

The sites inventory analysis reflects land use designations, zones, and densities established in the City's General Plan and Zoning Ordinance. Potential environmental hazards also include flood zones and liquefaction. The majority of Garden Grove is within a liquefaction zone, which causes

underlying soil to liquify during intense earthquake shaking. Many parcels within the developed area of Garden Grove are located within the 100-year floodplain but are not constrained in development. Certain areas within Garden Grove are also susceptible to flooding, including properties along the East Garden Grove Wintersburg Channel, which encompasses the eastern portion of the City. The City has prepared information as a courtesy to educate property owners about the flood zone and flood insurance, including an informational handout. Any additional constraints that would occur on a more detailed site review basis would be addressed as part of the individual project review process. The City's capacity to meet its regional share of housing by individual income categories is not constrained by environmental conditions.

Assembly Bill 1397

Consistent with updated Housing Element law (Assembly Bill 1397) related to the suitability of small and large sites, the lower-income sites inventory presented in this section is predominately limited to parcels that are between 0.5 and 10 acres in size, as the State has indicated these size parameters are most adequate to accommodate lower-income housing need.

AB 1397 also adds specific criteria for assessment of the realistic availability of non-vacant sites during the planning period. If non-vacant sites accommodate half or more of the lower-income need, the housing element must describe "substantial evidence" that the existing use does not constitute an impediment for additional residential use on the site. Due to the built-out nature of Garden Grove, most sites have existing uses. Non-vacant sites included in the inventory have been chosen due to their location, existing uses, and potential for intensification. To ensure that appropriate sites have been chosen, properties that show recent investments or updates or that contain uses of local importance are not included, and clear criteria were used to evaluate all sites, as described below under the Detailed Sites Inventory (Residential Recycling).

AB 1397 requires that vacant sites identified in the previous two Housing Elements and non-vacant sites identified in the previous Housing Element only be deemed adequate to accommodate a portion of the housing need for lower-income households if the site is zoned at residential densities consistent with the default density established by HCD (30 units per acre) and the site allows residential use by right for housing developments in which at least 20 percent of the units are affordable to lower-income households. Non-vacant sites identified in the previous Housing Element and vacant sites identified in the previous two Housing Elements but credited toward the moderate-or above moderate-income RHNA in the current Housing Element are not subject to the provisions of AB 1397 since they are not intended to meet the lower-income RHNA. All sites identified in previous Housing Elements that are identified again in this Housing Element were up zoned in 2021. Per HCD guidance, these sites are identified as new sites and not subject to AB 1397 because the zoning and development potential was significantly increased.

No Net Loss Provision

Government Code Section 65863 stipulates that a jurisdiction must ensure that its Housing Element inventory can accommodate its share of the RHNA by income level throughout the planning period. If a jurisdiction approves a housing project at a lower density or with fewer units by income

category than identified in the Housing Element, it must quantify at the time of approval the remaining unmet housing need at each income level and determine whether there is sufficient capacity to meet that need. If not, the city must “identify and make available” additional adequate sites to accommodate the jurisdiction’s share of housing need by income level within 180 days of approving the reduced-density project. Program 8 is included in the Housing Element to set up a process for compliance.

DETAILED SITES INVENTORY

The following sections provide details on the City’s 2021-2029 Housing Element sites inventory. The opportunity areas identified involve sites that can realistically be redeveloped with residential units during the planning period. The sites chosen are significantly underutilized given their size and location. As market forces continue to push toward higher densities, recycling of underutilized land is expected to occur at an increasing rate. If the trend continues, the City can anticipate increased recycling of land, particularly in higher-density areas where economies of scale can be realized.

Accessory Dwelling Units

Since 2017, the State Legislature has passed a series of new laws that significantly increase the potential for development of new ADUs and Junior ADUs (JADUs) by removing development barriers, allowing ADUs through ministerial permits, and requiring jurisdictions to include programs in their housing element that incentivize their development. As a result, Garden Grove has seen significant increases in ADUs in the community, increasing from just a few dozen permitted annually in 2017, to 217 in 2018, to 297 units in 2019, and as of April 1, 2021, 108 units have already been permitted during the first three months of the year. Based on this steeply upward trend, the City anticipates permitting at least 436 ADUs in 2021. Conservatively estimating that this upward trend would level off the following year, the City is projecting an average of 436 ADUs will be constructed each year during the planning period (2021-2029), equaling a projection of 3,618 ADUs.

As of 2021, there were 25,531 parcels zoned (R-1) for single-family housing, totaling 5,322 net acres (8.3 net square miles), with ample capacity for additional ADUs. In addition, ADUs are permitted in multi-family developments and mixed-use developments, which represent a significant share of the City’s land and include the Civic Center area, corridors, and transit-adjacent areas. In addition, the recent ADU activity may be somewhat depressed by the COVID-19 pandemic and other events of 2020, and do not reflect the most recent ADU laws that went into effect January 1, 2021, that streamline approvals for ADUs.

This Housing Element includes a program to facilitate the development ADUs. The projected 3,618 ADUs (436 ADUs per year for 8.3 years in the planning period) are divided accordingly to SCAG’s



HCD pre-certified percentages for each income category for Orange County.² The projected ADUs only represent 19 percent of the total 19,168 RHNA housing units.

Realistic Capacity Assumption

Consistent with HCD guidelines, the review of existing and proposed multifamily projects within a zone or particular area helps to identify the realistic density that can be anticipated for potential development. To determine realistic capacity assumptions for each zone, the City surveyed recent projects since 2016 to identify the average densities that have recently been achieved in each zone. See **Table 12-34** for recent development trends and related project densities, as well as **Table 12-35** for affordable housing development trends.

In the R-2 zone, projects have occurred at between 74 and 100 percent of maximum capacity, with projects in more recent years occurring closer to maximum density. As such, all R-2 sites are conservatively assumed to develop at 85 percent of maximum capacity. For the R-3 Zone, in the zoning development standards (Land Use Code Section 9.12.040.050[4] – Table of Development Density R-3 Zone), a sliding scale limits the number of maximum units based on the size of lot, a practice known as graduated zoning that encourages lot consolidation but can limit development on smaller sites. This provision was identified as a constraining factor for reducing the overall density in the R-3 Zone. Program 17 of this Housing Element indicates that the City will remove the sliding scale density limit and establish a reasonable minimum lot size in the R-3 zone. As a result of this program, sites in the R-3 Zone are assumed to develop at 85 percent of maximum capacity, taking into account the removal of this constraint. For mixed use designations, development trends vary by lot size. As such, properties that are less than half an acre in size are assumed to develop at 75 percent of maximum capacity, while sites over half an acre in size are conservatively assumed to develop at 95 percent of maximum capacity (the average density of surveyed projects was 183 percent, due to density bonuses on larger sites). In essence, the larger the property, the more likely the development will meet or exceed the maximum density allowance. Additionally, with larger projects, developers have more flexibility in using the density bonus program (although density bonus units are not assumed as part of this analysis).

² SCAG estimates an affordability breakdown of ADUs in the Orange County subregion as follows: 15% extremely low-income, 10% very low-income, 43% low-income, 30% moderate-income, and 2% above moderate-income. 6th Cycle Housing Element Update Technical Assistance – ADU Affordability Analysis, August 27, 2020.

Table 12-34
Development Density Trend and Realistic Capacity Assumptions

Zone	Built Residential Projects Address	Year Built	Units	Type	Site Acres	Density				
						Built	Max. Allowed	Ratio of Built vs. Max.	Avg.	HE Realistic Capacity
Residential Zones										
R-2	12812 Lucille Ave.	2017	2	Duplex	0.25	8.0	10	80%	85%	85%
	12872 Hazel Ave.	2017	2	Duplex	0.24	8.3	10	83%		
	12751 Hazel Ave.	2017	2	Duplex	0.24	8.3	10	83%		
	10052 Central Ave.	2018	2	Duplex	0.27	7.4	10	74%		
	10232 Russell Ave.	2019	2	Duplex	0.22	9.0	10	91%		
	12782 Magnolia St.	2020	2	Duplex	0.23	8.7	10	87%		
	10182 Imperial Ave.	2019	2	Duplex	0.20	10.0	10	100%		
R-3	8882 Lampson Ave.	2017	9	Multi-Family	0.61	14.8	24	61%	80%	85% with Program 17 incentive
	9841 11th St.	2017	10	Multi-Family	0.44	22.7	24	95%		
	10662 Frances Ave.	2017	2	Multi-Family	0.17	11.8	24	49%		
	10115 Dakota Ave.	2017	3	Multi-Family	0.28	10.7	24	45%		
	12111 Buaro St.	2017	17	Multi-Family	0.99	17.2	24	72%		
	9861 11th St.	2018	31	Multi-Family	1.80	17.2	24	72%		
	8218 Garden Grove Blvd.	2018	46	Multi-Family	0.74	62.2	24	259%		
	13942 La Bonita Ave.	2019	2	Multi-Family	0.19	10.5	24	44%		
	9312 Chapman Ave.	2020	6	Multi-Family	0.47	12.8	24	53%		
	8581 Stanford Ave.	2021	2	Multi-Family	0.20	10.0	24	42%		
Mixed Use Zones										
CC-2	12885 Main St.	2020	9	Multi-Family	0.21	42.9	32	134%	75%	75% (small sites)
CC-3	11222 Garden Grove Blvd.	2017	16	Multi-Family	0.57	28.1	42	67%		
	12783 9th St	2017	2	Multi-Family	0.21	9.5	42	23%		
GGM U-2	12931 Louise St	2019	4	Multi-Family	0.34	11.8	21	56%		
	12881 Adelle St	2020	4	Multi-Family	0.20	20.0	21	95%		
GGM U-1	12801 Brookhurst St	2018	180	Multi-Family	3.72	48.3	48	101%	183%	95% (large sites)
	10034 Garden Grove Blvd.	2021	394	Senior Housing	3.10	127.1	48	265%		

Developers can take advantage of an affordable housing density bonus to increase the number of housing units allowed. **Table 12-35** identifies affordable housing projects built over the last 20 years and the allowed and built density of the project. In many cases, densities were near maximum allowed densities or over the allowed density by use of the density bonus provision.

Table 12-35
Affordable Housing Density Trend

Activity Name/Address	Completed	Tool/ Funding	Zone	Allowed Density	Total Units	Affordable Units	Acres	Built Density
Wesley Village Apartments 10882 Stanford Ave	6/2017	HOME/ Set Aside	CC-3	60	47	47	0.62	75.8
Sungrove Senior Apartments 12811 Garden Grove Bl	10/2003	Redevel.	PUD (C-R)	60	82	80	1.31	62.6
Cobblestone Apartments 14051 Hope St	4/2014	Density Bonus	R-3	24	34	5	1.09	31.2
Waterstone Apartments 12662 Dale St	4/2014	Density Bonus	R-3	24	25	4	0.88	28.4
12632 Dale Street	1/2010	Density Bonus	R-3	24	25	6	0.95	26.5
Steele Street Apartments 11211 Steele Street	1/2002	Redevel./ HOME	R-3	24	10	10	0.43	23.3
Sycamore Court Apartments 10632 Bolsa Ave	8/2018	HOME	R-3	24	78	77	3.90	20.0
Rose Garden Apartments 9645 Westminster Ave	9/2010	Redevel.	PUD (R-3)	24	144	144	8.55	16.8

Residential Recycling

The City has nearly 898 acres of land zoned R-2 and R-3. In the four-year period between 2017 and 2020, at least 17 properties have been converted into higher intensity uses, primarily from single-family units to duplex/triplex units and small apartment and condominium complexes. Redevelopment of these medium-high density residential properties has created 142 housing units, yielding a net increase of 125 housing units. The City anticipates this recycling trend to continue. With the revision of the Development Density R-3 Zone table, more units are anticipated to be built in the R-3 Zone compared to previous years. To identify additional residentially zoned

parcels with potential for new development or recycling opportunities, the following criteria were used:

- Parcel is currently vacant; or
- If parcel is not vacant:
 - Land value is greater than improvement value
 - Structure was built prior to 1990 (and therefore over 30 years of age)
 - Existing uses are not condominiums or apartments
 - Redevelopment can at least double the number of units existing on site

A total of 468 parcels met these criteria, including a few vacant residential parcels. These parcels can potentially yield 2,646 gross units, assuming development at 85 percent of the allowable densities. Most of the parcels are small and even with lot consolidation, would not form development sites of 0.5 acre or larger. Therefore, they are assumed to be feasible for facilitating above moderate-income housing. Program 21 is included in the Housing Plan requiring the replacement of units affordable to the same or lower income level as a condition of any development on a nonvacant site consistent with those requirements set forth in Government Code section 65915(c)(3).

Sites to Meet the Lower-Income RHNA

Garden Grove is an entirely built out city with very limited vacant land available to accommodate new development of any sort. The City has established a variety of mixed-use zones to accommodate additional residential development in districts and along major corridors. Current development trends in mixed use areas show that high residential density is feasible and realistic, and appropriate to accommodate housing for all income levels, including the lower-income RHNA. In addition, in 2021, densities were increased in all mixed-use zones to accommodate the RHNA in Garden Grove, providing additional capacity and incentive for redevelopment well above the State-required 30 units per acre.

Site selection to meet the lower-income RHNA includes both vacant sites and underutilized sites. All sites chosen are significantly underutilized given their size and location. Mixed use sites are along major streets in the City, which include Garden Grove Boulevard, Harbor Boulevard, Katella Avenue, Chapman Avenue, Brookhurst Street, and Western Avenue.

Key sites with existing uses that are ripe for redevelopment typically contain older structures and are underutilized given the development potential afforded by the mixed-use development standards. Examples of existing uses include small-scale commercial uses, auto repair shops, and structures with large surface parking lots. Some sites with existing residential uses provide the opportunity for significant capacity increases. The following criteria was used to identify underutilized parcels in mixed-use zones:

- Improvement value is less than half of the land value (ratio is less than 1.00)
- Structure was built prior to 1985 (and therefore over 36 years of age)

- General characteristics such as declining uses, low existing floor-area ratio (FAR), etc.
- Location near recent mixed-use or residential development activities on properties exhibiting similar characteristics
- Expressed interests from property owners or developers

A letter with a survey was mailed to owners of over 100 properties that met the criteria stated above. Of those that responded, 56 percent expressed interest. Respondents that indicated that their property did not include any leases or leases that would expire early within the planning period were identified as a site to meet the lower income RHNA. Leases associated with ongoing business operations beyond 2029 could potentially be identified as a constraint to building housing on such property. Additionally, respondents that indicated they were interested in developing their properties to mixed use with residential uses were also identified as a site to meet the lower income RHNA.

Table 12-36 summarizes the sites identified to meet the lower income RHNA, which can facilitate 4,862 units. These sites contain existing commercial and/or residential uses that are of marginal economic viability, are at or near the end of their useful life, and/or the existing intensity of development is substantially lower than allowed by existing zoning. Sites that are smaller than 0.5 acres have multiple parcels that are adjacent to each other and are appropriate for consolidation into larger development projects, achieving a lot size of at least 0.5 acres. These sites have common ownership, function as a part of a larger site currently, such as a commercial building with an adjacent parking lot, and/or are significantly underutilized and have been identified by developers for potential projects.

Table 12-36
Sites to Meet the Lower Income RHNA

Site No:	APN	Existing Use	General Plan; Zoning	Parcel Size (acres)	Density Allowed (units/acre)	Realistic Capacity (units)
1	23149112	Vacant	International West Mixed Use; Commercial Housing Overlay	0.17	70	16
	23149113	Single family home		0.17		
	23149114	Single family home		0.16		
	23149115	Single family home		0.17		
2	23132320	Hospital parking		1.62	70	108
3	23156114	Hospital parking		3.16	70	210
4	10013068	Light industrial		0.52	70	34
5	10013069	Industrial business park		1.53	70	102
6	10013079	Commercial		0.90	70	60
7	10013058	Metal recycling		1.51	70	100
8	10013079	Commercial		0.88	70	59
9	10012302	Used car		1.66	70	111

Site No:	APN	Existing Use	General Plan; Zoning	Parcel Size (acres)	Density Allowed (units/acre)	Realistic Capacity (units)
10	10012232	Transportation fleet	International West Mixed Use; Commercial Housing Overlay	2.59	70	172
11	10108063	Used car sales		1.02	70	68
12	10108064	Auto repair		0.74	70	49
13	10108068	Auto repair		0.75	70	50
14	10108075	Commercial center		2.00	70	133
15	10101101	Commercial		0.64	70	43
16	10101104	Commercial		0.63	70	42
17	10101106	Commercial		0.17	70	28
	10134366	Parking lot		0.36	70	
18	10161101	Commercial		0.65	70	43
19	10035220	Vacant		1.13	70	67
20	10013067	Light industrial		0.54	70	36
21	10013066	Light industrial		0.54	70	36
22	10002125	Commercial	Civic Center Mixed Use; Civic Center Core (CC-3)	1.22	60	70
23	09017135	Office		1.76	60	100
24	09015457	Senior center		1.57	60	89
25	09015457	Adult day care		2.21	60	126
26	09015320	Single family home		0.83	60	47
27	09913507	Commercial		1.63	60	93
28	10010143	Commercial		0.59	60	33
29	09017128	Office		0.66	60	38
30	08920256	Religious institution		1.19	60	64
31	21503201	Light industrial	Industrial/Residential Mixed Use 1; Industrial Housing Overlay	5.89	60	336
32	13167111	Light industrial		1.46	60	83
33	13167106	Wholesale warehousing		8.75	60	499
34	13167112	Light industrial		3.53	60	201
35	09807070	Light industrial	Residential/Commercial Mixed Use 1; Garden Grove Boulevard Mixed Use 1 (GGMU-1)	0.78	60	45
36	09628209	Culinary school		0.95	60	92
	09628206			0.42		
	09628205			0.42		
37	09736407	Commercial shop center		0.60	60	34
38	09905151	Religious institution		1.49	60	121
39	09736405	Commercial shop center		0.97	60	55
40	09736406	Auto repair		0.72	60	41

Site No:	APN	Existing Use	General Plan; Zoning	Parcel Size (acres)	Density Allowed (units/acre)	Realistic Capacity (units)
41	09628215	Motel		1.54	60	88
42	09628111	Motel		1.76	60	100
43	09628109	Motel		0.81	60	46
44	13345419	Shopping center	Residential/Commercial Mixed Use 3; Garden Grove Boulevard Mixed Use 3 (GGMU-3)	1.05	48	48
45	13345414	Motel		0.64	48	29
46	13344304	Shopping center		5.69	48	260
47	23139228	Commercial		0.97	48	44
48	23139227	Commercial		0.90	48	41
49	23139226	Commercial		0.74	48	34
50	23139224	Commercial		0.88	48	40
51	23139229	Single family home		0.45	48	21
52	13336305	Used auto sales		0.80	48	26
53	13336308	Auto repair		0.80	48	37
54	13336309	Truck shell sales		0.80	48	37
55	13337149	Used car sales		0.85	48	39
56	09905152	Commercial		0.66	48	30
57	13337162	Motel		0.83	48	38
58	09763002	Shopping center		2.25	48	103
59	08910124	Commercial	Industrial/Residential Mixed Use 2; Industrial Housing Overlay	1.03	48	47
Total/Average				88.4	59.5	4,862

Sites to Meet Moderate- and Above Moderate-Income RHNA

Table 12-37 summarizes sites to meet the moderate-income RHNA. Sites to meet the moderate-income RHNA are underutilized and can support multi-family development and are either 1) smaller sites located in zones with high density allowance (60-70 units per acre), or 2) are located in mixed-use or residential zones that allow 23-24 units per acre. This density is sufficient to support moderate income housing.

HCD identifies income thresholds for the various income levels; a two-person moderate-income household in Orange County can earn up to \$98,900 per year. As noted in the Needs Assessment Chapter, the annual income to afford a two-bedroom apartment in Orange County is approximately \$94,572 (assuming 30 percent of income used for rental costs and fair market rents) in 2020. The average condominium price in Garden Grove in 2020 was \$436,946, which is well within the amount a moderate-income household can afford, according to the affordability matrix presented in the Needs Assessment (**Table 12-12**).

Sites to meet the Above Moderate income RHNA are located in Appendix A and total 8,361 units. Moderate sites are located along mixed-use designations along Katella Avenue, Western Avenue, and Garden Grove Boulevard, and Brookhurst St. Sites generally include structures built prior to 1986.

Table 12-37
Sites to Meet the Moderate-Income RHNA

Site No:	APN	Existing Use	General Plan; Zoning	Parcel Size (acres)	Density Allowed (units/acre)	Realistic Capacity (units)
60	23145140	Single family home	International West Mixed Use; Commercial Housing Overlay	0.56	70	16
61	23145136	Vacant				
62	23145137	Vacant				
63	23145138	Vacant				
64	13167109	Wholesale warehousing	Industrial/Residential Mixed Use 1; Garden Grove Boulevard Mixed Use 1 (GGMU-1)	13.78	60	786
65	13168262	Office	Residential/Commercial Mixed Use 1;	2.26	60	129
66	13168205	Business park		3.03	60	173
67	13206132	Shopping center	Residential/Commercial Mixed Use 2; Garden Grove Boulevard Mixed Use 2 (GGMU-2)	0.33	24	6
68	13206131	Shopping center		2.58	24	59
69	13206128	Shopping center		1.73	24	39
70	13206129	Shopping center		0.59	24	13
71	13206118	Shopping center		0.38	24	7
72	13154120	Shopping center		6.57	24	150
73	08901034	Shopping center		5.00	24	114
74	08901065	Shopping center		0.69	24	16
75	08901057	Shopping center		8.31	24	190
76	08901064	Shopping center		1.41	24	32
77	08901060	Shopping center		0.23	24	4
78	08961341	Auto repair		1.06	24	24
79	08907268	Office		4.52	24	103
80	08966226	Wholesale warehousing		0.99	24	20
81	08966225	Commercial		1.09	24	22
82	08907267	Office		0.92	24	21
83	23103102	Church parking lot	Low Medium Density Residential; Multiple-Family Residential (R-3)	4.92	24	95
84	10036229	Elks lodge	Medium Density Residential; Multiple-Family Residential (R-3)	4.16	24	85
85	08966224	Church parking lot		2.08	24	43
86	09010113	Single family home	Low Density Residential;	0.09	23	2

Site No:	APN	Existing Use	General Plan; Zoning	Parcel Size (acres)	Density Allowed (units/acre)	Realistic Capacity (units)
87	09010114	Single family home	Community Center Specific Plan (Peripheral Residential)	0.09	23	2
88	09010116	Single family home		0.19	23	4
89	09010117	Single family home		0.19	23	4
90	09010118	Single family home		0.19	23	4
Total/Average				67.9	33.3	2,163

Adequacy of Sites Toward the RHNA

Including all vacant and underutilized sites, ADU projections, and projects in the pipeline, the sites inventory identifies capacity for 14,758 units, 4,862 of which are on sites suitable for development of lower-income housing. Overall, the City has the ability to adequately accommodate the remaining RHNA (**Table 12-38**). These sites and the densities allowed will provide opportunities to achieve the remaining RHNA goals for all income categories and can realistically be redeveloped with residential units during the planning period. These areas are considered highly likely to experience recycling for two key reasons: 1) the high demand for more affordable housing throughout the Southern California region, and 2) the availability of underutilized land in areas designated for high-density mixed-use and residential use (with maximum densities increased by 25 percent in 2021). The sites chosen are significantly underutilized given their size and location. In addition, recent developments and market interest, new flexible and housing-supportive zoning standards, and increased density allowances will serve as a catalyst for more intense development.

Table 12-38
Sites Inventory Summary

RHNA/Sites	Ex./Very Low Income (0-50% AMI)	Low Income (51-80% AMI)	Moderate Income (80-120% AMI)	Above Moderate Income (121+% AMI)	Total
RNHA	4,166	2,801	3,211	8,990	19,168
Proposed Development Site (Credits)	41	359	124	436	960
Remaining RHNA after Credits Applied	4,125	2,442	3,087	8,554	18,208
Accessory Dwelling Units	905	1,556	1,085	72	3,618
Underutilized Sites		4,862	2,163	7,713	14,758
Remaining RHNA after Sites Applied		+756	+161	-769	+168

12.5.3 CONSISTENCY WITH AFFIRMATIVELY FURTHERING FAIR HOUSING (AFFH)

State law requires that for housing elements due on or after January 1, 2021, sites must be identified throughout the community in a manner that affirmatively furthers fair housing opportunities (Government Code Section 65583(c)(10)). Affirmatively furthering fair housing means taking meaningful actions that, taken together, address significant disparities in housing needs and in access to opportunity. For purposes of the housing element sites inventory, this means that sites identified to accommodate the lower-income need are not concentrated in low-resourced areas (lack of access to high performing schools, proximity to jobs, location disproportionately exposed to pollution or other health impacts) or areas of segregation and concentrations of poverty. HCD and the California Tax Credit Allocation Committee (TCAC) coordinated efforts to produce opportunity maps that evaluate specific economic, environmental, and educational characteristics that have been shown by research to support positive economic, educational, and health outcomes for low-income families.

Shown on **Exhibit H-7**, TCAC opportunity areas in Garden Grove range from moderate resources in the central and western areas of the City, low resources along the central west and eastern areas of the City, and high resource areas in the western portions. The moderate resource areas represent the largest areas of the City (53 percent). Low resource areas are the second largest (37 percent) and high resources and high segregation/poverty areas are the lowest, with 7.1 percent and 2.8 percent, respectively. The sites inventory for the 2021-2029 planning period has been selected based on available capacity to redevelop sites into housing units to accommodate the RHNA. Those sites have capacity for 14,758 units at various income categories. The majority of sites are located within mixed use areas closer to transit and commercial services, including Garden Grove and Harbor Boulevard. **Table 12-39** shows that capacity for multi-family and mixed-use residential development within the RHNA income categories is primarily distributed among the low (36 percent) and moderate (61.5 percent) resources areas. A higher proportion of very low- and low-income targeted housing units are located in the moderate resource areas. The high resource areas have very little opportunity for new development and are limited as a primarily single-family neighborhood (where ADUs could be constructed and are anticipated to meet a portion of the lower income housing need). Additionally, of the land available in the City, only seven percent is designated as high resource, while the remaining 93 percent of the City is designated as other resource categories.

Table 12-39
RNHA Housing Sites and TCAC Resources

RNHA Income Categories (Units)	California Tax Credit Allocation Committee (TCAC) Resource Categories					
	High Segregation/ Poverty	Low Resource	Moderate Resource	High Resource	Total	
					Number	Percent
Percent of Citywide Gross Land Area by TCAC Resource Areas	2.8%	37.1%	53.0%	7.1%	100.0%	
Very Low and Low	--	1,549	3,313	--	4,862	32.9%
Moderate	--	1,087	1,076	--	2,163	14.7%
Above Moderate	82	2,671	4,980	--	7,733	52.4%
Total	82	5,307	9,075	--	14,758	100.0%
Percentage of Total	0.6%	36.0%	61.5%	0.0%	100.0%	--

Source: California Tax Credit Allocation Committee (TCAC) mapping data.

12.5.4 SITE INFRASTRUCTURE AND SERVICES

The City has sufficient water and sewer capacity to serve a build-out population of 238,619, which is accommodated by the Land Use Element (as adopted in 2021). Full urban-level services are available to each site in the inventory. Such services are more than adequate for the potential unit yield on each site. Specifically, water and sewer service are available or are programmed to be made available for all the sites included in the inventory.

WATER AND SEWER INFRASTRUCTURE

As of 2021, infrastructure is in place to accommodate all development identified in the site inventory. As identified in the Garden Grove Sanitary District (GGSD) Sewer System Management Plan, the City's sewer system is undergoing maintenance upgrades consistent with the System Evaluation and Capacity Assurance Plan prepared by the GGSD. Based on a Sewer System Management Plan deficiency map (Figure 9: Collection System Hydraulic Deficiencies and Tributary Areas), approximately 411 dwelling units (Above Moderate income units) identified in the sites inventory are located within a sewer capacity deficiency zone. This deficiency zone is categorized as having minimal capacity in the area south of Chapman Avenue, east of Euclid Avenue, north of Trask Avenue, and west of Harbor Boulevard. This will not constrain development of the sites, as the developer can be reimbursed for completing the appropriate sewer system upgrades at an earlier date, as provided for in the Sewer Capital Improvements Plan. The sewers categorized as "calculated deficiency" are possible future deficiencies and will be monitored as new development that may increase the wastewater flows are proposed within their tributary areas. Additionally, some of the sewers will be flow monitored again following the implementation of the diversion projects in order to verify the adequacy of the relief provided. Additionally, the Capital Improvement Program for capacity improvements is formulated to eliminate the deficiencies in accordance with Garden Grove Sanitary District's criteria. It consists of replacement with larger pipes, diversions to adjacent or nearby Orange County Sanitation District facilities, diversions to Garden Grove Sanitary District facilities with adequate capacity, or combinations of these.

The City's water services provision and infrastructure currently in place is sufficient to accommodate projected growth. The City has 360 miles of water lines and 11 active wells strategically located throughout the City, with a pumping capacity of over 46,600 gallons per minute. The City also operates eight storage and distribution reservoirs at five sites with a combined capacity of 53 million gallons (MG). As the City infrastructure ages, the Water Services Division will continue replacing aging infrastructure in certain areas. To this end, the City is currently updating its 2015 Urban Water Management Plan to assess the need for replacement and expansion of water facilities. To ensure appropriate water levels for the community in the future, the City is working with the Orange County Water District and Orange County Sanitation District to diversify the County's water supply with the development of the Groundwater Replenishment (GWR) system. This innovative water purification project will provide a new source of locally controlled, high-quality water for north and central Orange County. As of 2021, the City does not own or operate any wastewater or recycled water facilities.

DRY UTILITIES

All sites in the land use inventory lie within developed areas and have access to full dry utilities. Southern California Edison is responsible for providing electric power supply to Garden Grove. Natural gas is provided by the Southern California Gas Company. Natural gas is generally available throughout Garden Grove through a local distribution system. Additional dry utilities include various telecommunications providers and cable providers and solid waste collection. Republic Services provides solid waste collection service to the City, and solid waste is disposed at the Olinda Alpha Landfill in the City of Brea, which is under the operation by the Orange County Waste & Recycling Department.

12.5.5 FINANCIAL RESOURCES

In light of the elimination of redevelopment agencies in the State of California, the City has limited access to funding sources for affordable housing activities.

CDBG, HOME, AND ESG FUNDS

The City of Garden Grove is an annual recipient of Community Development Block Grant (CDBG), HOME Investment Partnership (HOME), and Emergency Shelter Grant (ESG) funds from the Department of Housing and Urban Development (HUD). The City allocates HUD funding to subrecipients to support decent housing, a suitable living environment, and opportunities to expand economic opportunities, principally for low- and moderate-income persons. Administration of these programs is handled by the City's Office of Economic Development. For the FY 2021-2022 the City is projected to utilize a total of \$5.8 million in HUD grants to benefit low- and moderate-income residents through a variety of programs and services. The following are the projected grants amounts:

- \$2.9 million in CDBG funding will be programmed to benefit low/moderate-income residents, through housing rehabilitation, senior services, fair housing activities, infrastructure improvements, and the Special Resource Team (SRT).
- \$2.8 million in HOME funding will be used to develop affordable housing and provide rental assistance to low-income households.
- \$180,000 in ESG funding will be used to provide homeless services through street outreach, emergency shelter, homeless prevention, and rapid rehousing.

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD) HOUSING CHOICE VOUCHERS

The housing choice voucher program is the federal government's major program for assisting very low-income families, the elderly, and the disabled to afford decent, safe, and sanitary housing in the private market. Since housing assistance is provided on behalf of the family or individual, participants are able to find their own housing, including single-family homes, townhouses and apartments. Federal Housing Choice Vouchers (formerly Section 8) for rental assistance are available through the Garden Grove Housing Authority. The Housing Authority administers 2,300 vouchers as well as the Mainstream Voucher Program, HEART Program, Anti-Displacement Program, and the Emergency Housing Voucher Program.

ORANGE COUNTY HOUSING TRUST

The Orange County Housing Finance Trust (Trust) was formed in 2019 as a collaborative, regional entity composed of the County of Orange and 23 cities throughout the county. The Trust represents over 80 percent of the population in Orange County with the mission to strengthen communities by financing the development of affordable and supportive housing. As of May 6, 2020, seven affordable housing developments received a combined total of over \$10 million for the development of affordable and supportive housing. The Trust funding provides deferred loans that will help create 467 new housing units.

12.5.6 ADMINISTRATIVE RESOURCES

Agencies with administrative capacity to implement programs contained in the Housing Element include the City of Garden Grove and local and regional non-profit private developers.

1. The City of **Garden Grove Community and Economic Development Department** offers a broad spectrum of services to the community. The Community and Economic Development Department also manages, reviews, and approves development plans for all properties located within the City. The Planning Services Division takes the lead in implementing Housing Element programs and policies. The Division is responsible for implementing the General Plan by ensuring that development projects are consistent with the General Plan and Zoning Ordinance. The City also works closely with non-profit developers to expand affordable housing opportunities in Garden Grove. The Office of Economic Development provides programs and services designed to improve Garden Grove neighborhoods. With support from the Neighborhood Improvement and Conservation Commission and funding from the Federal and State's government, the Office of Economic Development offers a variety of tools to improve homes and neighborhoods.

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2. The City of **Garden Grove Housing Authority** operates under federal grants received from HUD to provide rental subsidies to low-income families. The program assists over 2,300 families with their monthly rent. Families qualify for rental subsidies based on their income. Once eligibility is determined, families are authorized to seek privately owned rental units. It is also the policy of the Housing Authority to comply fully with all Federal, State, and local nondiscrimination laws and with the rules and regulations governing protected classes of the Fair Housing Act and Equal Opportunity in Housing and Employment. All Housing Authority is aware of the importance of affirmatively furthering fair housing and providing equal opportunity to all families; including providing reasonable accommodations to persons with disabilities as a part of the overall commitment to quality customer service.
 3. The **Community Action Partnership Orange County** (CAPOC), located in Garden Grove, provides a wide variety of social services in Orange County. CAPOC operates the OC Food Bank, which partners with over 300 local charities, soup kitchens, and community organization. They also operate the Southwest Community Center in Santa Ana.
 4. **Second Harvest Food Bank** works to end hunger in Orange County with the help of its Partner Network, donors, volunteers, and other dedicated supporters. Last year they distributed 56 million pounds of food to Partner Network members who then provided food to those in need at hundreds of locations throughout Orange County.
 5. **People for Housing OC**, founded in 2017, advocates for more home building in Orange County to end the housing shortage, reduce housing costs, and make room for the people who are already here and those that will come after.
 6. **Fair Housing Council of OC** works to fulfill a mission of protecting the quality of life in Orange County by ensuring equal access to housing opportunities, fostering diversity, and preserving dignity and human rights. An operating member of the National Fair Housing Alliance, the FHCOC works to eliminate housing discrimination and guarantee the rights of all people to freely choose the housing for which they qualify in the area they desire. Services include comprehensive community education, individual counseling, mediation, and low-cost advocacy.
 7. **Fair Housing Foundation** is dedicated to eliminating discrimination in housing and promoting equal access to housing choices for everyone. The Foundation provides fair housing services, landlord and tenant counseling, rental counseling, and outreach and education.



12.5 HOUSING PLAN

With this Housing Element, the City establishes a policy foundation for committing resources to meet the housing needs of all economic segments of the community. The Housing Element sets forth goals and policies and defines specific programs to meet those needs during the 2021-2029 planning period. This section describes the qualitative goals, policies, and programs and the quantified objectives for the provision of safe, adequate housing for Garden Grove residents.

To make adequate provision for the housing needs of people of all income levels, State law (Government Code 65583[c]) requires that the City, at a minimum, identify programs that do all the following:

1. Identify adequate sites, with appropriate zoning and development standards and services to accommodate the locality's share of the regional housing needs for each income level.
2. Assist in the development of adequate housing to meet the needs of extremely low-, very low-, low-, and moderate-income households.
3. Address and, where possible, remove governmental constraints to the maintenance, improvement, and development of housing, including housing for people at all income levels, as well as housing for people with disabilities.
4. Conserve and improve the condition of the existing affordable housing stock and preserve assisted housing developments at risk of conversion to market-rate housing.
5. Promote equal housing opportunities for all people, regardless of race, religion, sex, marital status, ancestry, national origin, color, familial status, or disability.

Programs generally include a statement of specific City action(s) necessary to implement a policy or goal and identify the City department or other agency responsible for implementation, the quantified objectives (where applicable), and a timeframe for completion. A summary of quantified objectives is included in the following the program descriptions.

The responsibility for administering the Housing Element and ensuring that policies are implemented largely will rest with the Community and Economic Development Department. Funding for overseeing and monitoring program progress—for which the expense will be staff time—will be part of the Community and Economic Development Department's annual budget. Staff time funding sources are Community Development Block Grant funds (20 percent of annual allotments allowed for administrative and capacity building activities) and the City's General Fund. Funding sources for housing construction, rehabilitation, and/or preservation projects are noted for specific action items below.

12.5.1 GOALS AND POLICIES

HOUSING MAINTENANCE AND PRESERVATION

The City of Garden Grove has made a concerted effort to encourage the maintenance, rehabilitation, and improvement of housing. The Neighborhood Improvement Committee, an interdepartmental group, assesses neighborhoods and coordinates the City's resources and programs to best address the needs of each target neighborhood. The City further addresses housing maintenance and preservation through programs such as the Senior Home Improvement Grant program, a proactive code enforcement program, and acquisition and rehabilitation of multifamily units. Funding and implementation of housing programs such as rehabilitation grants and code enforcement efforts have resulted in improvement of target neighborhood areas. Federal funds have also facilitated the acquisition and rehabilitation of units. In conjunction with private developers, the City has utilized HOME funds to assist neighborhoods with deteriorating housing and property management, apartment overcrowding, and improvements.

GOAL H-1: Preserve, maintain, and enhance housing and neighborhoods citywide

Policy H-1.1: Neighborhood Preservation. Preserve the character, scale, and quality of established residential neighborhoods.

Policy H-1.2: Improvement Programs. Continue programs directed at preserving the physical quality of housing and neighborhood environments.

Policy H-1.3: Housing Rehabilitation. Promote the rehabilitation of substandard and deteriorating housing, with a particular focus on improvement programs in neighborhoods with the greatest need.

Policy H-1.4: Homeowner Improvement Programs. Encourage homeowners who cannot afford to rehabilitate their homes to participate in neighborhood improvement programs.

Policy H-1.5: Code Enforcement. Continue to enforce building, land use, and property maintenance codes.

Policy H-1.6: Neighborhood Investments. Invest in neighborhoods that have aging and deteriorating housing and infrastructure, and support efforts to eliminate crime, graffiti, and deferred maintenance practices.

Policy H-1.7: Alleviate Overcrowding Conditions. Assist in alleviating unit overcrowding by facilitating the development of accessory dwelling units and home additions and improvements to existing homes.

Policy H-1.8: Neighborhood Partnerships. Pursue public/private partnerships to implement rehabilitation and maintenance activities in older neighborhoods.

Policy H-1.9: Lead-Based Reduction. Reduce lead-based paint hazards in the housing stock.

Policy H-1.10: Sustainable Practices. Promote and encourage sustainable development and green building practices for all new residential development and the retrofit of existing housing.

Policy H-1.11: Pollution Protection. Require building and site design measures for new housing units located within 500 feet of a freeway, railroad, major arterial, and/or industrial use to minimize noise, vibration, and air pollution impacts by including, but not limited to, multipaned windows, air filtration systems, site design mitigation, and dense landscaping buffers.

AFFORDABLE HOUSING

Building affordable housing is challenging without financial assistance. The City can facilitate development of new affordable housing that targets lower-income households by providing a regulatory environment that streamlines project review and minimizes development fees, and that welcomes partnerships with developers. Encouraging and facilitating the production of affordable housing allows persons of all economic segments to live in the community.

GOAL H-2: Housing supply to accommodate housing needs at all affordability levels

Policy H-2.1: Expanding Affordable Housing. Preserve and expand the City's supply of affordable rental and ownership housing for lower-income households.

Policy H-2.2: Rental Assistance. Continue to provide rental assistance to lower-income, cost-burdened households.

Policy H-2.3: Regulatory Incentives. Provide density bonuses and other financial and regulatory incentives to facilitate the development of affordable housing.

Policy H-2.4: Collaborative Partnerships. Encourage collaborative partnerships to maximize resources available for the provision of housing affordable to lower-income households.

Policy H-2.5: Housing Funding Programs. Actively pursue federal and State housing program funds to provide housing assistance and to support the development of housing affordable to lower-income households.



Policy H-2.6: Preserve Affordable Housing Supply. Preserve the City's supply of affordable rental housing units, including preserving all units at risk of converting from affordable housing to market-rate housing.

Policy H-2.7: Sustainable and Affordable Housing Improvements. Improve housing affordability by promoting energy conservation programs and sustainable development as outlined in the Land Use, Air Quality, and Conservation Elements of the General Plan.

Policy H-2.8 Lower-Income Residents. Continue to utilize federal and State subsidies, as well as City resources to the fullest extent possible, to assist in meeting the housing needs of lower-income residents, including extremely low-income residents.

ADEQUATE HOUSING SITES

Providing adequate sites for housing is the primary Housing Element objective. Adequate housing sites, consistent with the City's identified housing need, can facilitate development opportunities for a variety of housing types. Providing adequate housing sites promotes diversity in housing price, style, and size, and contributes to neighborhood stability by offering more affordable and move-up homes and by accommodating a diverse income mix. Maintaining diversity in housing choice and cost will present Garden Grove residents with opportunities to find housing that meets their individual and household needs, regardless of their age, presence of a disability, household type, or income. Because Garden Grove is a built-out community with a limited amount of remaining vacant residential land, the City plays a key role in promoting sites for future development.

GOAL H-3: A range of available housing types, densities, and affordability levels to meet diverse community needs

Policy H-3.1: Adequate Housing Sites. Maintain land use policies and regulations that create capacity for development of a range of residential development types that can fulfill local housing needs, including accessory dwelling units, low-density single-family uses, moderate-density townhomes and middle housing, higher-density apartments and condominiums, senior housing, and mixed-use projects.

Policy H-3.2: Meeting Housing Needs. Provide adequate sites to encourage housing development that will meet the needs of all income groups.

Policy H-3.3: Balance of Housing Types. Promote a balance of housing types, including mixed-use development, to meet the needs of the community.

Policy H-3.4: Housing Inventory. Maintain an inventory of vacant and underutilized land, and make available to the development community.

Policy H-3.5: Special Housing Needs. Encourage both the private and public sectors to produce or assist in the production of housing, with emphasis on housing affordable to persons with disabilities, the elderly, large families, female-headed households with children, and people experiencing homelessness.

Policy H-3.6: Housing Near Transit. Encourage transit-oriented development consisting of higher residential densities, public gathering places, streetscape amenities, and commercial and entertainment uses within walking distance of planned rail stations and high-frequency bus stops.

Policy H-3.7: Infill Housing. Encourage infill housing development that is compatible in character with established residential neighborhoods.

Policy H-3.8: New Housing. Critically analyze the location of any proposed new housing to determine suitability for healthy living conditions.

Policy H-3.9: Infrastructure. Continue ongoing infrastructure maintenance and upgrades as identified in the City's infrastructure plans to provide sewer and water capacity sufficient to accommodate projected growth.

Policy H-3.10: Middle Housing. Support joint powers authorities and similar entities to further the preservation, protection, and production of middle-income housing and workforce housing.

REMOVAL OF HOUSING CONSTRAINTS

Market and governmental factors pose constraints to the provision of adequate and affordable housing. These factors tend to disproportionately impact lower- and moderate-income households due to their limited resources for absorbing the costs. The City is committed to removing governmental constraints that hinder the production of housing, including offering a “one-stop” streamlined permitting process to facilitate efficient entitlement and building permit processing.

Goal H-4: Reduced nongovernmental and governmental obstacles to the production of housing for all income groups

Policy H-4.1: Residential Development Standards. Review and adjust residential development standards, regulations, ordinances, departmental processing procedures, and residential fees related to rehabilitation and construction to determine the constraints on housing development.

Policy H-4.2: Policy Assessments. Assess proposed ordinances and policies affecting housing development for effects on housing cost, recognizing that some increases in

housing costs might be offset by decreases in other household costs (e.g., energy bills).

Policy H-4.3: Housing Legislation. Monitor State and federal housing-related legislation, and update City plans, ordinances, and processes pursuant to such legislation to remove or reduce governmental constraints.

Policy H-4.4: Development Approval Process Education. Educate applicants on how to navigate the development approval process for residential development.

Policy H- 4.5: Parking. Review and update parking standards to balance the needs of providing adequate and flexible parking requirements, ensuring parking does not create spillover impacts to residential neighborhoods, and allow innovative and creative approaches to provide parking for all residential projects.

EQUAL AND FAIR ACCESS TO HOUSING

The City enforces State and federal fair housing laws. To achieve fair housing goals, the City has contracted with the Fair Housing Foundation to provide fair housing services to residents. The City also collaborates with other Orange County municipalities, the County of Orange, and the Fair Housing Council of Orange County to regularly develop and complete a comprehensive Regional Analysis of Impediments to Fair Housing Choice. In addition to fair housing, the goals and policies will also work toward providing and maintaining equal housing opportunities for special need residents and protections, including prohibiting housing discrimination based upon race, color, religion, sex, disability, familial status, or national origin. Importantly, it advances the need to go beyond prohibiting housing discrimination and create opportunities for real housing choice through affirmatively furthering fair housing.

GOAL H-5: An environment in which all people have fair and equal access to the housing of their choice

Policy H-5.1: Discrimination. Prohibit discrimination in the sale, rental, or financing of housing based on race, color, ancestry, religion, national origin, sex, sexual orientation, gender identity, age, disability/medical condition, familial status, marital status, source of income, or any other arbitrary factor.

Policy H-5.2: Fair Housing. Assist in the enforcement of fair housing laws by providing references for residents to organizations that can receive and investigate fair housing allegations, monitor compliance with fair housing laws, and refer possible violations to enforcing agencies.

Policy H-5.3: Equitable Housing. Encourage investments and the siting of new housing in an equitable and fair manner that prevents discrimination, overcomes pattern of

segregation, avoids concentrations of lower-income households, addresses pollution burdens, and fosters inclusive communities.

Policy H-5.4: Special Housing Needs Accessibility. Broaden the accessibility and availability of housing to special needs residents such as the homeless, disabled, developmentally disabled, elderly, large households, families with children, and female-headed households.

Policy H-5.5: Equitable Land Use Plans. Ensure updates to land use plans, zoning maps, and funding policies are equitable and bring additional resources to traditionally under-resource neighborhoods and create affordable housing in high resource neighborhoods.

12.5.2 IMPLEMENTING PROGRAMS

The following programs identify actions the City will take to make sites available during 2021-2029 planning period with respect to land use and development standards and services/facilities to accommodate the City's share of regional housing need for each income level. The programs also address housing issues in Garden Grove, and identify approaches to meet State law housing requirements.

Program 1: Housing Rehabilitation Grant

The Home Repair Program provides grants of up to \$5,000 to low-income homeowners to make improvements to major systems of the home (electrical, plumbing, heating, windows, etc.), as well as mobility and accessibility improvements.

Objective:

Assist approximately 40 homeowners per year or a total of 320 homeowners.

Funding Source: CDBG or other sources

Responsible Party: Neighborhood Improvement Division of the Community and Economic Development Department

Timeframe: 2021 to 2029

Program 2: Code Enforcement

The City uses a building code and a Land Use (zoning) code enforcement program to help maintain the quality of residential neighborhoods. The building code enforcement program includes inspection of rental units in target areas for compliance with the housing code. All newly constructed and remodeled units are also inspected. The City's Land Use Code enforcement program is in place to substantially reduce continued zoning violations in target areas. The proactive program includes zoning education and enforcement, coupled with the marketing of programs to assist in the rehabilitation and maintenance of homes. The Municipal Code also includes a property maintenance ordinance (Title 9 Chapter 24 Section 200) that establishes standards of home maintenance practices and provides a legal basis for enforcement of the ordinance by code enforcement staff.

Objectives:

- **Property Maintenance Ordinance.** Enforce established standards of home maintenance practices through continued application of the Property Maintenance Ordinance.
- **Building and Land Use Code Enforcement.** Preserve the quality of housing in the City's target areas through building code enforcement inspections. Inspect all newly constructed and remodeled units. Continue to use Land Use Code enforcement activities to reduce the incidences of zoning violations. Proactively prevent violations through education and outreach of home improvement assistance.

Funding Source: CDBG or other sources
Responsible Party: Neighborhood Improvement Division, Code Enforcement Division, and Building and Safety Division of the Community and Economic Development Department,
Timeframe: 2021 to 2029

Program 3: Multi-Family Acquisition and Rehabilitation

The City traditionally has been active in increasing and preserving the supply of affordable housing through acquisition and rehabilitation of properties. The City has been effective in working with several nonprofit organizations and developers to produce affordable units through acquisition and rehabilitation. The City enters into these partnerships not only to preserve the supply of affordable housing in the community, but also to stimulate high-quality property management and neighborhood improvement.

Objective:

Increase and maintain the City's affordable housing stock through acquisition and rehabilitation of 10 aging and/or deteriorating multi-family residential units annually (80 units total). Identify potential acquisition and rehabilitation units for interested housing development organizations.

Funding Sources: CDBG, HOME, Non-Profit Housing Organizations
Responsible Party: Neighborhood Improvement Division of the Community and Economic Development Department
Timeframe: 2021 to 2029

Program 4: Affordable Housing Construction

Leveraging City funds to construct affordable housing is a key tool to increase the supply of affordable housing in Garden Grove. Affordable senior housing is a key need in the community as evidenced by the rapid leasing of units in new senior developments. The growing need for affordable senior housing will continue as the population ages.

Objectives:

- **Affordable Housing Assistance.** Provide technical and financial (as available) assistance for the construction of 10 affordable units annually (80 units total) using a combination of federal, State, and local funds to provide land cost write-downs and other construction assistance. Offer expedited processing for projects that include affordable housing units.
- **Senior Housing.** Encourage the implementation of Community Residential General Plan Land Use Designation for the new construction of senior housing, which allows higher densities and development standards reflective of the senior population.
- **Density Bonus.** Density Bonus projects will be one of the main sources of newly constructed units over the next eight years.

- **Marketing.** Continue to inform non-profit and for-profit developers of assistance available for the construction of affordable housing, including density bonuses.
- **Energy Conservation.** Encourage residential developments that lower housing costs through reduced energy consumption. Maximizing energy efficiency and the incorporation of energy conservation and green building features can reduce housing costs for homeowners and renters.

Funding Source: General Fund, HOME, Low/Moderate Income Housing Asset Fund (LMIHAF), Permanent Local housing Allocation (PLHA)

Responsible Party: Planning Services Division and Neighborhood Improvement Division of the Community and Economic Development Department

Timeframe: 2021 to 2029

Program 5: Rental Assistance

The Section 8 Housing Choice Voucher Program provides rental subsidies to lower income families that spend more than 30 percent of their income on rent. The subsidy represents the difference between the excess of 30 percent of the monthly income and permits tenants to locate their own housing.

Objectives:

- **Housing Choice Voucher Program (Section 8).** Annually provide rental assistance to approximately 2,337 very low-income persons or households. Pursue additional funding for the Section 8 program.
- **Mainstream Voucher (MV) Program.** The GGHA was recently awarded 75 MVs for individuals between the age of 18 and 61 with a debilitating condition. The City anticipates receiving additional Mainstream Vouchers as part of the federal government's American Rescue Plan.
- **HEART Program.** Utilizing HUD Home funds and the City's Low/Moderate Income Housing Asset Funds, the City annually provides rental assistance with services to approximately 10 literally homeless households.
- **Anti-Displacement Program.** The City currently provides Tenant-Based Rental Assistance to 17 senior households at risk of homelessness due to expiring affordability covenants of their apartment complexes.
- **Emergency Solutions Grant (ESG).** Utilizing HUD ESG Entitlement funds, the City annually provides rental assistance to approximately 13 literally homeless and/or at-risk households. Additionally, via ESG Coronavirus funds (ESG-CV), the City anticipates providing rental assistance with services to approximately 350 households over the next two years.

Funding Source: HUD Section 8, HOME, LMIHAF, ESG,

Responsible Party: Garden Grove Housing Authority
Timeframe: 2021 to 2029

Program 6: Home Ownership Assistance

The First Time Homebuyer Assistance Program helps lower-income applicants qualify to purchase their first home. The program makes available a limited number of silent second and third mortgages to help applicants with the money necessary to qualify to purchase a home in Garden Grove. The City has faced challenges in implementing a first-time homebuyer program due to the competitive and expensive local housing market. While funding for the program is nearly exhausted, any program income received from the sale of previously acquired and rehabilitated foreclosed homes will be recycled back into the City's homebuyer program.

Objective:

Provide assistance to low-income households through the First Time Homebuyer Assistance program. Provide first time homebuyer assistance to five households, subject to availability of funding.

Funding Source: CalHOME and Neighborhood Stabilization Program (NSP)
Responsible Party: Neighborhood Improvement Division of the Community and Economic Development Department
Timeframe: 2021 to 2029

Program 7: Preservation of Affordable Rental Housing

Over the next nine years (2021-2029), nine assisted developments that provide 280 affordable units have expiring affordability covenants. Affordability covenants in Garden Grove include developments that hold a federal Section 8 contracts and/or were financed with redevelopment set aside funds or federal programs (CDBG, HOME).

Objectives:

- Assist in the preservation of 280 affordable units at risk of converting to market rents by:
- Periodically monitoring the status of the units that are at risk of converting to market rate during the planning period.
- If any property owners indicate plans to convert affordable units to market rate rents, the City will contact qualified entities to explore transfer of ownership options. The entities will be selected from the State's list of qualified entities to acquire/manage affordable housing.
- Make the State's list of qualified entities to acquire/manage affordable housing available to interested residents, developers, or property owners.
- Inform residents in units that are converting to market rents of affordable housing programs available in the City, including Section 8 and other affordable housing developments.

Funding Source: General Fund, CDBG, HOME, Non-Profit Housing Organizations
Responsible Party: Garden Grove Housing Authority and Neighborhood Improvement Division of the Community and Economic Development Department
Timeframe: 2021 to 2029

Program 8: Residential Sites Inventory and Monitoring of No Net Loss

Future residential development in Garden Grove will largely rely upon private redevelopment activity on nonvacant properties, particularly along the major corridors and around a planned commuter rail stations, where mixed-use development is permitted. Garden Grove will be able to monitor the status of potential sites and will continue to provide site information to interested developers pursuant to SB 166 (No Net Loss).

Objective:

- Provide adequate sites to accommodate the City's entire RHNA allocation of 19,168 units (4,166 very low income, 2,801 low income, 3,211 moderate income, and 8,990 above moderate income).
- Maintain and monitor unit count based on income/affordability assumed on parcels included in the sites inventory and actual units constructed and income/affordability when sites are developed.
- Identify net change in capacity and summary of remaining capacity in meeting remaining Regional Housing Needs Allocation (RHNA).
- Provide technical assistance and information on available City-owned parcels for lower income housing developments to housing providers. Technical assistance may include development counseling and lot consolidation assistance.
- Publish the residential sites inventory and housing opportunity list on the City's website.
- The Planning Services Division will be responsible for preparing an Annual Progress Report for review by the public, City decision-makers, and submittal to the State Department of Housing and Community Development. Use appropriate bodies as an avenue for public input on housing issues and housing element implementation.

Funding Source: General Fund
Responsible Party: Planning Services Division of the Community and Economic Development Department
Timeframe: Ongoing; annual assessment of status of housing sites inventory as part of the annual reporting process to the State

Program 9: Accessory Dwelling Units (ADUs)

ADUs represent an important affordable housing option for lower- and moderate-income households. The State has passed multiple bills since 2017 to remove constraints to the development of ADUs (including AB 587, AB 671, AB 68, and SB 13, among others). The City has adopted an ADU ordinance compliant with current laws.

Objectives:

- Prepare pre-approved ADU design templates, tailored to meet specific zoning and building standards. Use of these design templates by a potential developer would ensure that the proposed ADU meets most, if not all, required standards at the outset of the development process, minimizing and streamlining the review process..
- Promote development of ADUs by providing written information at the City's planning counter and on the City's website.
- Monitor ADU permit applications and approvals through the Housing Element Annual Progress Report process; identify and implement additional incentives or other strategies, as appropriate, to ensure adequate sites during the planning period.
- Consider establishing an ADU "amnesty" program to allow existing unpermitted units to come up to code standards without penalty, helping to preserve accessory units.

Funding Source: General Fund and Grants

Responsible Party: Planning Services Division and the Building and Safety Division of the Community and Economic Development Department

Timeframe: 2021 to 2029

Program 10: Density Bonus

State law requires jurisdictions to provide density bonuses and development incentives to all developers who propose to construct affordable housing. The density bonus is assigned on a sliding scale, where the level of density bonus and number of incentives vary according to the number and type of affordable housing units to be provided. Specifically, State law requires the provision of total units to be affordable to lower- and moderate-income households.

Objective:

- Review the existing density bonus ordinance that establishes procedures to ensure compliance and consistency with Government Code §65400 and §65915, including revisions of density bonus provisions for units that are for lower-income households, very low-income households, persons and families of moderate income, and senior housing.
- Evaluate the density bonus procedural requirements to ensure financial feasibility to facilitate affordable housing development and provide flexibility.

- Promote the use of density bonus incentives and provide technical assistance to developers in utilizing density bonus for maximize feasibility and meet local housing needs.

Funding Source: General Fund

Responsible Party: Planning Services Division of the Community and Economic Development Department

Timeframe: 2021 to 2029

Program 11: Inclusionary Housing Ordinance

Investigate the feasibility of adopting an Inclusionary Housing Ordinance, which ensures the production of affordable units in new market-rate development by establishing affordable housing set-aside requirements on residential projects that meet certain criteria. These requirements are set at a level that can be supported on a financially feasible basis, as determined through an economic feasibility study.

Objective:

- Evaluate and consider adopting an inclusionary housing ordinance requiring residential rental housing developments to include a specified percentage of affordable units as a condition of development.
- Conduct an economic feasibility study to determine: 1) what percentage of units are required to be affordable, 2) whether the inclusionary housing ordinance, if enacted, would unduly constrain or discouraging the private market development of housing in the City, and 3) determine if a payment of an in-lieu fee or provision of affordable off-site units in another project could be implemented as an option.

Funding Source: General Fund

Responsible Party: Planning Services Division and Neighborhood Improvement Division of the Community and Economic Development Department

Timeframe: 2021 to 2029

Program 12: Mixed-Use Development

Mixed-use development will add residential units along major corridors and can provide significant opportunities for affordable housing development. In addition to providing for expanded residential development in higher-density settings, mixed-use developments will help the City achieve greenhouse gas reductions through reduced vehicle trips. The City will monitor the production of housing produced in mixed-use developments.

Objectives:

- **Technical Support.** Facilitate the development of residential units in mixed-use areas by providing technical support to facilitate lot consolidation, financial assistance

(where feasible), and streamlined permit processing. The City will establish specific and objective criteria for mixed-use site plan reviews and will target development densities as estimated in the Housing Element.

- **Strategic Partnerships.** Play a proactive role in development of mixed-use areas by pursuing strategic partnerships with developers, lenders, and property owners to ensure the development of housing at appropriate densities and the inclusion of affordable housing units.
- **Annually Monitor Development.** Establish a protocol to annually monitor development interest, inquiries, and progress towards mixed-use development and affordable housing creation. Periodically re-evaluate approach and progress. Should monitoring reveal a shortfall in residential and affordable residential uses in mixed use developments, the City will develop additional incentives and approaches (including examination of development standards) to ensure the City satisfies its identified housing need (RHNA).

Funding Source: General Fund and other sources

Responsible Party: Planning Services Division and Neighborhood Improvement Division of the Community and Economic Development Department

Timeframe: 2021 to 2029

Program 13: Special Needs Housing

Certain groups have more difficulty in finding decent, affordable housing due to their special circumstances. Special circumstances may be related to one's income earning potential, family characteristics, the presence of physical or mental disabilities, or age-related health issues. The City of Garden Grove recognizes the changing housing needs of its population, including aging seniors in need of supportive services, large families in need of appropriately sized units, and disabled residents in need of housing choices. To meet the changing needs of its residents, the City will encourage the provision of more innovative housing types that may be suitable for the community.

Objectives:

- **Evaluation of Standards.** Periodically evaluate emergency shelter development and siting standards based on existing needs and development interest and as warranted, re-evaluate and make appropriate changes to facilitate the development of emergency shelters.
- **Prioritization.** Prioritize projects that include special needs housing or housing for extremely/very low-income households in the development application review process.
- **Reference.** Refer residents to the Regional Center of Orange County for housing and services available for persons with developmental disabilities. Provide information on

services on the City's website. As available, the City will pursue State and federal monies for direct support of housing construction and rehabilitation specifically targeted for housing for persons with disabilities.

- **Permanent Supportive Housing.** Encourage developers to include Extremely Low Income (30 percent AML) units with wrap-around services for the homeless. These units must be paired with either tenant-based or project-based vouchers, which limits availability.

Funding Source: General Fund

Responsible Party: Neighborhood Improvement Division of the Community and Economic Development Department

Timeframe: 2021 to 2029

Program 14: Parking Standards

Parking requirements that do not reflect true demand and can contribute to high construction costs, and thus affect housing affordability. However, inadequate parking supply can impact residential neighborhoods. The City will continue to evaluate parking standards and employ creative parking solutions to balance residents' parking needs without constraining development of affordable housing.

Objectives:

- **Standards Review.** Periodically review parking standards and modify only as needed. Parking standards should facilitate and encourage a variety of housing types, including affordable lower-income housing, and should not constrain development.
- **Reducing Parking.** Continue using available procedures for reducing parking based on proximity to transit corridors, mixed-use projects along commercial corridors, projects near community facilities (shopping, schools, recreation, etc.), projects with a variety of unit types, and projects for seniors, disabled persons, and other special needs households that typically have lower parking demands.
- **Parking Solutions.** Identify parking management strategies and tools to minimize parking impacts in residential neighborhoods, including, but not limited to approaches that increase parking supply, use existing parking facilities more efficiently, address variable demand, reduce parking demand, respond to spillover impacts, and parking management and design.

Funding Source: General Fund

Responsible Party: Planning Services Division of the Community and Economic Development Department

Timeframe: 2021 to 2029

Program 15: Water and Sewer Service Providers

In accordance with Government Code Section 65589.7, immediately following City Council adoption, the City must deliver to all public agencies or private entities that provide water or sewer services to properties within Garden Grove a copy of the Housing Element.

Objective:

Within 30 days of Housing Element adoption, deliver the Garden Grove Housing Element to all providers of sewer and water service within the City.

Funding Source: Grants

Responsible Party: Planning Services Division of the Community and Economic Development Department

Timeframe: Within 30 days of adoption of the Housing Element

Program 16: Objective Design Standards

Adopt objective design standards to ensure the City can provide local guidance on design and standards for by-right projects as allowed by State law. Adoption of objective design standards will facilitate high-quality residential developments and compliance with State objectives. The objective design standards will ensure provision of adequate private open space, parking, and related features, as well as architectural design, consistent with State law (SB 35).

Objective:

Adopt objective design standards amending Chapter 9.12 (Multifamily Residential Development Standards) under Title 9 (Land Use) of the Garden Grove Municipal Code.

Funding Source: General Fund and Grants

Responsible Party: Planning Services Division of the Community and Economic Development Department

Timeframe: Within one year of adoption of the Housing Element

Program 17: Zoning Code Update

In concert with the Housing Element adoption, or pursue shortly thereafter those measures not required to create zoning capacity to achieve the RHNA.

Objectives:

- Modify Multi-Family Residential Development Standards specifically revising or removing Development Density R-3 Zone table that limits residential density based on lot size.
- Examine the standards for internal improvements for single-family residences to prevent their illegal conversion to boardinghouses.
- Create standards for single-room occupancy housing and motels that could be converted into permanent housing.

- Create standards for permanent supportive housing to implement State law.
- Add Low Barrier Navigation Centers (AB 101) as a use by right, as defined, in areas zoned for mixed uses and nonresidential zones permitting multifamily uses, if applications meet specified requirements.

Funding Source: General Fund and Grants

Responsible Party: Planning Services Division of the Community and Economic Development Department

Timeframe: Within two years of Housing Element adoption

Program 18: Affirmatively Further Fair Housing

Affirmatively Furthering Fair Housing seeks to combat housing discrimination, eliminate racial bias, undo historic patterns of segregation, and lift barriers that restrict access, with the focus on fostering inclusive communities and achieving racial equity, fair housing choice, and opportunity for all residents. With the passage of Assembly Bill 686 (2018), all of California's public agencies have an obligation to affirmatively further fair housing. AB 686 requires local public agencies to take deliberate action to explicitly address, combat, and relieve disparities resulting from past and current patterns of segregation and to promote more inclusive communities.

Objectives:

- Promote and affirmatively further fair housing opportunities and promote housing for all persons, including those protected by the California Fair Employment and Housing Act and any other State and federal fair housing and planning laws.
- Consistent with the Consolidated Plan, provide fair housing services to Garden Grove residents. Serve 1,010 persons annually with general housing/fair housing issues (8,080 persons total over eight years).
- Require all recipients of federal funds who are in any way related to housing—including in the development of housing, placement of clients in housing, or acceptance of Section 8 tenants—to assist in affirmatively furthering fair housing.
- Continue to invest in landlord and tenant counseling and mediation services, unlawful detainer assistance, housing discrimination services, homebuyer education and outreach, and local eviction prevention strategies.
- Advertise the availability of fair housing services through flyers at public counters, direct outreach to affected persons, and posting of available fair housing services on the City's website.
- Promote public awareness of federal, State, and local regulations regarding equal access to housing. Provide information to the public on various State and federal housing programs and fair housing law. Maintain referral information on the City's website and at a variety of other locations such as community and senior centers, local

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- social service offices, and other public locations, including City Hall and the City Library.
- Refer residents involved in housing-related civil disputes such as landlord/tenant disputes and housing discrimination complaints to the California Department of Fair Employment and Housing and the Fair Housing Council of Orange County.
 - Ensure that all development applications are considered, reviewed, and approved without prejudice to the proposed residents, contingent on the development application's compliance with all entitlement requirements.
 - Evaluate all proposed amendments to the General Plan Land Use Map and the Zoning Map for their effect on the City's policy of integrating diverse housing opportunities in each neighborhood or planning area.
 - Accommodate persons with disabilities who seek reasonable waiver or modification of land use controls and/or development standards pursuant to procedures and criteria set forth in the Municipal Code.
 - Use local permitting and approval processes to ensure all new multifamily construction meets the accessibility requirements of the federal and State fair housing acts.
 - Pursue funding and target neighborhoods of concentrated poverty for investment in rehabilitation, parks, transit, and active transportation. Ensure economic development plans reflect the needs of lower-opportunity neighborhoods.

Funding Source: General Fund

Responsible Party: Planning Services Division, Building and Safety Division, and Neighborhood Improvement Division of the Community and Economic Development Department

Timeframe: 2021 to 2029

Program 19: Homeless Housing Needs

To address homelessness in the community, the City of Garden Grove supports several homeless services providers that provide homeless prevention, supportive services, and emergency and transitional shelters. These include the Women's Transitional Living Center (emergency shelter and support services for 1,280 domestic violence survivors), Interval House (domestic violence shelter for support services to 400 victims of domestic violence), OC Partnership (provides technical support and training to homelessness service providers), and the Thomas House Temporary Shelter (food supply, shelter, and life skill resources to approximately 30 homeless families). The City's Section 8 program is also used to address homelessness. The City has signed Memorandums of Understanding with two homeless service providers to give preference to referred clients for rental assistance vouchers.

Objective:

Consistent with the Consolidated Plan, address the needs of at-risk and homeless individuals and families through assistance to non-profits serving the homeless population. Provide emergency/transitional housing or homeless services to 250 extremely low-income or at-risk clients annually (1,750 persons total). As part of the annual General Plan report, identify any new shelters that have been constructed in the City.

Funding Source: ESG funds, Section 8 Program

Responsible Party: Neighborhood Improvement Division of the Community and Economic Development Department, Housing Authority

Timeframe: 2021 to 2029

Program 20: Healthy and Sustainable Living Environments

The City will encourage and facilitate energy conservation and building design strategies that help residents minimize energy-related expenses and that reduce impacts on housing located near transportation corridors and industrial uses.

Objectives:

- Continue implementation of environmental conservation plans and policies that foster multi-modal transportation systems, reduce greenhouse gas emissions, implement Low Impact Development standards, promote water conservation, and encourage habitat conservation.
- Promote environmentally sustainable building practices that provide cost savings to homeowners and developers, including advertising utility rebate, weatherization, and energy audit programs through private utilities and the State.
- Provide informational material at the Planning and Building and Safety Division's counter and on the City website from Southern California Edison and others that detail energy conservation measures for new and existing buildings, the benefits of the Green Building Code, and resources to assist lower-income households with energy-related expenses.
- Continue to enforce the State energy standards of the California Green Building Code.
- Target housing units within 1,000 feet of freeways, railways, major arterials, and distribution centers, to encourage building design strategies to limit air pollution, including but not limited to installing double glazed windows, use of MERV 13 filters with HVAC systems, and maximizing exterior wall insulation to limit air and noise pollution.

Funding Source: General Fund and Grants

Responsible Party: Planning Services Division and Building and Safety Division of the Community and Economic Development Department

Timeframe: Ongoing; updated energy conservation information available one year after adoption of the Housing Element

Program 21: Replacement of Units on Sites

Pursuant to Government Code Section 65583.2(g)(3), require the replacement of units affordable to the same or lower income level as a condition of any development on a nonvacant site identified in the Housing Element consistent with those requirements set forth in Government Code section 65915(c)(3). Replacement requirements shall be required for sites identified in the inventory that currently have residential uses, or within the past five years have had residential uses that have been vacated or demolished, and:

- Were subject to a recorded covenant, ordinance, or law that restricts rents to levels affordable to persons and families of low or very low-income; or
- Subject to any other form of rent or price control through a public entity's valid exercise of its police power; or
- Occupied by low or very low-income households For the purpose of this program "previous five years" is based on the date the application for development was submitted.

Pursuant to Government Code section 66300(d) (Chapter 654, Statutes of 2019 (SB 330)), the City shall not approve a housing development project that will require the demolition of residential dwelling units regardless of whether the parcel was listed in the inventory unless a) the project will create at least as many residential dwelling units as will be demolished, and b) certain affordability criteria are met.

Funding Source: Departmental Budget
Responsible Party: Planning Division of the Community and Economic Development Department
Timeframe: Ongoing

Program 22: Affordable Housing Overlay

Consider establishing an Affordable Housing Overlay that targets selected areas where regulatory incentives facilitate expanding affordable housing. An Affordable Housing Overlay adds a layer of regulatory incentives to established zoning standards to encourage developers to build affordable housing as part of their projects. A developer, for example, could be allowed to use the maximum residential density as an incentive for building affordable housing.

Objectives:

- Study and, if shown to be appropriate for Garden Grove, adopt an Affordable Housing Overlay. Assess any constraints such an ordinance might have on residential development in the City and modify accordingly.
- Consult with for-profit and nonprofit developers to determine an appropriate mix of incomes that make development feasible in Garden Grove.
- Consider targeting mixed use corridors and zones with higher residential density maximums as potential areas for an Affordable Housing Overlay.



- The Overlay regulations should be additive to any established base zone and also be complementary with other affordable housing programs, including the Density Bonus Ordinance and the Inclusionary Housing Ordinance.

Funding Source: General Fund

Responsible Party: Planning Services Division of the Community and Economic Development Department

Timeframe: 2021 to 2029

12.5.3 QUANTIFIED OBJECTIVES

Table 12-40 summarizes the City's quantified objectives for the 2021-2029 planning period by income group as required by law.

Table 12-40
2021-2029 Quantified Objectives

Objectives ¹	Income Levels				Total
	Extremely/ Very Low	Low	Moderate	Above Moderate	
RHNA	4,166	2,801	3,211	8,990	19,168
Construction	4,098	2,429	3,201	8,483	18,211
Rehabilitation		160	80	80	320
Housing Assistance (Housing Choice Voucher Program)		2,337	--	--	2,337
Conservation (At-Risk Housing: 2021-2031)		525	--	--	525

Note: 1) The City of Garden Grove is not responsible for the actual construction of these units. The City is, however, responsible for creating a regulatory environment in which the private market could build these units. This includes the creation, adoption, and implementation of General Plan policies, zoning standards, and/or incentives to encourage the construction of various types of units.

The Construction Objective represents the City's remaining RHNA obligation (after counting as credit the units with approved or issued permits and proposed projects) of 19,168 units. The Rehabilitation Objective represents objectives for the Housing Rehabilitation program. The Housing Assistance objective refers to maintenance of the current level of assistance through the Section 8 Program (Housing Choice Voucher Program) from Garden Grove Housing Authority. The Conservation objective refers to conservation of at-risk units through 2029.

12.2 2014-2021 HOUSING ELEMENT PROGRAM ACCOMPLISHMENTS

This chapter analyzes program performance from the 2014-2021 Housing Element. State law (California Government Code Section 65588[a]) requires each jurisdiction to review its Housing Element as frequently as appropriate and evaluate:

1. The appropriateness of the housing goals, objectives, and policies in contributing to the attainment of the state housing goal
2. The effectiveness of the Housing Element in attainment of the community's housing goals and objectives
3. Progress in implementation of the Housing Element

This evaluation provides information regarding the effectiveness of programs in achieving stated objectives and whether these programs continue to be relevant to addressing current and future housing needs in Garden Grove. The evaluation provides the basis for recommended modifications to policies and programs and the establishment of new housing objectives. Following the evaluation table, the quantified objective performance is summarized.

Table 12-41 summarizes the quantified objectives for the 2014-2021 Housing Element and compares the City's progress toward fulfilling these objectives. The City recognizes that it had limited resources to address the varied affordable housing needs in the community. As part of the 2014-2021 Housing Element, the City established a set of quantified objectives for housing construction, rehabilitation, and conservation. **Table 12-42** summarizes the 2014-2021 Housing Element program objectives and accomplishments and whether the program is appropriate to continue in the 2021-2029 Housing Element.

Table 12-41
Summary of 2014-2020 Quantified Objectives and Progress

Objectives	Income Levels					Total
	Extremely Low	Very Low	Low	Moderate	Above Moderate	
New Construction Objectives						
Goal	164		120	135	328	750
Progress	7 (4.3%)		126 (105.0%)	79 (243%)	787 (239.9%)	1,248 (167.1%)
Rehabilitation Objectives						
Goal	70					70
Progress	0 (0%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)
Conservation Objectives						
Goal	528					528
Progress	0 (0%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)



Table 12-42
Review of Past Accomplishments

2014-2021 Housing Element Program	Progress and Continued Appropriateness
A. Conserving the Existing Affordable Housing Stock	
Program 1: Housing Rehabilitation Grants Senior Home Improvement Grants provide 10 Senior Home Improvement Grants annually (70 total) to make exterior home improvements, interior repairs to address safety issues, and mobility and accessibility improvements.	Since the reimplementation of the Senior Home Improvement Grant Program in 2016 and subsequent transition to the Home Repair Program in 2020, the City has assisted 105 Garden Grove residents with housing rehabilitation grants. Along with the transition from the Senior Home Improvement Grant to the Home Repair grant, the City has since partnered with Habitat For Humanity as the sole source general contractor for the program. This partnership will greatly streamline the process and allow for the completion of up to 40 owner-occupied rehabilitation projects per year <i>Continued Appropriateness:</i> Housing maintenance and rehabilitation is an important City goal and as such, this program remains in the Housing Element with modified objectives.

2014-2021 Housing Element Program	Progress and Continued Appropriateness
Program 2: Code Enforcement Property Maintenance Ordinance enforcement established standards of home maintenance practices through continued application of the Property Maintenance Ordinance. Building and Land Use Code Enforcement Preserve the quality of housing in the City's target areas through building code enforcement inspections of all newly constructed and remodeled units. Continue to use Land Use Code enforcements activities to reduce the incidences of zoning violations. Proactively prevent violations through education and outreach of home improvement assistance.	The Code Enforcement Division (under the Community and Economic Development Department) actively works to eliminate unsightly, unhealthy, and undesirable conditions by investigating and enforcing code violations in response to resident's complaints, observations by staff, and referrals from other City departments and City Officials. Compliance is accomplished by cooperation and education of the public. <i>Continued Appropriateness:</i> Code Enforcement is an important City goal and as such, this program remains in the Housing Element with modified objectives.
Program 3: Multi-Family Acquisition and Rehabilitation Increase the affordable housing stock through acquisition and rehabilitation of 20 aging and/or deteriorating residential units annually (140 units total). Identify potential acquisition and rehabilitation units for interested non-profit housing organizations.	In 2018, the City provided funds to assist in the acquisition and rehabilitation of a 78-unit apartment complex at risk of converting to market rate. All 78 units are for very low income (50% AMI) households. This project does not fit the State Housing and Community Development's definition of rehabilitation. <i>Continued Appropriateness:</i> Acquisition and rehabilitation of housing stock to increase and preserve affordable housing is an important City goal and, as such, this program remains in the Housing Element with modified objectives.

2014-2021 Housing Element Program	Progress and Continued Appropriateness
Program 4: Affordable Housing Construction Provide technical and financial (as available) assistance for the construction of 15 affordable units annually (90 units total) using a combination of Federal, State and local funds to provide land cost write-downs and other construction assistance. Offer priority processing for projects that include affordable housing units.	In 2017, the City worked with Jamboree Housing Corporation on the United Methodist Church Project to provide high-quality housing to 47 families and seniors who earn between 50% and 60% AMI. In 2018, the Sycamore Court Apartments were completed, providing 77 affordable housing units to low-income households, including seven for very low income, 70 at low income, and one unit at above moderate. In 2014, through the density bonus provisions, the Waterstone Apartments and Cobblestone Apartments provided four units and five units, respectively, to low-income households. Since 2014, the City has accommodated 133 lower-income housing units. <i>Continued Appropriateness:</i> Funding and technical assistance are important tools for facilitating development of affordable housing. This program remains in the Housing Element with modified objectives.

2014-2021 Housing Element Program	Progress and Continued Appropriateness
Program 5: Rental Assistance <i>Housing Choice Voucher Program (Section 8)</i> Annually provide rental assistance to approximately 2,337 very low-income persons or households. Pursue additional funding for the Section 8 program. <i>Homeless Emergency Assistance and Rental Transition (HEART) Program</i> Utilizing federal HOME and Housing Successor funds, the City annually provides up to 20 literally homeless or at-risk households with up to 24-months of rental assistance and wrap-around services. <i>Emergency Solutions Grant (ESG)</i> Utilizing federal ESG and ESG-Coronavirus (ESG-CV) funds, the City has currently allocated over \$2.6M to provide rental assistance to literally homeless and at-risk households. Following the expenditure of the "one-time" ESG-CV funds, the City will continue to annually allocate approximately \$55,000 to provide rental assistance to the homeless and at-risk population.	The Garden Grove Housing Authority administers Section 8 Rental Assistance for the City. The Housing Authority currently assists over 2,300 families annually with their monthly rent. <i>Continued Appropriateness:</i> Rental assistance remains the most important form of housing assistance for lower-income households, as well as seniors. This program is continued in the Housing Element with modified objectives.

2014-2021 Housing Element Program	Progress and Continued Appropriateness
Program 6: Home Ownership Assistance Provide assistance to potential lower-income homeowners through the First Time Homebuyer Assistance program. Provide first time homebuyer assistance to one household, subject to availability of funding.	In partnership with the Federal Home Loan Bank of San Francisco, the City designed and implemented a first-time homebuyer program to assist low-income households with down payment assistance. Since 2018, the City has assisted eight households with down payment assistance. <i>Continued Appropriateness:</i> The cost of purchasing a home is very expensive in Orange County, including the upfront costs needed for a down payment. Purchasing a home may be out of reach for many first-time home buyers. This program is continued in the Housing Element.
Program 7: Preservation of Affordable Rental Housing Assist in the preservation of 528 affordable units at risk of converting to market rents by: - Periodically monitoring the status of the units that are at risk of converting to market rate during the planning period. - If any property owners indicate plans to convert affordable units to market rate rents, the City will contact qualified entities to explore transfer of ownership options. The entities will be selected from the State's list of qualified entities to acquire/manage affordable housing. - Make the State's list of qualified entities to acquire/manage affordable housing available to interested residents, developers, or property owners. - Inform residents in units that are converting to market rents of affordable housing programs available in the City, including Section 8 and other affordable housing developments.	In 2020, affordability covenants expired for 56 multifamily rental units. Over the next 10 years (2031), 360 affordable units are at-risk of being lost due to expiring affordability covenants. <i>Continued Appropriateness:</i> An updated version of this program remains in the Housing Element, as preservation of affordable housing is an important goal. Over the next 10 years (2021-2031), seven assisted developments that provide 524 affordable, multifamily units have expiring affordability covenants. This program will continue.

2014-2021 Housing Element Program	Progress and Continued Appropriateness
Adequate Housing Sites	
Program 8: Sites Inventory Continue to provide appropriate land use designations and maintain an inventory of suitable sites for residential and mixed-use development. Provide technical assistance and information on available City-owned parcels for lower income housing developments to housing providers. Technical assistance may include development counseling and lot consolidation assistance. Update the vacant and underutilized residential sites inventory every two years to maintain accurate information. Publish the residential sites inventory and housing opportunity list on the City's website. Address sewer infrastructure constraints by completing sewer upgrades to the sewer capacity deficiency zone as units are constructed and reimbursing developers for sewer upgrades that are consistent with the Sewer Capital Improvements Plan.	The City continued to provide appropriate land use designations and zoning to facilitate a variety of types of residential development. Planning staff meets with developers to discuss housing opportunities and provide technical assistance. <i>Continued Appropriateness:</i> The maintenance of adequate sites is a key goal. This program will be continued and modified to include objectives pertaining to tracking to ensure no net loss of sites during the planning period.

2014-2021 Housing Element Program	Progress and Continued Appropriateness
Program 9: Mixed Use Development Facilitate the development of residential units in mixed use areas by providing technical support to facilitate lot consolidation, financial assistance, where feasible, and streamlined permit processing. The City will establish specific and objective criteria for mixed use site plan reviews and will target development densities as estimated in the Housing Element. Play a proactive role in development of mixed use areas by pursuing strategic partnerships with developers, lenders, and property owners to ensure the development of housing at appropriate densities and the inclusion of affordable housing units. Establish a protocol to annually monitor development interest, inquiries, and progress towards mixed use development and affordable housing creation. Periodically re-evaluate approach and progress. Should monitoring reveal a shortfall in residential and affordable residential uses in mixed use developments, the City will develop additional incentives and approaches (including examination of development standards) to ensure the City satisfies its identified housing need (RHNA).	In March 2012, the Land Use Code was amended to include new Mixed Use zones. The standards allow for more flexibility with the intent of making mixed use development more feasible and facilitate and encourage such type of development. In 2014, the City approved mixed-use Jamboree project, which has 47 low-income units, a church, and two preschools. In 2017, the first phase of the Brookhurst Triangle development was completed, including 180 apartments. This multiphase mixed-use project includes up to 200,000 square feet of commercial and retail space, 600 residential units, and a hotel. The master plan for the project includes residential rentals, for-sale condominiums, and affordable housing units. <i>Continued Appropriateness:</i> Mixed-Use designated properties within the Sites Inventory will accommodate a large portion of the RHNA. This program will be continued and modified to include objectives pertaining to tracking to ensure no net loss of sites during the planning period.

Remove Constraints to Housing Production

Program 10: Special Needs Housing

Periodically evaluate emergency shelter development and siting standards, based on existing needs and development interest and as warranted, re-evaluate and make appropriate changes to facilitate the development of emergency shelters.

Prioritize projects that include special needs housing or housing for extremely/very low-income households in the development application review process.

Refer residents to the Regional Center of Orange County for housing and services available for persons with developmental disabilities. Provide information on services on the City's website. As available, the City will pursue State and federal monies for direct support of housing construction and rehabilitation specifically targeted for housing for persons with disabilities.

The Municipal Code has been amended to provide for emergency homeless shelters as a permitted use in the M-1 zone. The amendment has established development standards for Emergency Shelters, Transitional Housing, and Supportive Housing.

The following are the service providers who have received 2014 Emergency Solutions Grants: Interval House, Woman's Transitional Living Center, Thomas House, and Mercy House Living Centers.

The City is in negotiations (2021) with American Family Housing to produce the City's first permanent supportive housing project at 11742 Stuart Drive. The project includes 10 total units, with eight supportive units and one very low income (50% AMI) unit. The project is scheduled to be completed in January 2022.

Continued Appropriateness:

This program will be updated to remove components that have been completed and address recent State laws that require zoning amendments to accommodate low barrier navigation centers and transitional and supportive housing.

Program 11: Parking Standards Periodically review parking regulations or standards and modify only as needed. Parking standards should facilitate and encourage a variety of housing types including affordable lower income housing and should not constrain development. Continue using ministerial procedures for reducing parking based on proximity to transit lines, larger projects, projects with on-site amenities, projects near community facilities (shopping, schools, recreation, etc.), projects with a variety of unit types, and projects for senior, disabled, or that are affordable.	Parking standards and requirements were assessed within the Mixed-Use Zoning update that was completed in March 2012. Parking study update was conducted for the public parking facilities serving downtown Garden Grove. Any affordable housing projects approved incorporate the reduced parking standards consistent with State requirements. <i>Continued Appropriateness:</i> Parking continues to be a topic of concern raised by the community in the Housing Element engagement process. This program will be continued and modified to include creative approaches to address parking spillover challenges and the increasing concern of parking impacts as a result of new accessory dwelling units in single-family neighborhoods.
Program 12: Water and Sewer Service Providers Within 30 days of adoption of the Housing Element, deliver the Garden Grove Housing Element to all providers of sewer and water service within the City of Garden Grove	The Garden Grove Housing Element was provided to all providers of sewer and water services within the City of Garden Grove. <i>Continued Appropriateness:</i> Coordination with water providers to ensure adequate water supply is available is an important City goal and as such, this program remains in the Housing Element.

Equal Access to Housing

Program 13: Fair Housing Services

Consistent with the Consolidated Plan, provide fair housing services to Garden Grove residents. Serve 500 persons annually with general housing/fair housing issues (3,500 persons total).

The City conducted multifaceted fair housing outreach to tenants, landlords, property owners, realtors, and property management companies. Methods of outreach included workshops, informational booths at community events, presentations to community groups, staff trainings, and distribution of multilingual fair housing literature. The City has also provided general counseling and referrals to address tenant-landlord issues and provided periodic tenant-landlord walk-in clinics at City Hall and other community locations. Fair housing services are advertised at the public counter and on the City's website.

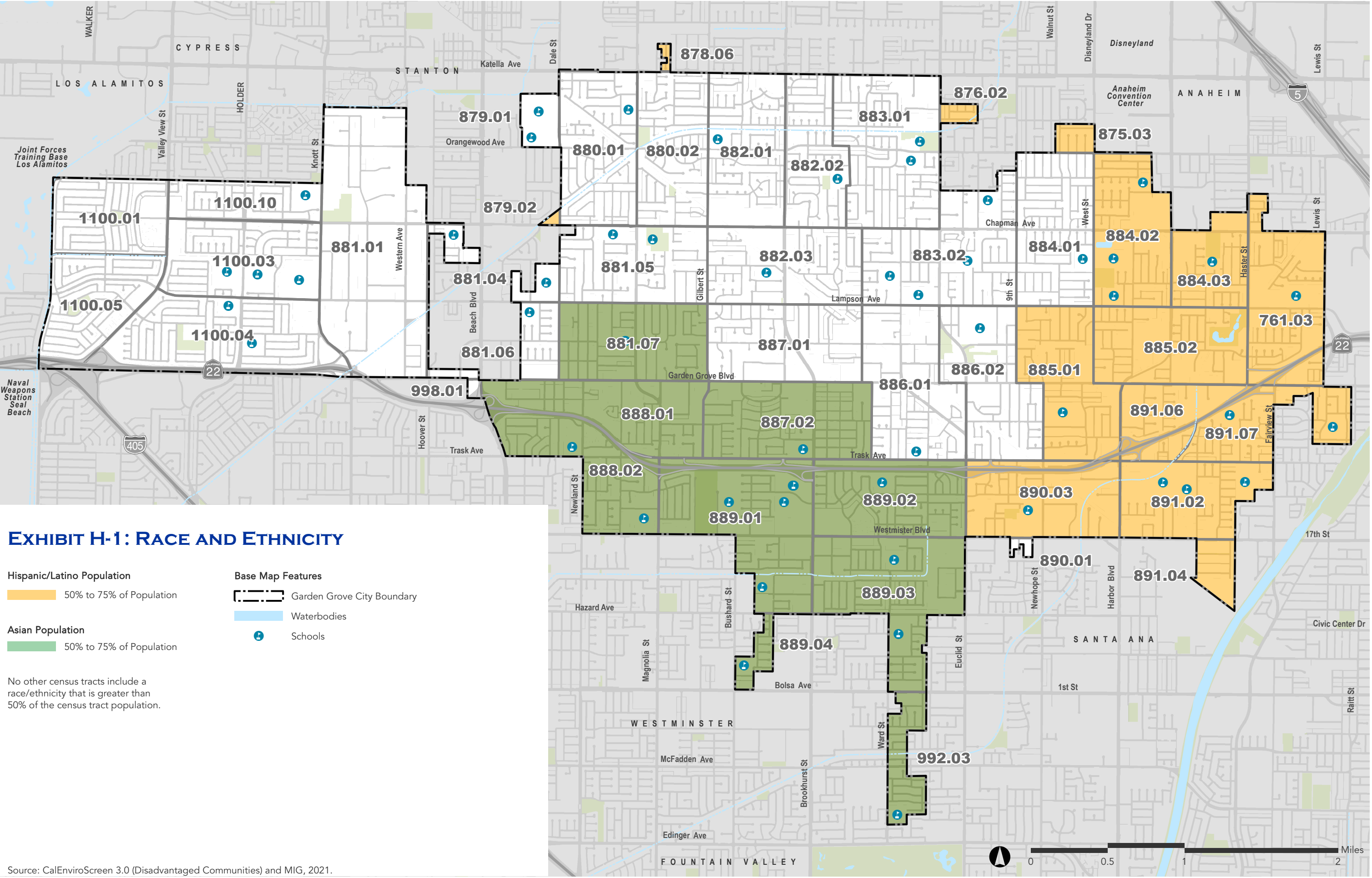
Between 2014 and 2021, the City has partnered with the Fair Housing Foundation to provide fair housing services to 3,063 Garden Grove residents, approximately 437 annually.

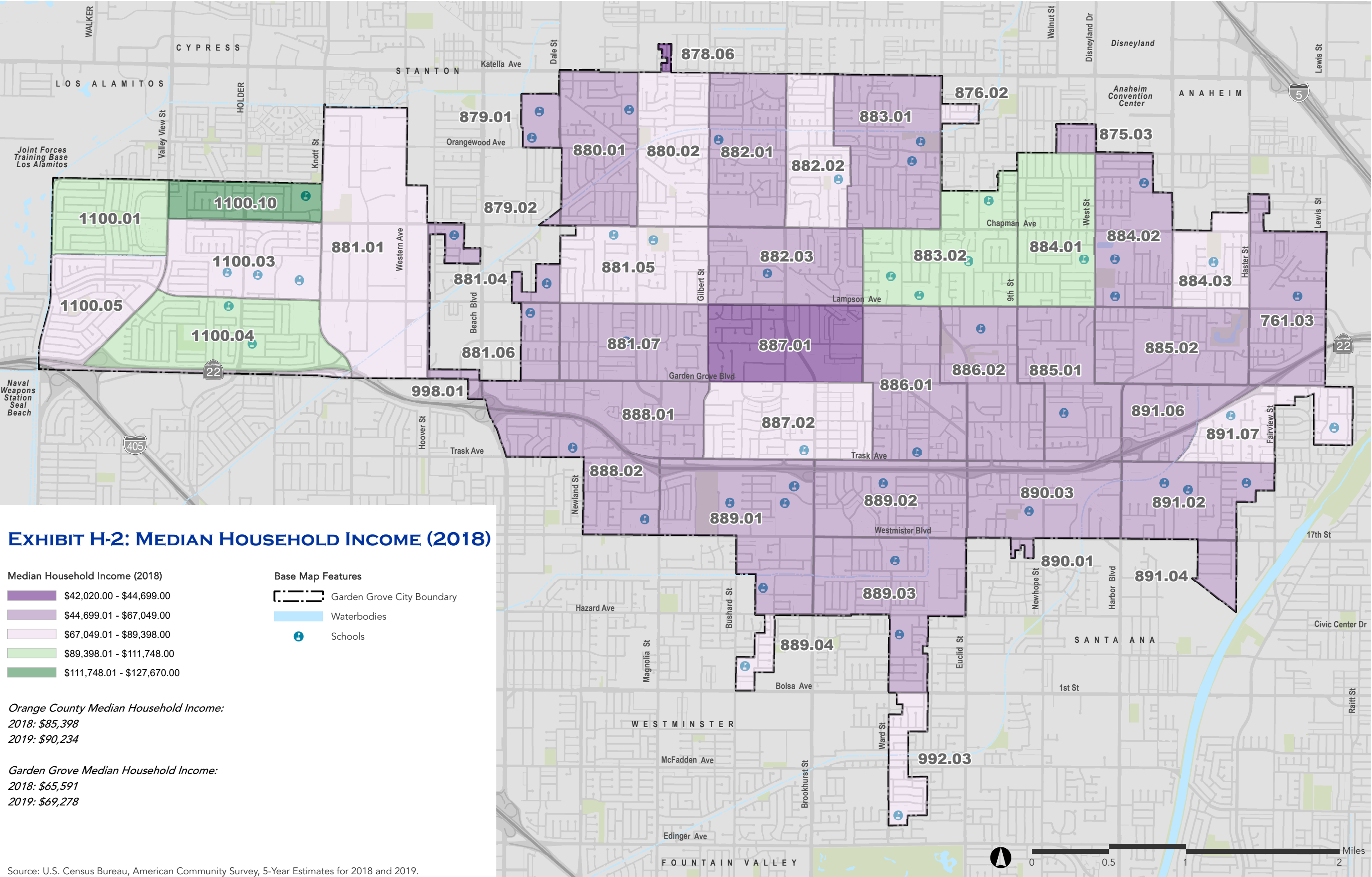
In 2020, the City partnered with 20 fellow Orange County jurisdictions to produce the "Orange County Analysis of Impediments to Fair Housing Choice," which identified five regional goals and 6 GG-specific goals to affirmatively further fair housing.

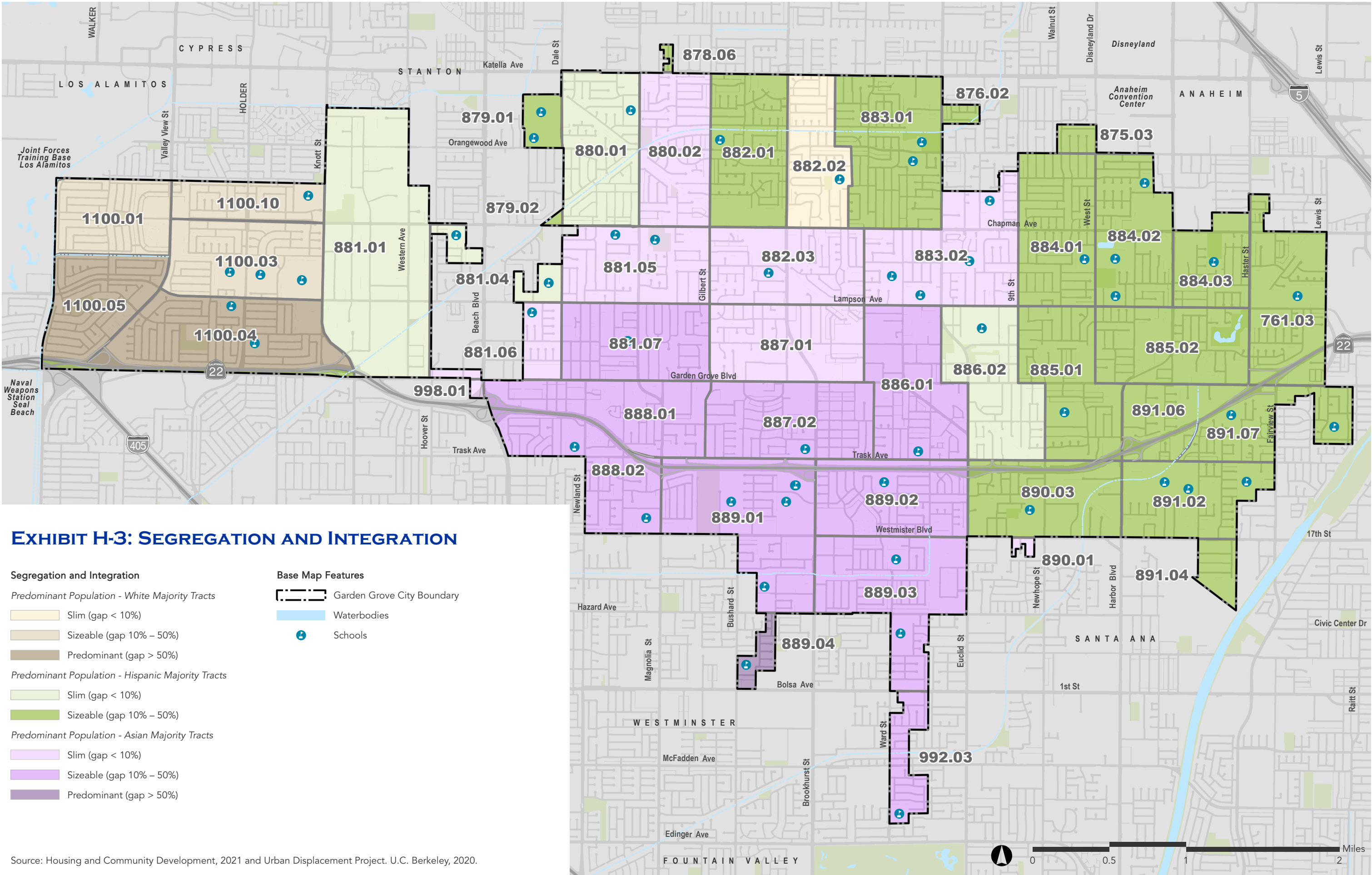
Continued Appropriateness:

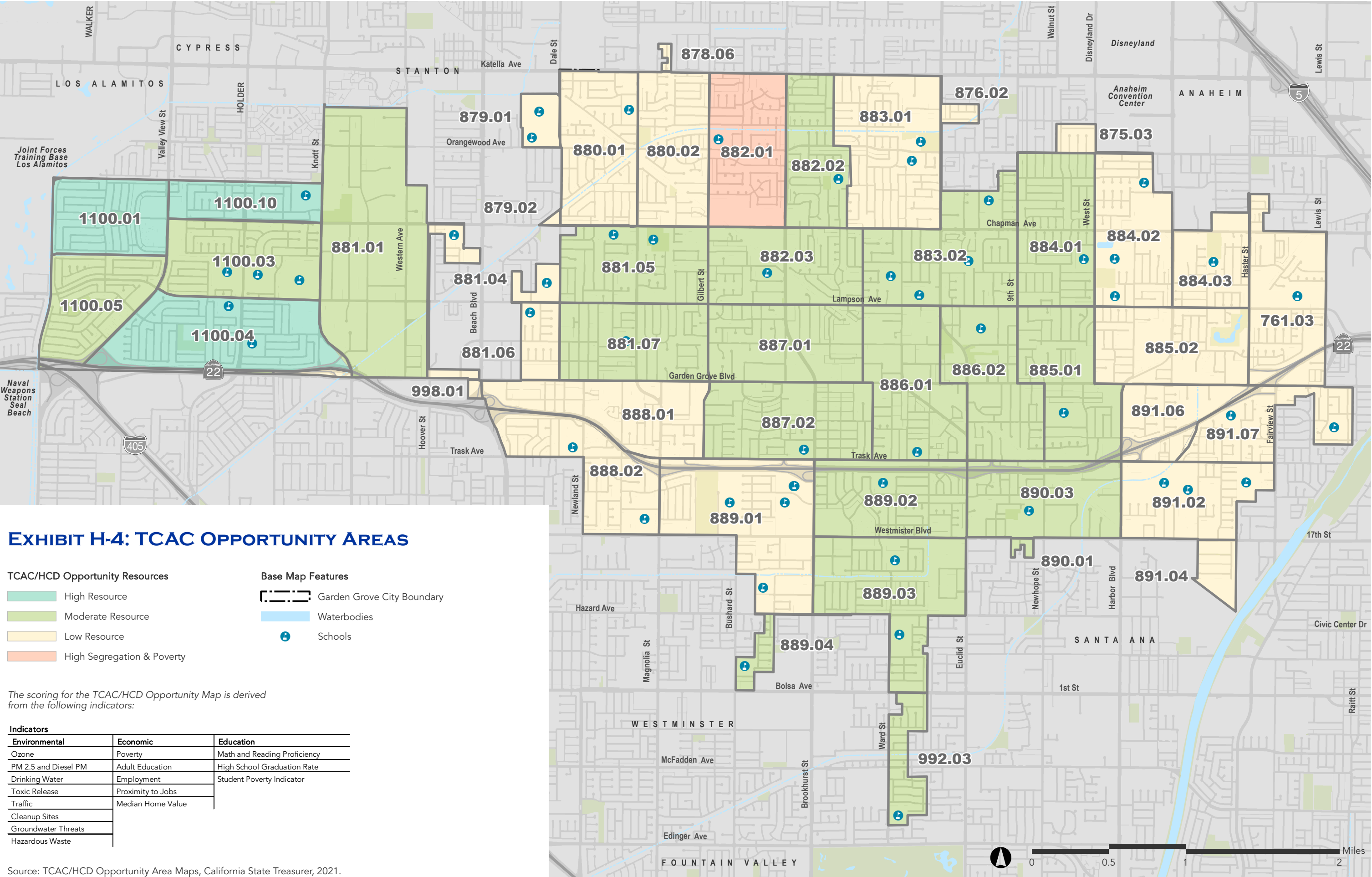
Fair Housing is an important City goal and as such, this program remains in the Housing Element with modified objectives pursuant to State requirements.

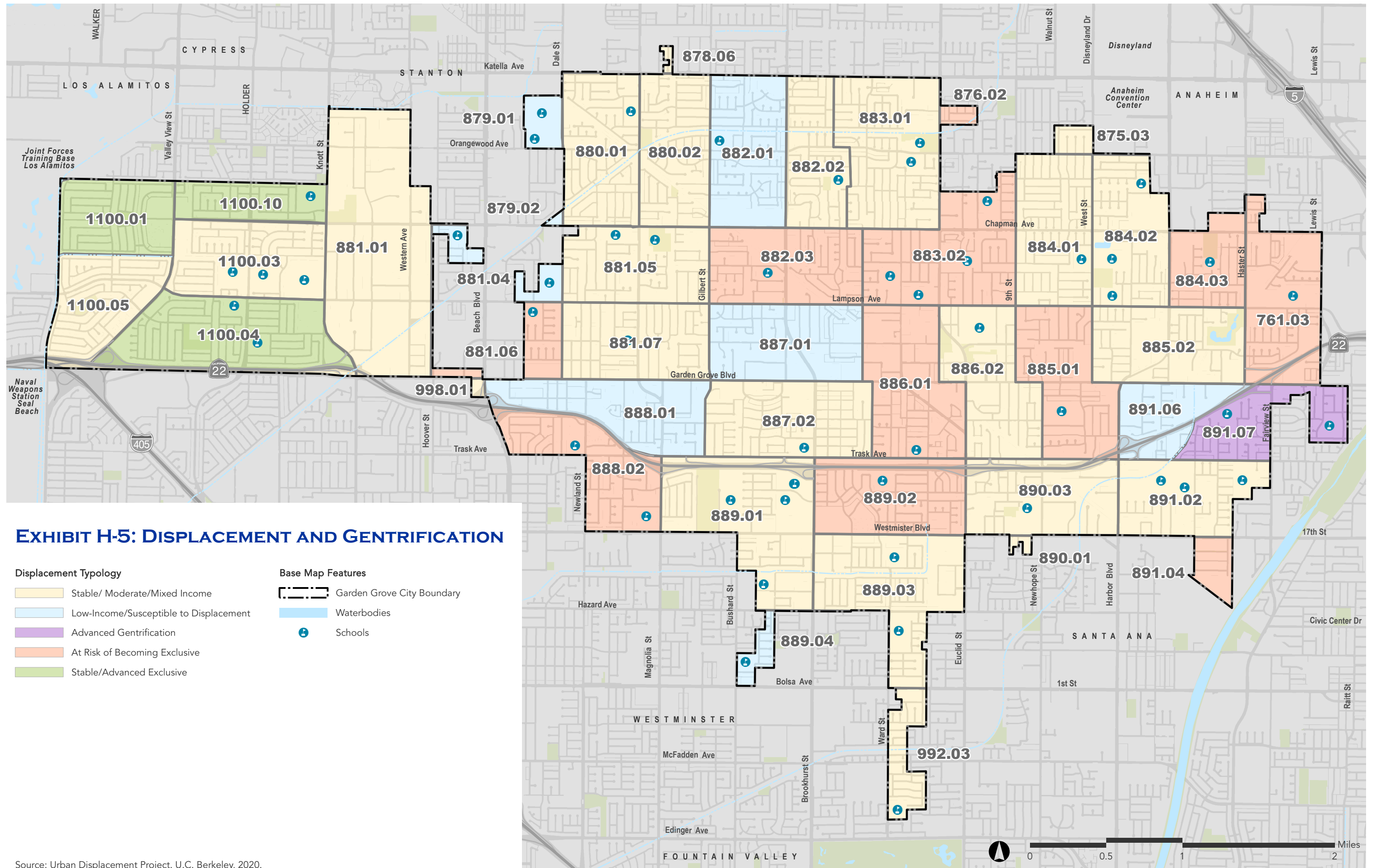
Program 14: Homeless Housing Needs Consistent with the Consolidated Plan, address the needs of at-risk and homeless individuals and families through assistance to non-profits serving the homeless population. Provide emergency/transitional housing or homeless services to 250 extremely low-income or at-risk clients annually (1,750 persons total). As part of the annual General Plan report, identify any new shelters that have been constructed in the City.	Between 2014 and 2019, the City has used the Department of Housing and Urban Development Emergency Solutions Grants to assist 3,502 homeless individuals with services. The City provided 2,778 extremely low-income or at-risk clients emergency/transitional housing or homeless services. In May 2021, the City approved a one-year pilot program that identifies Be Well OC (Mind OC) as the service provider for the City's Mobile Crisis Response Team that will, in partnering with the Police Department, provide a mobile mental health unit to enhance the City's homeless resources. As of 2021, no new homeless shelters have been constructed in the City. <i>Continued Appropriateness:</i> Homelessness continues to be a challenge in Garden Grove and Orange County, and the COVID-19 pandemic and resulting downturn in the economy may have intensified conditions. This program is continued in the Housing Element.
Program 15: Implementation and Community Engagement Conduct an annual Housing Element review. Provide opportunities for public engagement and discussion in conjunction with the State requirement for written review of the General Plan by April 1 of each year (per Government Code Section 65400). Use the Neighborhood Improvement and Conservation Commission as an avenue for public input on housing issues and housing element implementation.	Conducted annual Housing Element Review by filing an Annual Report every year between 2014 to 2019. The City uses the Neighborhood Improvement and Conservation Commission as the avenue for public input on the housing issues and housing element implementation. In March 2013, the City conducted a neighborhood cleanup day in district 105 with Living Springs Church. <i>Continued Appropriateness:</i> This program remains in the Housing Element modified to address the sites inventory and no net loss monitoring.

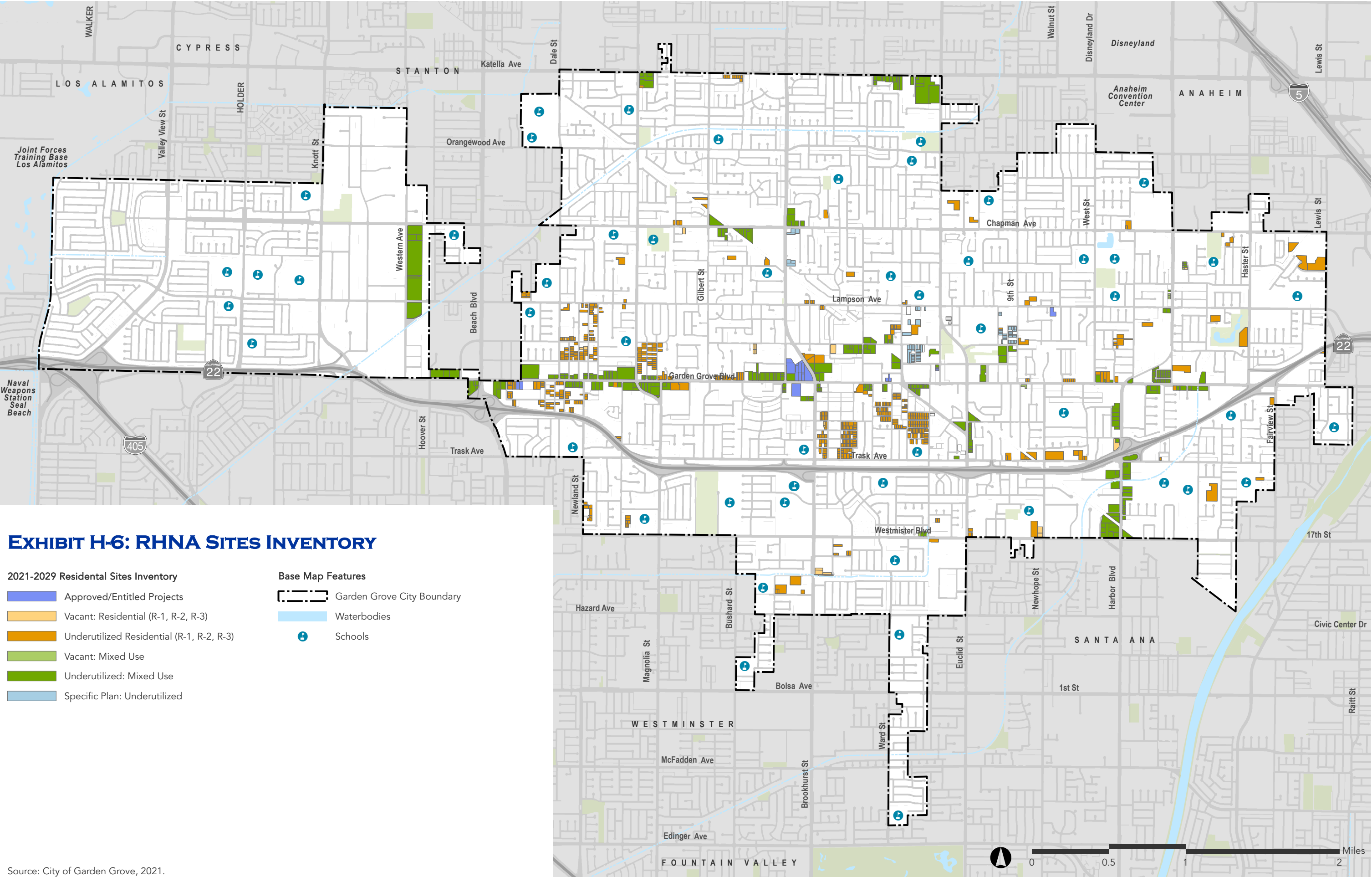




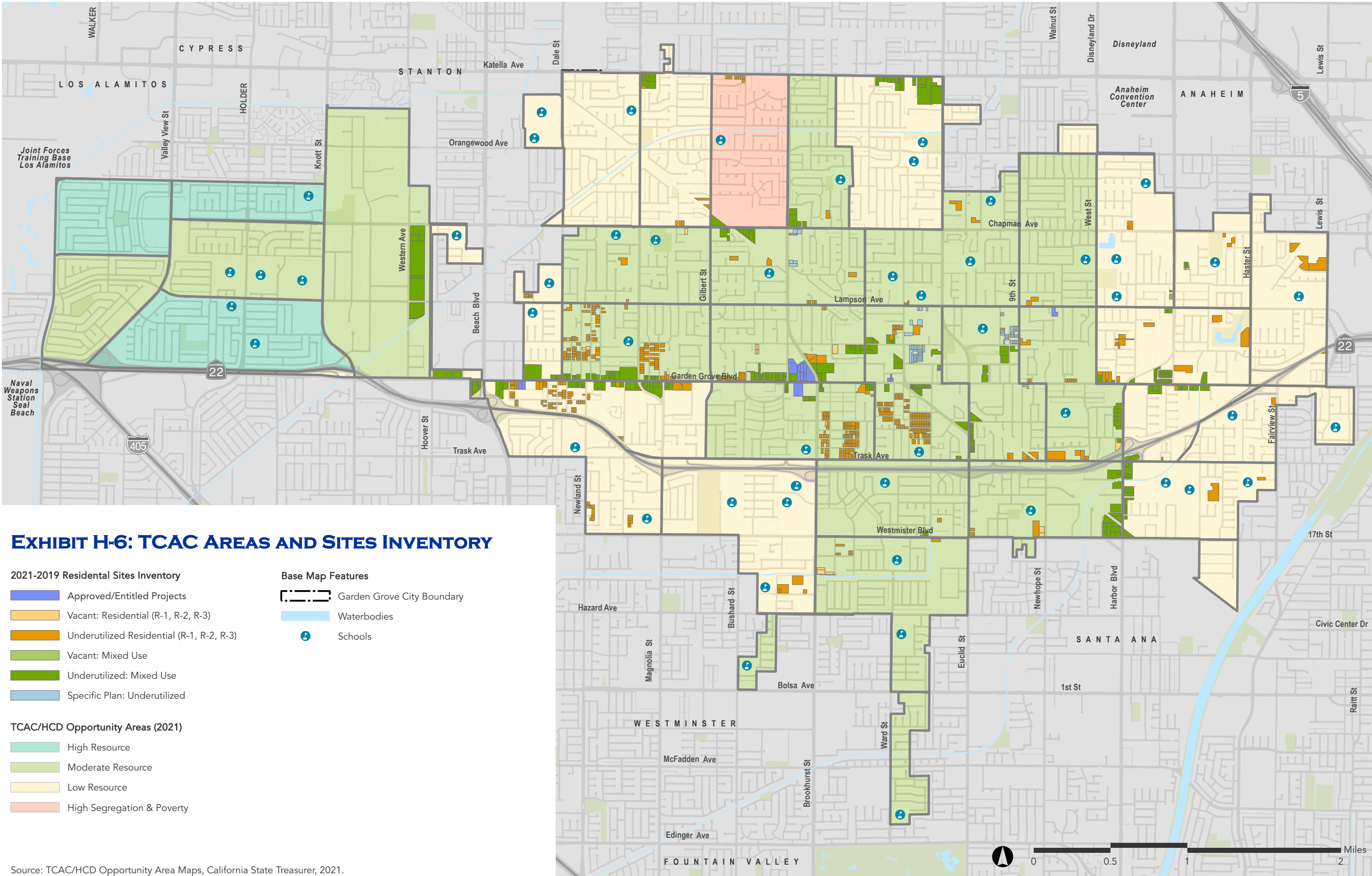




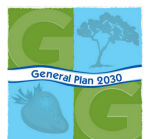




Source: City of Garden Grove, 2021.



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APPENDIX A: ENGAGEMENT INVITEE LIST AND WORKSHOP SUMMARIES

SERVICE PROVIDERS

H. Louis Lake Senior Center**Janet Pelayo, Manager**

Garden Grove Community Services
Department
11222 Acacia Parkway
Garden Grove, CA 92840
janetp@ggcity.org
(714) 741-5215

Buena Clinton Youth & Family Center**Gabi O'Cadiz, Supervisor**

Garden Grove Community Services
Department
12661 Sunswept Ave,
Garden Grove, CA 92843
gabrielao@ggcity.org
(714) 741-5768

Fair Housing Foundation**Barbara Shull, Executive Director**

3605 Long Beach Blvd., Ste 302
Long Beach, CA 90807
(800) 446-3247 ext. 1100
bshull@fairhousingfoundation.com

Acacia Adult Day Services**Mallory Vega**

11391 Acacia Parkway
Garden Grove, CA 92840
mallory.vega@alzoc.org
Kimberly Shettler

Director of Supporting Programs**Illumination Foundation**

2691 Richter Ave., Ste. 107
Irvine, Ca 92606

Fletcher House (Halfway Homes)**Elise Esparrza**

12722 Fletcher Dr.
Garden Grove, CA 92840

Legal Aid Society of Orange County**Elizabeth Boland**

2101 N. Tustin Ave.
Santa Ana, CA 92705

Community SeniorServ**Holly Hagler**

1200 N. Knollwood
Anaheim, CA 92801

St. Anselm Cross Cultural Comm. Center**Vicki Connely**

13091 Galway St.
Garden Grove, CA 92844

Assistance League of Garden Grove

10932 Trask Ave.
Garden Grove, CA 92843

H.O.P.E.**Gayle Knight, CEO and Founder**

11022 Acacia Parkway, Ste. C
Garden Grove, CA 92840

The Syriac Charitable Society of America

11751 Garden Grove Blvd., Ste. 209
Garden Grove, CA 92843

Shirley Kellogg**Garden Grove United Methodist Church**

12741 Main St.
Garden Grove, CA 92840



Grandma's House of Hope

Je'net Kreither

174 N. Lincoln Ave., #541
Anaheim, CA 92805

Dayle MacIntosh Center

Delores Kollmer

13272 Garden Grove Blvd.
Garden Grove, CA 92843

Thomas House

Natalie Wolfs

P.O. Box 2737
Garden Grove, CA 92842

Interval House

Carol Williams

P.O. Box 3356
Seal Beach, CA 90740

Hospital Association of Southern California

Julie Puentes

12399 Lewis St., Ste. 103
Garden Grove, CA 92840

Women's Transitional Living Center

Kathy Strong

P.O. Box 6103
Orange, CA 92683

Mental Health Association of Orange County

Darlene Powell, Director of Housing

822 Town and Country Rd.
Orange, CA 92868

Mercy House

Allison Davenport, Development Director

Post Office Box 1905
Santa Ana, CA 92702

211 Orange County

Erin Derycke

P.O. Box 14277
Irvine, CA 92632

City Net

Matt Bates

4508 Atlantic Ave., #292
Long Beach, CA 90807

**Community Action Partnership of Orange
County(CAPOC)**

Mark A. Lowry, Director of The OC Food Bank

11870 Monarch Street
Garden Grove, CA 92841
(714) 897-6670 ext. 3601
mlowry@capoc.org

HOUSING AND AFFORDABLE HOUSING DEVELOPERS AND BROKERS

Brandywine Homes

Jim Barisic

16580 Aston
Irvine, CA 92606
(949) 296-2400 Ext. 100

Olson Homes

Kay Chandler, Senior Vice President General Counsel & Secretary

3010 Old Ranch Pkwy, #100
Seal Beach, CA 90740
(562) 370-2270

Newmark Grubb Knight Frank

Ian Brown

4675 MacArthur Court, #1600
Newport Beach, CA 92660
(949) 608-2050

McWhinney

Trae Rigby

2725 Rocky Mountain Ave., #200
Loveland, CO 80538
(720) 360-4700

Kam Sang Company

Phil Wolfgramm

411 E. Huntington Dr., #305
Arcadia, CA 91006
(626) 446-2988

Land & Design, Inc.

Matthew Reid

3755 Avocado Blvd., Ste. 516
La Mesa, CA 91942
(619) 567-2447 x101 office

Cushman & Wakefield

Joseph Lising

18111 Von Karman Ave., #1000
Irvine, CA 92612
(949) 372-4896

Voit Real Estate Services

Michael J. Bouma

2400 E. Katella Ave., #750
Anaheim, CA 92806
(714) 935-2340

City Ventures

Ryan Aeh, Sr. Vice President

3121 Michelson Dr., Ste. 150
Irvine, CA 92612
(949) 258-7555

Jamboree Housing Corporation

Laura Archuleta, President

17701 Cowan, Irvine, CA 92614
(949) 263-8676

Affordable Housing Clearinghouse

Brenda Rodriguez, Executive Director

23861 El Toro Rd., Ste. 401
Lake Forest, CA 92630
(949) 525-4948
brodriguez@affordable-housing.org

AOF Golden State CDC

Ajay Nayar, Vice President

7755 Center Ave, Ste. 575
Huntington Beach, CA 92647
(714) 551-0123
ajay.nayar@aofpacific.com

Meta Housing Corp.

Shaun Bradley

11150 W Olympic Blvd., Ste. 620
Los Angeles, CA 90064
(310) 575-3543x118
sbradley@metahousing.com

Community Development Partners

Kyle Paine, President

3416 Via Oporto, Ste. 301
Newport Beach, CA 92663
(949) 467-1344



Highridge Costa Housing Partners

Bill Vanderschans

330 W Victoria St.
Gardena, CA 90248
(310) 592-6903
bill.vanderschans@housingpartners.com

Milestone Housing Group

Jae Mo Koo

481 N. Santa Cruz Ave., Ste. 310
Los Gatos, CA 95030
(714) 904-3667
jae@milestonehousing.com

MSA Property Consulting Group

Michael Aimola

3943 Irvine Blvd., #231
Irvine, CA 92602
(949) 261-2727x245
maimola@msapcpg.com

C&C Development

Todd Cottle

14211 Yorba St., Ste. 200
Tustin, CA 92780
(714) 288-7600x250
todd@c-cdev.com

American Family Housing

Milo Peinemann

15161 Jackson St.
Midway City, CA 92655

COMMUNITY STAKEHOLDERS

Linda Zamora

13274 Taft St.
Garden Grove, CA 92843

Dr. Les Malo

Garden Grove Dog and Cat Hospital

10822 Garden Grove Blvd.
Garden Grove, CA 92843

Ric Lerma

1635 W. Ricky Ave.
Anaheim, CA 92802

Jennifer Stewart

1564 W. Flippen Circle
Anaheim, CA 92802

Rebecca & Scott Weimer

5601 Rockledge Dr.
Buena Park, CA 90621

Elizabeth Dang

E-Patisserie & Café
12919 Main St.
Garden Grove, Ca 92840

Angel Zaragoza

890 W. 15th St., Unit 119
Newport Beach, CA 92663

NEIGHBORHOOD AND HOMEOWNER ASSOCIATIONS

Garden Grove Neighborhood Association

Maureen Blackmun, President

maureen.ggna@gmail.com
(714) 235-5360

Lakeside Garden Grove Homeowners Association

10611 Lakeside Dr.
Garden Grove, CA 92840
<http://mylakesidegardengrove.com>
(714) 508-9070

Garden Valley Homeowners' Association

12803 W Chapman Ave.
Garden Grove, CA 92840
<https://gardenvalleyweb.com>
(714) 779-1300

Westbrooke Homeowners' Association

10277 Westminster Ave.
Garden Grove, CA 92843
(714) 530-1858

OTHER STAKEHOLDERS

Cindy Spindle, CEO/President
Garden Grove Chamber of Commerce
12866 Main St., Ste. 102
Garden Grove, CA 92840
714-638-7950
ceo@gardengrovechamber.com

John Kim
Korean American Federation of Orange County
9876 Garden Grove Blvd.
Garden Grove, CA 92844
(714) 530-4810; kafocmail@gmail.com

Catherine Nguyen
Vietnamese American Chamber of Commerce
cnguyen@vacoc.com

Tam Nguyen
Advance Beauty College
tam@advancebeautycollege.com

Embassy Ste.s Anaheim-South
11767 Harbor Blvd.
Garden Grove, CA 92840

Caterina Richards Director of Operations
Bracken's Kitchen Inc.
13941 Nautilus Dr.
Garden Grove, CA 92843
www.brackenskitchen.com
(949) 445-3585

Dr. Gabriella Mafi, Ed.D., Superintendent,
Garden Grove Unified School District
10331 Stanford Ave.
Garden Grove, California 92840

Coastline Community College
Christine Nguyen (Assistant to the Vice President: Martha Nguyen)
11460 Warner Ave.
Fountain Valley, CA 92708
(714) 241-6145
mtrannguyen@coastline.edu

Mary Anne Foo, MPH, Executive Director
Orange County Asian and Pacific Islander Community Alliance (OCAPICA)
12912 Brookhurst St. Ste. 410
Garden Grove, CA 92840
(714) 636 - 9095

Fram Virjee, President
Cal State Univeristy, Fullerton
2600 Nutwood Ave.
CP-1000 Fullerton, CA 92831
657-278-3456
presidentvirjee@fullerton.edu

The Kennedy Commission
Cesar Covarrubias, Executive Director
www.kennedycommission.org
17701 Cowan Ave.
Irvine, CA 92614



AGENDA:
Welcome and Introductions - 5 mins
Overview - 5 minutes
Discussion - 45 mins
Summary and Next Steps - 5 mins

Attendees
Mark Lawry, Orange County Food Bank
Cesar Covarrubias, Kennedy Commission
Jim Pijloo, Lutheran Social Services
Maggie Downs, Dayle McIntosh Center
Kimberly Adams, United Way
Mildred Perez, Kennedy Commission
Elizabeth Hansburg, People for Housing OC
Nicandro Nava, Fair Housing Foundation
Curtis Gibbs, Community Active Partnership Orange County

Advocacy Groups and Service Providers

Focus Group Meetings

September 2, 2020, 10:30 a.m.

Key Themes



Housing

Challenges	Opportunities	Potential Housing Locations
Residents looking to remain in Garden Grove - need housing with subsidies	Train volunteers to provide action/implement programming (housing and homeless)	Near OC Streetcar - station terminus
Need more affordable housing	Garden Grove can be active in providing more vouchers	Empty shopping centers in higher income neighborhoods - target affordable housing
Permanent supportive housing for homeless	End racial segregation if planning and zoning is done well	Commercial corridors
Cost Burden:Garden Grove/Anaheim - large service sector - for tourism	Use Zoning tools to help with affordability - opportunity or inclusionary ordinances	
	Grassroots effort - use volunteers - citizen working group working with consultants	Provide support for ADUs (they are expensive to build)
Eviction prevention, especially for resort workers	Learn from our past	At and near Willowick
Subset: elderly	Courage for elected officials and support from local advocates - host a Town Hall	In areas of opportunity
Market rate housing is not affordable to working families	Make sure community is involved and has access - in a systematic way	Look at transitioning industrial areas
Overcrowding/ doubling up	OC Street car future lines along Harbor - adjacent housing to support	
Need a policy to address affordable housing - we are not building enough lower income housing	Create incentives for affordable housing	Surplus land act - make sure affordable housing is a part of the conversation
Need for low and very low housing - this housing segment is missing	Disperse affordable and multi-family housing throughout opportunity areas	Upzoning will create value and higher land costs
NIMBYism-Need elected officials to show courage	Working group to meet regularly - come up with recommendations - true community engagement and partnership	Policy in place - mismatch with higher land costs vs requesting affordable housing
State deficit	Explore RHNA sharing with Santa Ana for Willowick	
Need for workforce, senior, affordable housing	Need transit to support housing	City-owned properties
Homeless housing - need to be creative	Need for affordable housing with services and partnerships	School campuses - combining K-8 results in suprlus land
Housing discrimination of Asian community (COVID related)	More mixed-use development to provide access to food and health centers	Accessory dwelling units
Need for accessibility and modifications (universal access)		

Environmental Justice and Community Health

Challenges	Opportunities	Other
Engaging local residents	Work with school districts and advocates	Overlap between housing and other burdens
NIMBYism	Planning documents turn into economic opportunities	Organization - Viet-Rise (include in the conservation)
Addressing racist and exclusionary comments	Put affordable housing in high opportunity areas - Look at Non-Title 1 elementary school zones	Santa Ana Active Streets (similar organizations with Garden Grove)
Pandemic - broadband access - digital divide (esp. school children)	Add housing away from freeways/rail	
	Good transit will allow people to use their cars less	
Lack of land for locally sourced food	Value reducing carbon footprint of food movement	Rise-Up Willowick - Connections available
Lack of space/kitchen in overcrowded conditions results in food insecurity	Must reduce food waste into landfills (2022)	Personal phone call - Exectuive Directors - interviewing Advocacy Groups
Rent burden - sacrifices healthy food options	More community gardens	OC United Way does a good job of debunking myths about affordable housing (Homeless 101)
Affordability of housing for disabled community on fixed income	Partnerships e.g. Westminster High School	
	OC Street Car - opportunity - make sure - Willowick has multi-use	
Rolling black outs due to climate change	Production farming on larger parcels	
Lack of access to healthy food, health care, and transit	Scalable food/agricultural options - in addition to boutique projects	
Need for accessibility (universal design)	Point back to housing and housing security (affordability)	
	Increase affordable housing (not overcrowding and not in a food desert)	
	Need a balanced approach to land use - include transit	
	Healthy neighborhoods; healthy environment	
	OC Street Car Station - look at those street corners and within a few blocks	
	OC Street Car - later phase up Harbor	
	Encourage electric vehicle chargers in affordable housing and multi-family housing	
	City can provide electric vehicle chargers on major corridors	
	Battery storage for families (support during blackouts)	
	Solar programs to benefit renters	
	Holistic programs to address healthy foods, healthcare, and transit to address community needs	
	Access to shops and services (e.g., health center); mixed use development	
	Look at affordable housing differently	
	Consider access to health, housing, and food together	
	Leverage state and federal funding	
	Include many advocates and organizations in the conversation	
	Look at land use as an investment NEW opportunity for low income families	
	Education and tele-health through good broadband	
	Upgrade existing lower income neighborhoods	
	Avoid gentrification in Garden Grove	
	Educate the community on homelessness and affordable housing	
	Link to work of other partners - Providence St. Joseph	



- Agenda
- Welcome and Introductions - 5 mins
 - Overview - 5 minutes
 - Discussion - 45 mins
 - Summary and Next Steps - 5 mins

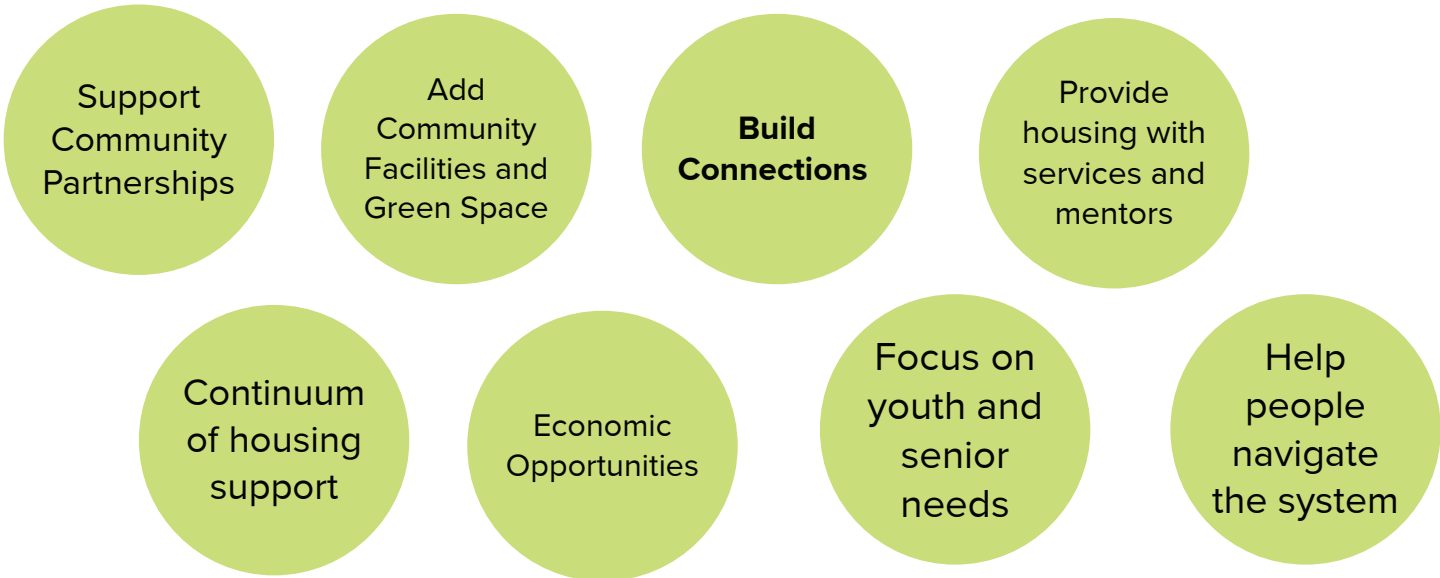
- Attendees
- Gayle Knight, Helping Others Prepare for Eternity
 - Mallory Vega, Acacia Day Services
 - Javier Rodriguez, Garden Grove Unified School District
 - Sybella London, Assistance League of Garden Grove

Non Housing Advocacy Groups

Focus Group Meetings

September 3, 2020, 10:30 a.m.

Key Themes



Housing

Challenges

Senior needs: services to enable them to stay in their home	Density and related increase in traffic is a big concern	Pedestrian and bicycle safety for students	Economic downturn	Long waitlist for Vouchers	Need for more affordable assisted living facilities
Elder abuse	Mobile home rent increases	Precarious housing situations	Many families living together (Overcrowding)	Prioritization of voucher waitlist	Need for more assisted living facilities to accept Medical waivers
Evaluate each family for affordable housing support - get input from people who know the family to help coordinate	Personal connections for services	Homelessness and drug use/ anti-social behaviors	Need supports to help navigate the system	Need for more men's shelters	Need more supportive housing with good intake and support
Safety	Need for green space and recreation with dense housing	Meeting income limits for housing (the in-between gap)	Houses modified with multiple additional rooms to accommodate overcrowding		

Opportunities

New crosswalks and bike lanes near schools	Granny flats for seniors	Increase education, scholarships and case management	Identify and encourage resources in the community	Symbiosis that creates community: partnerships
Be creative to support families living together	Path out of poverty with employment opportunities	Partnerships	Referrals + support to use services	Substance abuse treatment paired with housing
Skilled nursing facilities: Medical Assisted Living Waivers	Motel program for domestic violence survivors (interim timeframe)	Bring in businesses paying living wages	New senior housing in Garden Grove	Mentorships

Environmental Justice and Community Health

Challenges

Many facilities lack lighting/ restroom access and good sight lines and easy access for police	Access to healthy foods	Access to hygiene for homeless	Need for neighborhood facilities for youth
Transportation is a challenge for seniors for a healthy lifestyle	Aging in place	Rent burden results in reduced healthy food (increase in food bank use)	

Opportunities

Increase park and recreation opportunities	Continue joint use agreements with schools for sport complexes and pools	Rescue food from stores to distribute	Case work to navigate through COVID	Partnerships with colleges
Bus routes and appropriately placed routes and stops for seniors	OCTA Access (paratransit) and supports	Services for seniors aging in place	Safety Groups (after school homework clubs) in neighborhoods	



AGENDA:
Welcome and Introductions - 5 mins
Overview - 5 minutes
Discussion - 45 mins
Summary and Next Steps - 5 mins

Attendees	
John Reekstin, Olson Company	
Shaun Bradley, META Housing	
Felix Lee, SCG America	
Cesar Covarrubias, Kennedy Commission	
Joseph Lising, Cushman and Wakefield	
Kenhao Hsu	

Housing Developers

Focus Group Meetings

September 2, 2020, 1:00 p.m.

Key Themes



Housing

Challenges

Finding enough land area to put a meaningful project with enough density	High land prices in Garden Grove (OC/LA); Expensive for-sale environment	Landowner expectations are very high	Government Fees - City has encouraged development	Clarity and certainty in City affordable housing process
Developers and landowners need to know expectations	Need for higher quality of life	Variances are difficult and need justification	Clear objectives are needed	How do we get to the target numbers?
Housing range currently is unbalanced at different income levels	Santa Ana included high in-lieu fee; created constraints	Seller would need to accept less in land value to allow for more affordable housing	Affordable developers subject to market land costs, but constrained by revenues	Need for subsidies
Reduce construction costs	Density bonus - tightened restrictions are helpful, but comes at cost (parking)	Parking impacts to surrounding neighborhoods	Project - specific parking demands	Need to understand local context, may not be able to use maximum allowed standards (density bonus/parking)
Setbacks and open space standards need to consider achievable design and yield	Higher demand for private open space than common (including pool) in condos	RDA is not an option anymore	Industrial adjacency - nuisances and environmental	Needs for hotel worker housing
Need to right-size incentives				

Opportunities

Provide flexibility with Zoning for infill sites	Increase housing density to make it more affordable	Consider unconventional locations	Consider overlays/buffers	City policy is key - married up land use plan and zoning regulations
Create attractive community (use buffers, landscaping, etc.)	Add housing near transit and transportation corridors, freeways	Overarching goal: provide more affordable housing	Flexibility of standards - structured for better certainty	Clarity: clearly understand what can/can't be done
Consider flexibility in site design that is built into the Code	Equally enforce standards and regulation	Balance housing development at all income levels	Consider inclusionary housing/housing opportunity ordinance	Allow for modular housing and new product types
Tie parking needs to project (i.e. senior, family, supportive housing)	Integrate affordable housing with surrounding community	Understand and show true parking demand for new projects	Show examples of flexibility for how to deviate from standards (e.g. parking, open space)	Consider flexibility in apportionment of private and common open space
Require open space that is usable and used	Density: 3-4 story on-grade project = 30 to 35 du/ac (ideal range)	Density: Maybe 4-5 over 1, depending on site	Density: With parking structure parking - 50 du/ac	3 story town homes = 22-26 du/ac
2 story townhomes = 16-18 du/ac	Allow for unlimited tandem parking (2 spaces)	Overlays in more areas to allow for housing flexibility - rather than zone change	Proper site design	Micro units (Santa Ana example)
Level the playing field	Combine planning, policy and Zoning (integrated and strategic process)	Continue City's positive application processing	Provide a good mix of policy and standards	

Potential Housing Locations

Near transit	Market rate basis - any location abuts residential area, including commercial centers)	At larger retail centers that are underutilized -- prime locations to accept density
Near grocery stores, drug stores (TCAC thresholds)	In neighborhoods that can provide local services	Near freeways and arterials - ways to design to prevent impacts
Along arterials	At school sites	Add affordability overlays - think about upfront
Along industrial edges	Old movie theater/bowling alley on Lampson/Valley View, but neighbors want retail	Harbor Blvd.



- Agenda
- Welcome and Introductions - 5 mins
 - Overview - 5 minutes
 - Discussion - 45 mins
 - Summary and Next Steps - 5 mins

Attendees

Huixin Zheng, doctoral student at UC Irvine
Richard Walker, Public Law Center
Josh Gailley, resident
Matt Reid, SCG Partners
Reina Solis, resident and Parks Commissioner
Maureen Blackmun, resident and president of Garden Grove Neighborhood Association and Chair of NICC
Jerry Hills, Garden Grove Unified School District

Public Stakeholders

Focus Group Meetings

September 3, 2020, 6:00 p.m.

Key Themes



Housing

Challenges

Short-term rentals (not allowed) continue to affect housing values	Goal: 19,000 new units (47,000 existing)	Increasing density to meet 19,000	Mismatch between incentives and property owner interests	What funds can the Housing Authority contribute to affordable housing?
Housing is too expensive	Moved to Garden Grove for more space	Concern about ADUs and parking impacts	High cost of rentals (paying for the location)	Need more housing for young people with access to entertainment
Landlords who don't care about their buildings	Demolishing existing and replacing with large single-family homes without upkeep	No pride of ownership for homes	Need more affordable housing as OC continues to get more expensive	Funding for affordable housing - need local match/gap financing
Increasing rents in mobile home parks	How to maintain community while increasing density?	Availability of infrastructure and services to accommodate new increase in housing	Decaying infrastructure	One large 20-bedroom house shouldn't count the same as a small apartment (both are 1 unit)
Large lots with 10-13 cars	Becoming a "prospect community" not a family community	Garden Grove USD schools closer to Santa Ana are closer to capacity/impacted	Over past 10 years, school enrollment has declined	

Opportunities

Look at not just housing but employment areas - create better, higher paying jobs	Less than \$72,000 salary can qualify for low-income housing	Harbor corridor employment area: support variety of jobs	Vacant lots can support new housing	Develop more mixed use
Welcome additional density and housing options	Increase housing in walkable areas with access to stores and entertainment	Preserve affordable housing that does exist: mobile home parks	Develop local funding match for affordable housing	Build new nice housing with amenities, like Brookhurst Triangle
Support a variety of housing types: e.g., ADU	Site housing away from environmental concerns	Incorporate these opportunities into regular processes	Most Garden Grove schools have available student capacity	Garden Grove Unified School District will working to work with city on future housing growth
City must ensure consultation with school district on major housing development projects				

Potential Housing Locations

Westminster and New Hope vacant lot	Vacant lots on Euclid and Garden Grove Blvd	Walkable areas with access to destinations
Gather developer interest in locations where projects can pencil	Areas along Trask and Garden Grove Boulevard	Add housing to Town Center, Library area/Downtown
South of the Freeway - along Westminster (build on semi-mixed use)	Run down strip malls that can be converted	Decaying properties

Environmental Justice and Community Health

Challenges

Traffic congestion	Truck traffic on arterials in pedestrian areas (noise and fumes)	Limited transit (long times and limited routes)	Need more parks and playgrounds (Gilbert and Lampson area)	Parked cars affect walkability
No sidewalks and narrow streets	People of color and lower socio-economic are more likely to experience pollution burden			

Opportunities

Pocket parks	Walkability: destinations and comfortable experience	E.g. Harbor in Downtown Fullerton: buffer peds with bushes and narrower lanes, shops	Make sure ALL populations have access to a healthy lifestyle
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APPENDIX B: DETAILED SITES INVENTORY

Assessor Parcel Number	Lot Size	Site Size	Existing Land Use (2021)	General Plan	Zoning	Max. Density	Realistic Capacity (Unit)	RHNA Income Categories	Infrastructure Capacity	On-Site Constraints
	Acres									
09015457	2.21	2.21	Civic Facilities	Civic Center Mixed Use	CC-3	60	126	Lower	No	No
09017135	1.76	1.76	Office	Civic Center Mixed Use	CC-3	60	100	Lower	No	No
13167106	8.75	8.75	Warehouse	Industrial/Residential Mixed Use 1	M-P	60	499	Lower	No	No
21503201	5.89	5.89	Light industrial	Industrial/Residential Mixed Use 1	M-P	60	336	Lower	No	No
13167112	3.53	3.53	Light industrial	Industrial/Residential Mixed Use 1	M-P	60	201	Lower	No	No
10012232	2.59	2.59	Transportation fleet	International West Mixed Use	C-3	70	172	Lower	No	No
10108075	2.00	2.00	Commercial center	International West Mixed Use	C-2	70	133	Lower	No	No
10012302	1.66	1.66	Used car	International West Mixed Use	C-3	70	111	Lower	No	No
23132320	1.62	1.62	Hospital parking lot	International West Mixed Use	PUD(C-R)	70	108	Lower	No	No
10013069	1.53	1.53	Industrial park	International West Mixed Use	M-1	70	102	Lower	No	No
10013058	1.51	1.51	metal recycling	International West Mixed Use	M-1	70	100	Lower	No	No
10013079	0.90	0.90	Commercial	International West Mixed Use	M-1	70	60	Lower	No	No
10013079	0.88	0.88	Commercial	International West Mixed Use	M-1	70	59	Lower	No	No
10101101	0.64	0.64	Commercial	International West Mixed Use	HCSP-OP	70	43	Lower	No	No

Assessor Parcel Number	Lot Size	Site Size	Existing Land Use (2021)	General Plan	Zoning	Max. Density	Realistic Capacity (Unit)	RHNA Income Categories	Infrastructure Capacity	On-Site Constraints
	Acres									
10161101	0.65	0.65	Commercial	International West Mixed Use	HCSP-OP	70	43	Lower	No	No
10101104	0.63	0.63	Commercial	International West Mixed Use	HCSP-OP	70	42	Lower	No	No
10013068	0.52	0.52	Light industrial	International West Mixed Use	M-1	70	34	Lower	No	No
10134366	0.36	0.53	Commercial	International West Mixed Use	HCSP-OP	70	28	Lower	No	No
10101106	0.17		Hotel/motel							
09628111	1.76	1.76	Hotel/motel	Residential/Commercial Mixed Use 1	C-2	60	100	Lower	No	No
09628109	0.81	0.81	Hotel/motel	Residential/Commercial Mixed Use 1	C-2	60	46	Lower	No	No
13344304	5.69	5.69	Commercial shop center	Residential/Commercial Mixed Use 3	GGMU-3	48	260	Lower	No	No
09763002	2.25	2.25	Commercial shop center	Residential/Commercial Mixed Use 3	GGMU-3	48	103	Lower	No	No
23139227	0.90	0.90	Commercial	Residential/Commercial Mixed Use 3	R-1	48	41	Lower	No	No
23139224	0.88	0.88	Commercial	Residential/Commercial Mixed Use 3	R-1	48	40	Lower	No	No
23139226	0.74	0.74	Commercial	Residential/Commercial Mixed Use 3	R-1	48	34	Lower	No	No
09913507	1.63	1.63	Commercial	Civic Center Mixed Use	CC-3	60	93	Lower	No	No
09015457	1.57	1.57	Civic Facilities	Civic Center Mixed Use	CC-3	60	89	Lower	No	No
10002125	1.22	1.22	Commercial	Civic Center Mixed Use	CC-3	60	70	Lower	No	No
08920256	1.19	1.19	Religious institution	Civic Center Mixed Use	CC-3	60	64	Lower	No	No
09015320	0.83	0.83	Single family	Civic Center Mixed Use	CC-3	60	47	Lower	No	No
09017128	0.66	0.66	Office	Civic Center Mixed Use	CC-3	60	38	Lower	No	No
10010143	0.59	0.59	Commercial	Civic Center Mixed Use	CC-3	60	33	Lower	No	No
13167111	1.46	1.46	Light industrial	Industrial/Residential Mixed Use 1	M-P	60	83	Lower	No	No

Assessor Parcel Number	Lot Size	Site Size	Existing Land Use (2021)	General Plan	Zoning	Max. Density	Realistic Capacity (Unit)	RHNA Income Categories	Infrastructure Capacity	On-Site Constraints
	Acres									
08910124	1.03	1.03	Commercial	Industrial/Residential Mixed Use 2	R-1	48	47	Lower	No	No
23156114	3.16	3.16	Hospital parking lot	International West Mixed Use	R-1	70	210	Lower	No	No
10108063	1.02	1.02	Used car sales	International West Mixed Use	C-3	70	68	Lower	No	No
10035220	1.13	1.13	Vacant	International West Mixed Use	R-3	70	67	Lower	No	No
10108068	0.75	0.75	Auto repair	International West Mixed Use	C-3	70	50	Lower	No	No
10108064	0.74	0.74	Auto repair	International West Mixed Use	C-3	70	49	Lower	No	No
10013067	0.54	0.54	Light industrial	International West Mixed Use	M-1	70	36	Lower	No	No
10013066	0.54	0.54	Light industrial	International West Mixed Use	M-1	70	36	Lower	No	No
23149112	0.17	0.67	Vacant	International West Mixed Use	R-1	70	16	Lower	No	No
23149113	0.17		Single family	International West Mixed Use	PUD(C)					
23149114	0.16		Single family	International West Mixed Use	PUD(C)					
23149115	0.17		Single family	International West Mixed Use	HCSP-TCB					
09905151	1.49	1.49	Religious institution	Residential/Commercia l Mixed Use 1	R-1	60	121	Lower	No	No
09628209	0.95	1.79	Culinary School	Residential/Commercia l Mixed Use 1	GGMU-1	60	92	Lower	No	No
09628206	0.42									
09628205	0.42									
09628215	1.54	1.54	hotel/Motel	Residential/Commercia l Mixed Use 1	GGMU-1	60	88	Lower	No	No



Assessor Parcel Number	Lot Size	Site Size	Existing Land Use (2021)	General Plan	Zoning	Max. Density	Realistic Capacity (Unit)	RHNA Income Categories	Infrastructure Capacity	On-Site Constraints
	Acres									
09736405	0.97	0.97	Commercial shop center	Residential/Commercial I Mixed Use 1	GGMU-3	60	55	Lower	No	No
09807070	0.78	0.78	Light industrial	Residential/Commercial I Mixed Use 1	GGMU-1	60	45	Lower	No	No
09736406	0.72	0.72	Auto repair	Residential/Commercial I Mixed Use 1	GGMU-3	60	41	Lower	No	No
09736407	0.60	0.60	Commercial shop center	Residential/Commercial I Mixed Use 1	GGMU-3	60	34	Lower	No	No
13345419	1.05	1.05	Commercial shop center	Residential/Commercial I Mixed Use 3	GGMU-3	48	48	Lower	No	No
23139228	0.97	0.97	Commercial	Residential/Commercial I Mixed Use 3	GGMU-3	48	44	Lower	No	No
13337149	0.85	0.85	Used car sales	Residential/Commercial I Mixed Use 3	GGMU-3	48	39	Lower	No	No
13337162	0.83	0.83	Motel	Residential/Commercial I Mixed Use 3	GGMU-3	48	38	Lower	No	No
13336308	0.80	0.80	Auto repair	Residential/Commercial I Mixed Use 3	GGMU-3	48	37	Lower	No	No
13336309	0.80	0.80	Truck shell sales	Residential/Commercial I Mixed Use 3	GGMU-3	48	37	Lower	No	No
09905152	0.66	0.66	Commercial	Residential/Commercial I Mixed Use 3	GGMU-1	48	30	Lower	No	No
13345414	0.64	0.64	Motel	Residential/Commercial I Mixed Use 3	GGMU-3	48	29	Lower	No	No
13336305	0.80	0.80	Used car sales	Residential/Commercial I Mixed Use 3	GGMU-3	48	26	Lower	No	No
23139229	0.45	0.45	Single family	Residential/Commercial I Mixed Use 3	R-1	48	21	Lower	No	No
13167109	13.78	13.78	Warehousing	Industrial/Residential Mixed Use 1	M-P	60	786	Moderate	No	No

Assessor Parcel Number	Lot Size	Site Size	Existing Land Use (2021)	General Plan	Zoning	Max. Density	Realistic Capacity (Unit)	RHNA Income Categories	Infrastructure Capacity	On-Site Constraints
	Acres									
23145140	0.14	0.42	Single family	International West Mixed Use	PUD(C)	70	.36	Moderate	No	No
23145136	0.14		Vacant							
23145137	0.14		Vacant							
23145138	0.14	0.14	Vacant	International West Mixed Use	PUD(C)	70	9	Moderate	No	No
09010116	0.19	0.19	Single family	Low Density Residential	CCSP-PR	23	4	Moderate	No	No
09010117	0.19	0.19	Single family	Low Density Residential	CCSP-PR	23	4	Moderate	No	No
09010118	0.19	0.19	Single family	Low Density Residential	CCSP-PR	23	4	Moderate	No	No
23103102	4.92	4.92	Religious institution parking lot	Low Medium Density Residential	PUD(RF)	24	95	Moderate	No	No
10036229	4.16	4.16	Elks lodge	Medium Density Residential	R-3	24	85	Moderate	No	No
08966224	2.08	2.08	Religious institution parking lot	Medium Density Residential	R-3	24	43	Moderate	No	No
13168205	3.03	3.03	Business park	Residential/Commercial Mixed Use 1	C-2	60	173	Moderate	No	No
13168262	2.26	2.26	Office	Residential/Commercial Mixed Use 1	C-2	60	129	Moderate	No	No
08901057	8.31	8.31	Shopping center	Residential/Commercial Mixed Use 2	NMU	24	190	Moderate	No	No
13154120	6.57	6.57	Shopping center	Residential/Commercial Mixed Use 2	C-2	24	150	Moderate	No	No
08901034	5.00	5.00	Shopping center	Residential/Commercial Mixed Use 2	NMU	24	114	Moderate	No	No
08907268	4.52	4.52	Office	Residential/Commercial Mixed Use 2	GGMU-2	24	103	Moderate	No	No
13206131	2.58	2.58	Shopping center	Residential/Commercial Mixed Use 2	C-1	24	59	Moderate	No	No
13206128	1.73	1.73	Shopping center	Residential/Commercial Mixed Use 2	C-1	24	39	Moderate	No	No



Assessor Parcel Number	Lot Size	Site Size	Existing Land Use (2021)	General Plan	Zoning	Max. Density	Realistic Capacity (Unit)	RHNA Income Categories	Infrastructure Capacity	On-Site Constraints
	Acres									
08901064	1.41	1.41	Shopping center	Residential/Commercial Mixed Use 2	NMU	24	32	Moderate	No	No
08961341	1.06	1.06	Auto repair	Residential/Commercial Mixed Use 2	NMU	24	24	Moderate	No	No
08966225	1.09	1.09	Commercial	Residential/Commercial Mixed Use 2	R-3	24	22	Moderate	No	No
08907267	0.92	0.92	Office	Residential/Commercial Mixed Use 2	GGMU-2	24	21	Moderate	No	No
08966226	0.99	0.99	Warehousing	Residential/Commercial Mixed Use 2	R-3	24	20	Moderate	No	No
08901065	0.69	0.69	Shopping center	Residential/Commercial Mixed Use 2	NMU	24	16	Moderate	No	No
13206129	0.59	0.59	Shopping center	Residential/Commercial Mixed Use 2	C-1	24	13	Moderate	No	No
13206118	0.38	0.38	Shopping center	Residential/Commercial Mixed Use 2	C-1	24	7	Moderate	No	No
13206132	0.33	0.33	Shopping center	Residential/Commercial Mixed Use 2	R-1	24	6	Moderate	No	No
08901060	0.23	0.23	Shopping center	Residential/Commercial Mixed Use 2	NMU	24	4	Moderate	No	No
10010139	0.28	0.28	Commercial	Civic Center Mixed Use	CC-3	60	13	Above Moderate	No	No
10010138	0.28	0.28	Commercial	Civic Center Mixed Use	CC-3	60	13	Above Moderate	No	No
10010144	0.20	0.20	Commercial	Civic Center Mixed Use	CC-3	60	9	Above Moderate	No	No
10002128	0.20	0.20	Single family	Civic Center Mixed Use	CC-3	60	9	Above Moderate	No	No
10010147	0.17	0.17	Commercial	Civic Center Mixed Use	CC-3	60	7	Above Moderate	No	No

Assessor Parcel Number	Lot Size	Site Size	Existing Land Use (2021)	General Plan	Zoning	Max. Density	Realistic Capacity (Unit)	RHNA Income Categories	Infrastructure Capacity	On-Site Constraints
	Acres									
10010146	0.16	0.16	Commercial	Civic Center Mixed Use	CC-3	60	7	Above Moderate	No	No
10010145	0.16	0.16	Commercial	Civic Center Mixed Use	CC-3	60	7	Above Moderate	No	No
10010125	0.16	0.16	Commercial	Civic Center Mixed Use	CC-3	60	7	Above Moderate	No	No
10010135	0.15	0.15	Commercial	Civic Center Mixed Use	CC-3	60	7	Above Moderate	No	No
10010142	0.14	0.14	Commercial	Civic Center Mixed Use	CC-3	60	6	Above Moderate	No	No
10010141	0.14	0.14	Commercial	Civic Center Mixed Use	CC-3	60	6	Above Moderate	No	No
10010140	0.14	0.14	Commercial	Civic Center Mixed Use	CC-3	60	6	Above Moderate	No	No
10010137	0.14	0.14	Commercial	Civic Center Mixed Use	CC-3	60	6	Above Moderate	No	No
10010136	0.14	0.14	Commercial	Civic Center Mixed Use	CC-3	60	6	Above Moderate	No	No
08921334	0.24	0.24	Commercial	Civic Center Mixed Use	CC-2	48	5	Above Moderate	No	No
10002128	0.11	0.11	Single family	Civic Center Mixed Use	CC-3	60	5	Above Moderate	No	No
10146214	8.57	8.57	School	Civic/Institutional	R-1	0	27	Above Moderate	No	No
10007423	1.09	1.09	Religious institution	Civic/Institutional	R-1	0	7	Above Moderate	No	No
13167110	0.99	0.99	Light industrial	Industrial/Residential Mixed Use 1	M-P	60	57	Above Moderate	No	No



Assessor Parcel Number	Lot Size	Site Size	Existing Land Use (2021)	General Plan	Zoning	Max. Density	Realistic Capacity (Unit)	RHNA Income Categories	Infrastructure Capacity	On-Site Constraints
	Acres									
13167108	0.53	0.53	Light industrial	Industrial/Residential Mixed Use 1	M-P	60	30	Above Moderate	No	No
21503201	0.24	0.24	Light industrial	Industrial/Residential Mixed Use 1	M-P	60	11	Above Moderate	No	No
08908033	1.60	1.60	Light industrial	Industrial/Residential Mixed Use 2	AR	48	73	Above Moderate	No	No
08967103	1.58	1.58	Light industrial	Industrial/Residential Mixed Use 2	AR	48	72	Above Moderate	No	No
08909124	1.51	1.51	Light industrial	Industrial/Residential Mixed Use 2	AR	48	69	Above Moderate	No	No
08909123	1.41	1.41	Light industrial	Industrial/Residential Mixed Use 2	AR	48	64	Above Moderate	No	No
08967106	1.24	1.24	Light industrial	Industrial/Residential Mixed Use 2	AR	48	57	Above Moderate	No	No
08910131	1.11	1.11	Light industrial	Industrial/Residential Mixed Use 2	AR	48	51	Above Moderate	No	No
08908032	0.89	0.89	Light industrial	Industrial/Residential Mixed Use 2	AR	48	40	Above Moderate	No	No
08910123	0.77	0.77	Light industrial	Industrial/Residential Mixed Use 2	AR	48	35	Above Moderate	No	No
08910132	0.59	0.59	Light industrial	Industrial/Residential Mixed Use 2	AR	48	27	Above Moderate	No	No
08967108	0.42	0.42	Light industrial	Industrial/Residential Mixed Use 2	AR	48	15	Above Moderate	No	No
08967107	0.41	0.41	Light industrial	Industrial/Residential Mixed Use 2	AR	48	15	Above Moderate	No	No
08908034	0.40	0.40	Light industrial	Industrial/Residential Mixed Use 2	AR	48	14	Above Moderate	No	No

Assessor Parcel Number	Lot Size	Site Size	Existing Land Use (2021)	General Plan	Zoning	Max. Density	Realistic Capacity (Unit)	RHNA Income Categories	Infrastructure Capacity	On-Site Constraints
	Acres									
08910125	0.40	0.40	Light industrial	Industrial/Residential Mixed Use 2	AR	48	14	Above Moderate	No	No
08967122	0.23	0.23	Light industrial	Industrial/Residential Mixed Use 2	AR	48	8	Above Moderate	No	No
08967121	0.23	0.23	Light industrial	Industrial/Residential Mixed Use 2	AR	48	8	Above Moderate	No	No
08967104	0.23	0.23	Light industrial	Industrial/Residential Mixed Use 2	AR	48	8	Above Moderate	No	No
08910122	0.15	0.15	Light industrial	Industrial/Residential Mixed Use 2	AR	48	5	Above Moderate	No	No
08910121	0.11	0.11	Light industrial	Industrial/Residential Mixed Use 2	AR	48	4	Above Moderate	No	No
08967118	0.05	0.05	Single family	Industrial/Residential Mixed Use 2	R-3	48	3	Above Moderate	No	No
10013056	2.28	2.28	Used Car	International West Mixed Use	C-3	70	152	Above Moderate	No	No
10161178	1.42	1.42	Convalescent Home	International West Mixed Use	HCSP-OP	70	94	Above Moderate	No	No
10013071	1.36	1.36	Commercial	International West Mixed Use	C-2	70	91	Above Moderate	No	No
10034523	1.19	1.19	Commercial	International West Mixed Use	HCSP-TS	70	79	Above Moderate	Yes	No
10168122	1.12	1.12	Commercial	International West Mixed Use	C-3	70	75	Above Moderate	No	No
10164202	1.11	1.11	Commercial	International West Mixed Use	C-1	70	74	Above Moderate	No	No
10145202	1.09	1.09	Partial vacant, commercial	International West Mixed Use	O-S	70	72	Above Moderate	No	No



Assessor Parcel Number	Lot Size	Site Size	Existing Land Use (2021)	General Plan	Zoning	Max. Density	Realistic Capacity (Unit)	RHNA Income Categories	Infrastructure Capacity	On-Site Constraints
	Acres									
10033525	1.03	1.03	Commercial	International West Mixed Use	HCSP-TS	70	68	Above Moderate	Yes	No
10161102	0.90	0.90	Commercial	International West Mixed Use	HCSP-OP	70	60	Above Moderate	No	No
10033534	0.85	0.85	Commercial	International West Mixed Use	HCSP-TS	70	57	Above Moderate	Yes	No
10033537	0.82	0.82	Commercial	International West Mixed Use	HCSP-TS	70	55	Above Moderate	Yes	No
10013072	0.81	0.81	Light industrial	International West Mixed Use	C-2	70	54	Above Moderate	No	No
10033530	0.76	0.76	Commercial	International West Mixed Use	HCSP-TS	70	51	Above Moderate	Yes	No
10013074	0.74	0.74	Commercial	International West Mixed Use	C-2	70	49	Above Moderate	No	No
10013073	0.72	0.72	Commercial	International West Mixed Use	C-2	70	48	Above Moderate	No	No
10164201	0.60	0.60	Commercial	International West Mixed Use	C-1	70	40	Above Moderate	No	No
10108071	0.54	0.54	Commercial	International West Mixed Use	C-3	70	36	Above Moderate	No	No
10108073	0.54	0.54	Commercial	International West Mixed Use	C-2	70	36	Above Moderate	No	No
10108074	0.53	0.53	Commercial	International West Mixed Use	C-3	70	35	Above Moderate	No	No
23144136	0.51	0.51	Commercial	International West Mixed Use	PUD(C)	70	34	Above Moderate	No	No
10034715	0.47	0.47	Commercial	International West Mixed Use	HCSP-TS	70	25	Above Moderate	No	No

Assessor Parcel Number	Lot Size	Site Size	Existing Land Use (2021)	General Plan	Zoning	Max. Density	Realistic Capacity (Unit)	RHNA Income Categories	Infrastructure Capacity	On-Site Constraints
	Acres									
23140501	0.48	0.48	Commercial	International West Mixed Use	HCSP-DC	70	25	Above Moderate	No	No
10012233	0.47	0.47	Commercial	International West Mixed Use	C-3	70	25	Above Moderate	No	No
10108076	0.47	0.47	Commercial	International West Mixed Use	C-2	70	25	Above Moderate	No	No
10034521	0.44	0.44	Commercial	International West Mixed Use	HCSP-TS	70	23	Above Moderate	Yes	No
10131125	0.43	0.43	Commercial	International West Mixed Use	C-3	70	23	Above Moderate	No	No
10134365	0.39	0.39	Commercial	International West Mixed Use	R-1	70	21	Above Moderate	No	No
23144135	0.37	0.37	Commercial	International West Mixed Use	PUD(C)	70	20	Above Moderate	No	No
10101102	0.30	0.30	Commercial	International West Mixed Use	HCSP-OP	70	16	Above Moderate	No	No
10131533	0.29	0.29	Commercial	International West Mixed Use	C-3	70	15	Above Moderate	No	No
23142214	0.24	0.24	Single family	International West Mixed Use	HCSP-SDS	70	13	Above Moderate	No	No
23142207	0.26	0.26	Commercial	International West Mixed Use	HCSP-SDS	70	13	Above Moderate	No	No
23142212	0.20	0.20	Single family	International West Mixed Use	HCSP-DC	70	11	Above Moderate	No	No
23142215	0.20	0.20	Single family	International West Mixed Use	HCSP-SDS	70	10	Above Moderate	No	No
23142309	0.19	0.19	Single family	International West Mixed Use	HCSP-SDS	70	10	Above Moderate	No	No

Assessor Parcel Number	Lot Size	Site Size	Existing Land Use (2021)	General Plan	Zoning	Max. Density	Realistic Capacity (Unit)	RHNA Income Categories	Infrastructure Capacity	On-Site Constraints
	Acres									
23142209	0.20	0.20	Multifamily	International West Mixed Use	HCSP-DC	70	10	Above Moderate	No	No
23142308	0.19	0.19	Single family	International West Mixed Use	HCSP-SDS	70	10	Above Moderate	No	No
23142208	0.19	0.19	Single family	International West Mixed Use	HCSP-DC	70	10	Above Moderate	No	No
23142222	0.16	0.16	Office	International West Mixed Use	HCSP-SDS	70	9	Above Moderate	No	No
23142221	0.17	0.17	Single family	International West Mixed Use	HCSP-SDS	70	9	Above Moderate	No	No
23142220	0.17	0.17	Single family	International West Mixed Use	HCSP-SDS	70	9	Above Moderate	No	No
23142219	0.17	0.17	Single family	International West Mixed Use	HCSP-SDS	70	9	Above Moderate	No	No
23142218	0.17	0.17	Single family	International West Mixed Use	HCSP-SDS	70	9	Above Moderate	No	No
23142217	0.17	0.17	Single family	International West Mixed Use	HCSP-SDS	70	9	Above Moderate	No	No
23142216	0.17	0.17	Single family	International West Mixed Use	HCSP-SDS	70	9	Above Moderate	No	No
23142211	0.18	0.18	Single family	International West Mixed Use	HCSP-DC	70	9	Above Moderate	No	No
23142315	0.17	0.17	Single family	International West Mixed Use	HCSP-SDS	70	9	Above Moderate	No	No
23142316	0.17	0.17	Single family	International West Mixed Use	HCSP-SDS	70	9	Above Moderate	No	No
23142314	0.17	0.17	Single family	International West Mixed Use	HCSP-SDS	70	9	Above Moderate	No	No

Assessor Parcel Number	Lot Size	Site Size	Existing Land Use (2021)	General Plan	Zoning	Max. Density	Realistic Capacity (Unit)	RHNA Income Categories	Infrastructure Capacity	On-Site Constraints
	Acres									
23142313	0.17	0.17	Single family	International West Mixed Use	HCSP-SDS	70	9	Above Moderate	No	No
23142312	0.17	0.17	Single family	International West Mixed Use	HCSP-SDS	70	9	Above Moderate	No	No
23142311	0.17	0.17	Single family	International West Mixed Use	HCSP-SDS	70	9	Above Moderate	No	No
23142310	0.17	0.17	Single family	International West Mixed Use	HCSP-SDS	70	9	Above Moderate	No	No
23142210	0.18	0.18	Single family	International West Mixed Use	HCSP-DC	70	9	Above Moderate	No	No
23142302	0.17	0.17	Multifamily	International West Mixed Use	HCSP-SDS	70	9	Above Moderate	No	No
23142301	0.17	0.17	Commercial	International West Mixed Use	HCSP-SDS	70	9	Above Moderate	No	No
23142303	0.17	0.17	Commercial	International West Mixed Use	HCSP-SDS	70	9	Above Moderate	No	No
23142304	0.17	0.17	Single family	International West Mixed Use	HCSP-SDS	70	9	Above Moderate	No	No
23142305	0.17	0.17	Single family	International West Mixed Use	HCSP-SDS	70	9	Above Moderate	No	No
23142306	0.17	0.17	Single family	International West Mixed Use	HCSP-SDS	70	9	Above Moderate	No	No
23142307	0.17	0.17	Single family	International West Mixed Use	HCSP-SDS	70	9	Above Moderate	No	No
10131117	0.15	0.15	Commercial	International West Mixed Use	C-3	70	8	Above Moderate	No	No
10101103	0.15	0.15	Single family	International West Mixed Use	HCSP-OP	70	8	Above Moderate	No	No



Assessor Parcel Number	Lot Size	Site Size	Existing Land Use (2021)	General Plan	Zoning	Max. Density	Realistic Capacity (Unit)	RHNA Income Categories	Infrastructure Capacity	On-Site Constraints
	Acres									
10131119	0.14	0.14	Commercial	International West Mixed Use	C-3	70	7	Above Moderate	No	No
10131124	0.14	0.14	Commercial	International West Mixed Use	C-3	70	7	Above Moderate	No	No
10131121	0.14	0.14	Commercial	International West Mixed Use	C-3	70	7	Above Moderate	No	No
10131120	0.14	0.14	Commercial	International West Mixed Use	C-3	70	7	Above Moderate	No	No
23149119	0.10	0.10	Vacant	International West Mixed Use	PUD(C)	70	5	Above Moderate	No	No
23149118	0.08	0.08	Vacant	International West Mixed Use	PUD(C)	70	4	Above Moderate	No	No
23149117	0.06	0.06	Vacant	International West Mixed Use	PUD(C)	70	3	Above Moderate	No	No
23149116	0.05	0.05	Vacant	International West Mixed Use	HCSP-TCB	70	2	Above Moderate	No	No
09064102	2.01	2.01	Religious institution	Low Density Residential	R-1	11	29	Above Moderate	No	No
23116120	2.85	2.85	Religious institution	Low Density Residential	R-1	11	21	Above Moderate	No	No
09052125	1.55	1.55	School	Low Density Residential	R-1	11	20	Above Moderate	Yes	No
23160107	1.69	1.69	Religious institution	Low Density Residential	R-1	11	10	Above Moderate	No	No
21506437	1.37	1.37	Religious institution	Low Density Residential	R-1	11	9	Above Moderate	No	No
09031239	1.29	1.29	Religious institution	Low Density Residential	R-1	11	8	Above Moderate	Yes	No

Assessor Parcel Number	Lot Size	Site Size	Existing Land Use (2021)	General Plan	Zoning	Max. Density	Realistic Capacity (Unit)	RHNA Income Categories	Infrastructure Capacity	On-Site Constraints
	Acres									
23144101	1.91	1.91	Religious institution	Low Density Residential	R-1	11	7	Above Moderate	No	No
13308227	0.47	0.47	Vacant	Low Density Residential	R-1	11	6	Above Moderate	No	No
23138349	0.79	0.79	Religious institution	Low Density Residential	R-2	11	6	Above Moderate	No	No
13310241	0.92	0.92	Religious institution	Low Density Residential	R-1	11	6	Above Moderate	No	No
08927325	1.02	1.02	Commercial	Low Density Residential	R-1	11	6	Above Moderate	No	No
13242319	0.82	0.82	Commercial	Low Density Residential	R-1	11	5	Above Moderate	No	No
08934413	0.86	0.86	Religious institution	Low Density Residential	R-1	11	5	Above Moderate	No	No
09744236	0.53	0.53	Religious institution	Low Density Residential	R-1	11	3	Above Moderate	No	No
09906413	0.38	0.38	Single family	Low Density Residential	R-2	11	3	Above Moderate	No	No
23138333	0.17	0.17	Single family	Low Density Residential	R-2	11	2	Above Moderate	No	No
23138335	0.17	0.17	Single family	Low Density Residential	R-2	11	2	Above Moderate	No	No
23138336	0.17	0.17	Single family	Low Density Residential	R-2	11	2	Above Moderate	No	No
23138338	0.17	0.17	Single family	Low Density Residential	R-2	11	2	Above Moderate	No	No
23131110	0.53	0.53	Single family	Low Density Residential	R-3	11	2	Above Moderate	No	No



Assessor Parcel Number	Lot Size	Site Size	Existing Land Use (2021)	General Plan	Zoning	Max. Density	Realistic Capacity (Unit)	RHNA Income Categories	Infrastructure Capacity	On-Site Constraints
	Acres									
23131139	0.20	0.20	Single family	Low Density Residential	R-3	11	2	Above Moderate	No	No
23131138	0.20	0.20	Single family	Low Density Residential	R-3	11	2	Above Moderate	No	No
09927312	0.16	0.16	Single family	Low Density Residential	CCSP-PR	8	2	Above Moderate	No	No
09927313	0.18	0.18	Single family	Low Density Residential	CCSP-PR	8	2	Above Moderate	No	No
09927111	0.23	0.23	Single family	Low Density Residential	R-2	11	2	Above Moderate	No	No
09913406	0.20	0.20	Single family	Low Density Residential	CCSP-PR	8	2	Above Moderate	No	No
09913410	0.17	0.17	Single family	Low Density Residential	CCSP-PR	8	2	Above Moderate	No	No
09906410	0.17	0.17	Single family	Low Density Residential	R-2	11	2	Above Moderate	No	No
09010119	0.19	0.19	Single family	Low Density Residential	CCSP-PR	8	2	Above Moderate	No	No
09010120	0.19	0.19	Single family	Low Density Residential	CCSP-PR	8	2	Above Moderate	No	No
09010121	0.13	0.13	Single family	Low Density Residential	CCSP-PR	8	2	Above Moderate	No	No
09010123	0.19	0.19	Single family	Low Density Residential	CCSP-PR	8	2	Above Moderate	No	No
09736521	0.16	0.16	Single family	Low Density Residential	R-3	11	2	Above Moderate	No	No
09736520	0.17	0.17	Single family	Low Density Residential	R-3	11	2	Above Moderate	No	No



Assessor Parcel Number	Lot Size	Site Size	Existing Land Use (2021)	General Plan	Zoning	Max. Density	Realistic Capacity (Unit)	RHNA Income Categories	Infrastructure Capacity	On-Site Constraints
	Acres									
09736505	0.14	0.14	Single family	Low Density Residential	R-3	11	2	Above Moderate	No	No
09736506	0.18	0.18	Single family	Low Density Residential	R-3	11	2	Above Moderate	No	No
09736507	0.18	0.18	Single family	Low Density Residential	R-3	11	2	Above Moderate	No	No
09736508	0.18	0.18	Single family	Low Density Residential	R-3	11	2	Above Moderate	No	No
13337206	0.98	0.98	Vacant	Low Density Residential	R-1	11	1	Above Moderate	No	No
23102124	1.66	1.66	Religious institution	Low Medium Density Residential	R-3	24	34	Above Moderate	No	No
23138348	1.41	1.41	Single family	Low Medium Density Residential	R-2	24	27	Above Moderate	No	No
10165212	0.63	0.63	Single family	Low Medium Density Residential	R-3	24	13	Above Moderate	No	No
13342109	0.50	0.50	Single family	Low Medium Density Residential	R-2	24	10	Above Moderate	No	No
13146209	0.34	0.34	Multifamily	Low Medium Density Residential	R-2	24	7	Above Moderate	No	No
10008307	0.83	0.83	Single family	Low Medium Density Residential	PUD(R-2)	24	7	Above Moderate	No	No
09904608	0.39	0.39	Single family	Low Medium Density Residential	R-2	24	7	Above Moderate	No	No
09904609	0.38	0.38	Single family	Low Medium Density Residential	R-2	24	7	Above Moderate	No	No
13146223	0.31	0.31	Single family	Low Medium Density Residential	R-2	24	6	Above Moderate	No	No



Assessor Parcel Number	Lot Size	Site Size	Existing Land Use (2021)	General Plan	Zoning	Max. Density	Realistic Capacity (Unit)	RHNA Income Categories	Infrastructure Capacity	On-Site Constraints
	Acres									
13146224	0.30	0.30	Single family	Low Medium Density Residential	R-2	24	6	Above Moderate	No	No
09904403	0.32	0.32	Single family	Low Medium Density Residential	R-2	24	6	Above Moderate	No	No
09904614	0.29	0.29	Single family	Low Medium Density Residential	R-2	24	6	Above Moderate	No	No
09904615	0.29	0.29	Single family	Low Medium Density Residential	R-2	24	6	Above Moderate	No	No
09013201	0.30	0.30	Single family	Low Medium Density Residential	CCSP-PR	23	6	Above Moderate	No	No
13343113	0.24	0.24	Single family	Low Medium Density Residential	R-2	24	5	Above Moderate	No	No
13343142	0.24	0.24	Single family	Low Medium Density Residential	R-2	24	5	Above Moderate	No	No
13343127	0.24	0.24	Single family	Low Medium Density Residential	R-2	24	5	Above Moderate	No	No
13343110	0.24	0.24	Single family	Low Medium Density Residential	R-2	24	5	Above Moderate	No	No
13343128	0.24	0.24	Single family	Low Medium Density Residential	R-2	24	5	Above Moderate	No	No
13343109	0.24	0.24	Single family	Low Medium Density Residential	R-2	24	5	Above Moderate	No	No
13343209	0.24	0.24	Single family	Low Medium Density Residential	R-2	24	5	Above Moderate	No	No
13343108	0.24	0.24	Single family	Low Medium Density Residential	R-2	24	5	Above Moderate	No	No
13343130	0.24	0.24	Single family	Low Medium Density Residential	R-2	24	5	Above Moderate	No	No

Assessor Parcel Number	Lot Size	Site Size	Existing Land Use (2021)	General Plan	Zoning	Max. Density	Realistic Capacity (Unit)	RHNA Income Categories	Infrastructure Capacity	On-Site Constraints
	Acres									
13343208	0.24	0.24	Single family	Low Medium Density Residential	R-2	24	5	Above Moderate	No	No
13343132	0.24	0.24	Single family	Low Medium Density Residential	R-2	24	5	Above Moderate	No	No
13343206	0.24	0.24	Single family	Low Medium Density Residential	R-2	24	5	Above Moderate	No	No
13343205	0.24	0.24	Single family	Low Medium Density Residential	R-2	24	5	Above Moderate	No	No
13342111	0.27	0.27	Single family	Low Medium Density Residential	R-2	24	5	Above Moderate	No	No
13343104	0.24	0.24	Single family	Low Medium Density Residential	R-2	24	5	Above Moderate	No	No
13343134	0.24	0.24	Single family	Low Medium Density Residential	R-2	24	5	Above Moderate	No	No
13343103	0.24	0.24	Single family	Low Medium Density Residential	R-2	24	5	Above Moderate	No	No
13343135	0.24	0.24	Single family	Low Medium Density Residential	R-2	24	5	Above Moderate	No	No
13343203	0.24	0.24	Single family	Low Medium Density Residential	R-2	24	5	Above Moderate	No	No
13343102	0.24	0.24	Single family	Low Medium Density Residential	R-2	24	5	Above Moderate	No	No
13343202	0.24	0.24	Single family	Low Medium Density Residential	R-2	24	5	Above Moderate	No	No
13343101	0.24	0.24	Single family	Low Medium Density Residential	R-2	24	5	Above Moderate	No	No
13343137	0.24	0.24	Single family	Low Medium Density Residential	R-2	24	5	Above Moderate	No	No



Assessor Parcel Number	Lot Size	Site Size	Existing Land Use (2021)	General Plan	Zoning	Max. Density	Realistic Capacity (Unit)	RHNA Income Categories	Infrastructure Capacity	On-Site Constraints
	Acres									
13343201	0.24	0.24	Single family	Low Medium Density Residential	R-2	24	5	Above Moderate	No	No
09013224	0.20	0.20	Single family	Low Medium Density Residential	CCSP-PR	23	5	Above Moderate	No	No
09904413	0.27	0.27	Single family	Low Medium Density Residential	R-2	24	5	Above Moderate	No	No
09904412	0.26	0.26	Single family	Low Medium Density Residential	R-2	24	5	Above Moderate	No	No
09904106	0.24	0.24	Single family	Low Medium Density Residential	R-2	24	5	Above Moderate	No	No
09904108	0.26	0.26	Single family	Low Medium Density Residential	R-2	24	5	Above Moderate	No	No
09904105	0.24	0.24	Single family	Low Medium Density Residential	R-2	24	5	Above Moderate	No	No
09904104	0.24	0.24	Single family	Low Medium Density Residential	R-2	24	5	Above Moderate	No	No
09904103	0.25	0.25	Single family	Low Medium Density Residential	R-2	24	5	Above Moderate	No	No
09903406	0.24	0.24	Single family	Low Medium Density Residential	R-2	24	5	Above Moderate	No	No
09903407	0.24	0.24	Single family	Low Medium Density Residential	R-2	24	5	Above Moderate	No	No
09903408	0.24	0.24	Single family	Low Medium Density Residential	R-2	24	5	Above Moderate	No	No
09903104	0.28	0.28	Single family	Low Medium Density Residential	R-2	24	5	Above Moderate	No	No
09904315	0.27	0.27	Single family	Low Medium Density Residential	R-2	24	5	Above Moderate	No	No

Assessor Parcel Number	Lot Size	Site Size	Existing Land Use (2021)	General Plan	Zoning	Max. Density	Realistic Capacity (Unit)	RHNA Income Categories	Infrastructure Capacity	On-Site Constraints
	Acres									
09903308	0.28	0.28	Single family	Low Medium Density Residential	R-2	24	5	Above Moderate	No	No
10102017	0.80	0.80	Single family	Low Medium Density Residential	R-1	24	5	Above Moderate	No	No
10008301	0.75	0.75	Single family	Low Medium Density Residential	R-1	21	5	Above Moderate	No	No
13146217	0.18	0.18	Single family	Low Medium Density Residential	R-2	24	4	Above Moderate	No	No
13343244	0.23	0.23	Single family	Low Medium Density Residential	R-2	24	4	Above Moderate	No	No
13343224	0.23	0.23	Single family	Low Medium Density Residential	R-2	24	4	Above Moderate	No	No
13343225	0.23	0.23	Single family	Low Medium Density Residential	R-2	24	4	Above Moderate	No	No
13343141	0.22	0.22	Single family	Low Medium Density Residential	R-2	24	4	Above Moderate	No	No
13343226	0.23	0.23	Single family	Low Medium Density Residential	R-2	24	4	Above Moderate	No	No
13343227	0.23	0.23	Single family	Low Medium Density Residential	R-2	24	4	Above Moderate	No	No
13343229	0.23	0.23	Single family	Low Medium Density Residential	R-2	24	4	Above Moderate	No	No
13343230	0.23	0.23	Single family	Low Medium Density Residential	R-2	24	4	Above Moderate	No	No
13343231	0.23	0.23	Single family	Low Medium Density Residential	R-2	24	4	Above Moderate	No	No
13343106	0.22	0.22	Single family	Low Medium Density Residential	R-2	24	4	Above Moderate	No	No



Assessor Parcel Number	Lot Size	Site Size	Existing Land Use (2021)	General Plan	Zoning	Max. Density	Realistic Capacity (Unit)	RHNA Income Categories	Infrastructure Capacity	On-Site Constraints
	Acres									
13343232	0.23	0.23	Single family	Low Medium Density Residential	R-2	24	4	Above Moderate	No	No
13343233	0.23	0.23	Single family	Low Medium Density Residential	R-2	24	4	Above Moderate	No	No
13343234	0.23	0.23	Single family	Low Medium Density Residential	R-2	24	4	Above Moderate	No	No
13343235	0.23	0.23	Single family	Low Medium Density Residential	R-2	24	4	Above Moderate	No	No
09906409	0.22	0.22	Single family	Low Medium Density Residential	R-2	24	4	Above Moderate	No	No
09906408	0.22	0.22	Single family	Low Medium Density Residential	R-2	24	4	Above Moderate	No	No
09906407	0.21	0.21	Single family	Low Medium Density Residential	R-2	24	4	Above Moderate	No	No
09906406	0.21	0.21	Single family	Low Medium Density Residential	R-2	24	4	Above Moderate	No	No
09906405	0.21	0.21	Single family	Low Medium Density Residential	R-2	24	4	Above Moderate	No	No
09906404	0.21	0.21	Single family	Low Medium Density Residential	R-2	24	4	Above Moderate	No	No
09906323	0.18	0.18	Single family	Low Medium Density Residential	R-2	24	4	Above Moderate	No	No
09906322	0.18	0.18	Single family	Low Medium Density Residential	R-2	24	4	Above Moderate	No	No
09906321	0.18	0.18	Single family	Low Medium Density Residential	R-2	24	4	Above Moderate	No	No
09906320	0.19	0.19	Single family	Low Medium Density Residential	R-2	24	4	Above Moderate	No	No

Assessor Parcel Number	Lot Size	Site Size	Existing Land Use (2021)	General Plan	Zoning	Max. Density	Realistic Capacity (Unit)	RHNA Income Categories	Infrastructure Capacity	On-Site Constraints
	Acres									
09906319	0.18	0.18	Single family	Low Medium Density Residential	R-2	24	4	Above Moderate	No	No
09906318	0.18	0.18	Single family	Low Medium Density Residential	R-2	24	4	Above Moderate	No	No
09903109	0.20	0.20	Vacant	Low Medium Density Residential	R-2	24	4	Above Moderate	No	No
09904611	0.19	0.19	Single family	Low Medium Density Residential	R-2	24	4	Above Moderate	No	No
09904618	0.20	0.20	Single family	Low Medium Density Residential	R-2	24	4	Above Moderate	No	No
09904610	0.18	0.18	Single family	Low Medium Density Residential	R-2	24	4	Above Moderate	No	No
09904622	0.20	0.20	Single family	Low Medium Density Residential	R-2	24	4	Above Moderate	No	No
09903602	0.20	0.20	Single family	Low Medium Density Residential	R-2	24	4	Above Moderate	No	No
09903301	0.20	0.20	Single family	Low Medium Density Residential	R-2	24	4	Above Moderate	No	No
13146212	0.15	0.15	Single family	Low Medium Density Residential	R-2	24	3	Above Moderate	No	No
13146210	0.14	0.14	Single family	Low Medium Density Residential	R-2	24	3	Above Moderate	No	No
09906309	0.16	0.16	Single family	Low Medium Density Residential	R-2	24	3	Above Moderate	No	No
09906310	0.16	0.16	Single family	Low Medium Density Residential	R-2	24	3	Above Moderate	No	No
09906311	0.15	0.15	Single family	Low Medium Density Residential	R-2	24	3	Above Moderate	No	No



Assessor Parcel Number	Lot Size	Site Size	Existing Land Use (2021)	General Plan	Zoning	Max. Density	Realistic Capacity (Unit)	RHNA Income Categories	Infrastructure Capacity	On-Site Constraints
	Acres									
09906312	0.16	0.16	Single family	Low Medium Density Residential	R-2	24	3	Above Moderate	No	No
09906313	0.16	0.16	Single family	Low Medium Density Residential	R-2	24	3	Above Moderate	No	No
09906315	0.16	0.16	Single family	Low Medium Density Residential	R-2	24	3	Above Moderate	No	No
09906212	0.15	0.15	Single family	Low Medium Density Residential	R-3	24	3	Above Moderate	No	No
09906211	0.16	0.16	Single family	Low Medium Density Residential	R-2	24	3	Above Moderate	No	No
09906210	0.15	0.15	Single family	Low Medium Density Residential	R-3	24	3	Above Moderate	No	No
09906209	0.16	0.16	Single family	Low Medium Density Residential	R-3	24	3	Above Moderate	No	No
09906208	0.15	0.15	Single family	Low Medium Density Residential	R-3	24	3	Above Moderate	No	No
09906207	0.16	0.16	Single family	Low Medium Density Residential	R-3	24	3	Above Moderate	No	No
09906215	0.16	0.16	Single family	Low Medium Density Residential	R-3	24	3	Above Moderate	No	No
09906204	0.15	0.15	Single family	Low Medium Density Residential	R-3	24	3	Above Moderate	No	No
09906203	0.16	0.16	Single family	Low Medium Density Residential	R-2	24	3	Above Moderate	No	No
09906202	0.15	0.15	Single family	Low Medium Density Residential	R-3	24	3	Above Moderate	No	No
09904421	0.17	0.17	Single family	Low Medium Density Residential	R-2	24	3	Above Moderate	No	No

Assessor Parcel Number	Lot Size	Site Size	Existing Land Use (2021)	General Plan	Zoning	Max. Density	Realistic Capacity (Unit)	RHNA Income Categories	Infrastructure Capacity	On-Site Constraints
	Acres									
09904420	0.17	0.17	Single family	Low Medium Density Residential	R-2	24	3	Above Moderate	No	No
09904406	0.16	0.16	Single family	Low Medium Density Residential	R-2	24	3	Above Moderate	No	No
09903409	0.18	0.18	Single family	Low Medium Density Residential	R-2	24	3	Above Moderate	No	No
09903404	0.15	0.15	Single family	Low Medium Density Residential	R-2	24	3	Above Moderate	No	No
09903105	0.15	0.15	Single family	Low Medium Density Residential	R-2	24	3	Above Moderate	No	No
09902407	0.16	0.16	Single family	Low Medium Density Residential	R-2	24	3	Above Moderate	No	No
09902421	0.16	0.16	Single family	Low Medium Density Residential	R-2	24	3	Above Moderate	No	No
09902409	0.16	0.16	Single family	Low Medium Density Residential	R-2	24	3	Above Moderate	No	No
09902410	0.16	0.16	Single family	Low Medium Density Residential	R-2	24	3	Above Moderate	No	No
09902415	0.16	0.16	Single family	Low Medium Density Residential	R-2	24	3	Above Moderate	No	No
09902402	0.15	0.15	Single family	Low Medium Density Residential	R-2	24	3	Above Moderate	No	No
09902406	0.16	0.16	Single family	Low Medium Density Residential	R-2	24	3	Above Moderate	No	No
09902405	0.16	0.16	Single family	Low Medium Density Residential	R-2	24	3	Above Moderate	No	No
09902404	0.16	0.16	Single family	Low Medium Density Residential	R-2	24	3	Above Moderate	No	No



Assessor Parcel Number	Lot Size	Site Size	Existing Land Use (2021)	General Plan	Zoning	Max. Density	Realistic Capacity (Unit)	RHNA Income Categories	Infrastructure Capacity	On-Site Constraints
	Acres									
09902403	0.16	0.16	Single family	Low Medium Density Residential	R-2	24	3	Above Moderate	No	No
09904619	0.17	0.17	Single family	Low Medium Density Residential	R-2	24	3	Above Moderate	No	No
09904621	0.16	0.16	Single family	Low Medium Density Residential	R-2	24	3	Above Moderate	No	No
09904601	0.15	0.15	Single family	Low Medium Density Residential	R-2	24	3	Above Moderate	No	No
09904311	0.14	0.14	Single family	Low Medium Density Residential	R-2	24	3	Above Moderate	No	No
09904312	0.13	0.13	Single family	Low Medium Density Residential	R-2	24	3	Above Moderate	No	No
09904313	0.14	0.14	Single family	Low Medium Density Residential	R-2	24	3	Above Moderate	No	No
09904314	0.14	0.14	Single family	Low Medium Density Residential	R-2	24	3	Above Moderate	No	No
09904307	0.14	0.14	Single family	Low Medium Density Residential	R-2	24	3	Above Moderate	No	No
09904306	0.14	0.14	Single family	Low Medium Density Residential	R-2	24	3	Above Moderate	No	No
09904305	0.14	0.14	Single family	Low Medium Density Residential	R-2	24	3	Above Moderate	No	No
09904304	0.14	0.14	Single family	Low Medium Density Residential	R-2	24	3	Above Moderate	No	No
09904303	0.14	0.14	Single family	Low Medium Density Residential	R-2	24	3	Above Moderate	No	No
09904302	0.14	0.14	Single family	Low Medium Density Residential	R-2	24	3	Above Moderate	No	No

Assessor Parcel Number	Lot Size	Site Size	Existing Land Use (2021)	General Plan	Zoning	Max. Density	Realistic Capacity (Unit)	RHNA Income Categories	Infrastructure Capacity	On-Site Constraints
	Acres									
09903609	0.13	0.13	Single family	Low Medium Density Residential	R-2	24	3	Above Moderate	No	No
09903610	0.14	0.14	Single family	Low Medium Density Residential	R-2	24	3	Above Moderate	No	No
09903611	0.14	0.14	Single family	Low Medium Density Residential	R-2	24	3	Above Moderate	No	No
09903612	0.14	0.14	Single family	Low Medium Density Residential	R-2	24	3	Above Moderate	No	No
09903613	0.14	0.14	Single family	Low Medium Density Residential	R-2	24	3	Above Moderate	No	No
09903614	0.13	0.13	Single family	Low Medium Density Residential	R-2	24	3	Above Moderate	No	No
09903615	0.14	0.14	Single family	Low Medium Density Residential	R-2	24	3	Above Moderate	No	No
09903606	0.14	0.14	Single family	Low Medium Density Residential	R-2	24	3	Above Moderate	No	No
09903616	0.13	0.13	Single family	Low Medium Density Residential	R-2	24	3	Above Moderate	No	No
09903604	0.14	0.14	Single family	Low Medium Density Residential	R-2	24	3	Above Moderate	No	No
09903309	0.14	0.14	Single family	Low Medium Density Residential	R-2	24	3	Above Moderate	No	No
09903310	0.14	0.14	Single family	Low Medium Density Residential	R-2	24	3	Above Moderate	No	No
09903311	0.14	0.14	Single family	Low Medium Density Residential	R-2	24	3	Above Moderate	No	No
09903312	0.14	0.14	Single family	Low Medium Density Residential	R-2	24	3	Above Moderate	No	No



Assessor Parcel Number	Lot Size	Site Size	Existing Land Use (2021)	General Plan	Zoning	Max. Density	Realistic Capacity (Unit)	RHNA Income Categories	Infrastructure Capacity	On-Site Constraints
	Acres									
09903313	0.16	0.16	Single family	Low Medium Density Residential	R-2	24	3	Above Moderate	No	No
09903315	0.45	0.45	Single family	Low Medium Density Residential	R-1	24	3	Above Moderate	No	No
09903314	0.18	0.18	Single family	Low Medium Density Residential	R-2	24	3	Above Moderate	No	No
09903304	0.18	0.18	Single family	Low Medium Density Residential	R-2	24	3	Above Moderate	No	No
09903303	0.14	0.14	Single family	Low Medium Density Residential	R-2	24	3	Above Moderate	No	No
09903302	0.16	0.16	Single family	Low Medium Density Residential	R-2	24	3	Above Moderate	No	No
09013212	0.16	0.16	Single family	Low Medium Density Residential	CCSP-PR	23	3	Above Moderate	No	No
09013211	0.15	0.15	Single family	Low Medium Density Residential	CCSP-PR	23	3	Above Moderate	No	No
09013215	0.15	0.15	Single family	Low Medium Density Residential	CCSP-PR	23	3	Above Moderate	No	No
09013205	0.14	0.14	Single family	Low Medium Density Residential	CCSP-PR	23	3	Above Moderate	No	No
09013216	0.16	0.16	Single family	Low Medium Density Residential	CCSP-PR	23	3	Above Moderate	No	No
09013204	0.15	0.15	Single family	Low Medium Density Residential	CCSP-PR	23	3	Above Moderate	No	No
09013222	0.15	0.15	Single family	Low Medium Density Residential	CCSP-PR	23	3	Above Moderate	No	No
09013223	0.15	0.15	Single family	Low Medium Density Residential	CCSP-PR	23	3	Above Moderate	No	No

Assessor Parcel Number	Lot Size	Site Size	Existing Land Use (2021)	General Plan	Zoning	Max. Density	Realistic Capacity (Unit)	RHNA Income Categories	Infrastructure Capacity	On-Site Constraints
	Acres									
09013218	0.16	0.16	Single family	Low Medium Density Residential	CCSP-PR	23	3	Above Moderate	No	No
09013221	0.17	0.17	Single family	Low Medium Density Residential	CCSP-PR	23	3	Above Moderate	No	No
09013220	0.16	0.16	Single family	Low Medium Density Residential	CCSP-PR	23	3	Above Moderate	No	No
09013219	0.16	0.16	Single family	Low Medium Density Residential	CCSP-PR	23	3	Above Moderate	No	No
09903108	0.08	0.08	Vacant	Low Medium Density Residential	R-2	24	2	Above Moderate	No	No
09904603	0.11	0.11	Single family	Low Medium Density Residential	R-2	24	2	Above Moderate	No	No
09904602	0.12	0.12	Single family	Low Medium Density Residential	R-2	24	2	Above Moderate	No	No
09904317	0.12	0.12	Single family	Low Medium Density Residential	R-2	24	2	Above Moderate	No	No
09903617	0.13	0.13	Single family	Low Medium Density Residential	R-2	24	2	Above Moderate	No	No
09903307	0.09	0.09	Single family	Low Medium Density Residential	R-2	24	2	Above Moderate	No	No
09013210	0.11	0.11	Single family	Low Medium Density Residential	CCSP-PR	23	2	Above Moderate	No	No
09013209	0.12	0.12	Single family	Low Medium Density Residential	CCSP-PR	23	2	Above Moderate	No	No
23159102	3.79	3.79	Convalescent Home	Medium Density Residential	R-3	24	77	Above Moderate	No	No
10014111	2.75	2.75	Light industrial	Medium Density Residential	R-3	24	56	Above Moderate	No	No

Assessor Parcel Number	Lot Size	Site Size	Existing Land Use (2021)	General Plan	Zoning	Max. Density	Realistic Capacity (Unit)	RHNA Income Categories	Infrastructure Capacity	On-Site Constraints
	Acres									
09812041	2.56	2.56	Convalescent Home	Medium Density Residential	R-3	24	52	Above Moderate	No	No
09917310	0.93	0.93	Vacant	Medium Density Residential	C-1	24	50	Above Moderate	No	No
09812062	2.20	2.20	Religious institution	Medium Density Residential	R-3	24	45	Above Moderate	No	No
08919124	1.91	1.91	Religious institution	Medium Density Residential	PUD(R-3)	23	39	Above Moderate	No	No
08967101	1.33	1.33	Vacant	Medium Density Residential	R-3	24	27	Above Moderate	No	No
23302323	1.05	1.05	Multifamily	Medium Density Residential	R-3	24	21	Above Moderate	Yes	No
10014109	0.89	0.89	Vacant	Medium Density Residential	R-3	24	18	Above Moderate	No	No
08920114	0.87	0.87	Single family	Medium Density Residential	CCSP-CCR	23	17	Above Moderate	No	No
13311110	0.82	0.82	School	Medium Density Residential	R-3	24	17	Above Moderate	No	No
10036234	0.76	0.76	Religious institution	Medium Density Residential	R-3	24	16	Above Moderate	No	No
21509130	0.76	0.76	Religious institution	Medium Density Residential	R-3	24	16	Above Moderate	No	No
09701146	0.74	0.74	Commercial	Medium Density Residential	R-3	24	15	Above Moderate	No	No
09701111	0.74	0.74	Commercial	Medium Density Residential	R-3	24	15	Above Moderate	No	No
08919104	0.72	0.72	Religious institution	Medium Density Residential	CCSP-PR	23	14	Above Moderate	No	No

Assessor Parcel Number	Lot Size	Site Size	Existing Land Use (2021)	General Plan	Zoning	Max. Density	Realistic Capacity (Unit)	RHNA Income Categories	Infrastructure Capacity	On-Site Constraints
	Acres									
08918130	0.73	0.73	Religious institution	Medium Density Residential	CCSP-PR	23	14	Above Moderate	No	No
09917320	0.52	0.52	Vacant	Medium Density Residential	R-3	24	11	Above Moderate	No	No
10014110	0.54	0.54	Vacant	Medium Density Residential	R-3	24	11	Above Moderate	No	No
09701103	0.50	0.50	Commercial	Medium Density Residential	R-3	24	10	Above Moderate	No	No
09917308	0.46	0.46	Vacant	Medium Density Residential	C-1	24	10	Above Moderate	No	No
09916205	0.51	0.51	Single family	Medium Density Residential	C-1	24	10	Above Moderate	No	No
13346104	0.43	0.43	Single family	Medium Density Residential	R-3	24	9	Above Moderate	No	No
21510207	0.44	0.44	Single family	Medium Density Residential	R-3	24	9	Above Moderate	No	No
09917345	0.45	0.45	Vacant	Medium Density Residential	R-3	24	9	Above Moderate	No	No
13242330	0.38	0.38	Commercial	Medium Density Residential	R-3	24	8	Above Moderate	No	No
13342141	0.41	0.41	Commercial	Medium Density Residential	R-3	24	8	Above Moderate	No	No
13342143	0.42	0.42	Commercial	Medium Density Residential	R-2	24	8	Above Moderate	No	No
13346314	0.37	0.37	Vacant	Medium Density Residential	R-3	24	8	Above Moderate	No	No
13327241	0.39	0.39	Single family	Medium Density Residential	R-3	24	8	Above Moderate	No	No



Assessor Parcel Number	Lot Size	Site Size	Existing Land Use (2021)	General Plan	Zoning	Max. Density	Realistic Capacity (Unit)	RHNA Income Categories	Infrastructure Capacity	On-Site Constraints
	Acres									
08920126	0.39	0.39	Single family	Medium Density Residential	CCSP-CCR	23	8	Above Moderate	No	No
09701105	0.37	0.37	Commercial	Medium Density Residential	R-3	24	8	Above Moderate	No	No
09701104	0.37	0.37	Commercial	Medium Density Residential	R-3	24	8	Above Moderate	No	No
09730212	0.38	0.38	Single family	Medium Density Residential	R-3	24	8	Above Moderate	No	No
09812025	0.38	0.38	Single family	Medium Density Residential	R-3	24	8	Above Moderate	No	No
13342125	0.37	0.37	Commercial	Medium Density Residential	R-2	24	7	Above Moderate	No	No
21510133	0.36	0.36	Single family	Medium Density Residential	R-3	24	7	Above Moderate	No	No
09912329	0.35	0.35	Single family	Medium Density Residential	R-3	24	7	Above Moderate	No	No
08920230	0.34	0.34	Single family	Medium Density Residential	CCSP-CCR	23	7	Above Moderate	No	No
09702323	0.35	0.35	Single family	Medium Density Residential	R-3	24	7	Above Moderate	No	No
09701101	0.32	0.32	Commercial	Medium Density Residential	R-3	24	7	Above Moderate	No	No
10015132	0.36	0.36	Single family	Medium Density Residential	R-3	24	7	Above Moderate	No	No
08918136	0.36	0.36	Religious institution	Medium Density Residential	CCSP-PR	23	7	Above Moderate	No	No
13342127	0.31	0.31	Commercial	Medium Density Residential	R-3	24	6	Above Moderate	No	No

Assessor Parcel Number	Lot Size	Site Size	Existing Land Use (2021)	General Plan	Zoning	Max. Density	Realistic Capacity (Unit)	RHNA Income Categories	Infrastructure Capacity	On-Site Constraints
	Acres									
13347127	0.28	0.28	Single family	Medium Density Residential	R-3	24	6	Above Moderate	No	No
21510212	0.30	0.30	Single family	Medium Density Residential	R-3	24	6	Above Moderate	No	No
10036233	1.00	1.00	Single family	Medium Density Residential	R-1	24	6	Above Moderate	No	No
09912415	0.30	0.30	Single family	Medium Density Residential	R-3	24	6	Above Moderate	No	No
09912317	0.30	0.30	Single family	Medium Density Residential	R-3	24	6	Above Moderate	No	No
09929109	0.28	0.28	Single family	Medium Density Residential	R-3	24	6	Above Moderate	No	No
09929110	0.28	0.28	Single family	Medium Density Residential	R-3	24	6	Above Moderate	No	No
09929111	0.28	0.28	Single family	Medium Density Residential	R-3	24	6	Above Moderate	No	No
08918133	0.29	0.29	Single family	Medium Density Residential	CCSP-PR	23	6	Above Moderate	No	No
13338208	0.30	0.30	Commercial	Medium Density Residential	C-2	24	6	Above Moderate	No	No
13338128	0.30	0.30	Commercial	Medium Density Residential	C-2	24	6	Above Moderate	No	No
13338127	0.28	0.28	Commercial	Medium Density Residential	R-3	24	6	Above Moderate	No	No
13338109	0.33	0.33	Commercial	Medium Density Residential	C-1	24	6	Above Moderate	No	No
09720223	0.27	0.27	Single family	Medium Density Residential	R-3	24	6	Above Moderate	No	No



Assessor Parcel Number	Lot Size	Site Size	Existing Land Use (2021)	General Plan	Zoning	Max. Density	Realistic Capacity (Unit)	RHNA Income Categories	Infrastructure Capacity	On-Site Constraints
	Acres									
09721321	0.31	0.31	Single family	Medium Density Residential	R-3	24	6	Above Moderate	No	No
09721322	0.31	0.31	Single family	Medium Density Residential	R-3	24	6	Above Moderate	No	No
09701134	0.29	0.29	Single family	Medium Density Residential	R-3	24	6	Above Moderate	No	No
09721217	0.34	0.34	Multifamily	Medium Density Residential	C-1(T)	24	6	Above Moderate	No	No
09730211	0.28	0.28	Single family	Medium Density Residential	R-3	24	6	Above Moderate	No	No
09916235	0.29	0.29	Single family	Medium Density Residential	R-3	24	6	Above Moderate	No	No
10015133	0.31	0.31	Hotel/motel	Medium Density Residential	R-3	24	6	Above Moderate	No	No
13241110	0.24	0.24	Single family	Medium Density Residential	R-3	24	5	Above Moderate	No	No
13320146	0.25	0.25	Single family	Medium Density Residential	R-3	24	5	Above Moderate	No	No
13346316	0.22	0.22	Single family	Medium Density Residential	R-3	24	5	Above Moderate	No	No
13347120	0.27	0.27	Single family	Medium Density Residential	R-3	24	5	Above Moderate	No	No
13346108	0.25	0.25	Single family	Medium Density Residential	R-3	24	5	Above Moderate	No	No
13347108	0.25	0.25	Single family	Medium Density Residential	R-3	24	5	Above Moderate	No	No
13346119	0.26	0.26	Single family	Medium Density Residential	R-3	24	5	Above Moderate	No	No

Assessor Parcel Number	Lot Size	Site Size	Existing Land Use (2021)	General Plan	Zoning	Max. Density	Realistic Capacity (Unit)	RHNA Income Categories	Infrastructure Capacity	On-Site Constraints
	Acres									
21510110	0.23	0.23	Single family	Medium Density Residential	R-3	24	5	Above Moderate	No	No
21510109	0.24	0.24	Single family	Medium Density Residential	R-3	24	5	Above Moderate	No	No
21510108	0.26	0.26	Single family	Medium Density Residential	R-3	24	5	Above Moderate	No	No
21510107	0.23	0.23	Single family	Medium Density Residential	R-3	24	5	Above Moderate	No	No
21510129	0.23	0.23	Single family	Medium Density Residential	R-3	24	5	Above Moderate	No	No
21510131	0.23	0.23	Single family	Medium Density Residential	R-3	24	5	Above Moderate	No	No
13210113	0.25	0.25	Single family	Medium Density Residential	R-3	24	5	Above Moderate	No	No
10035130	0.26	0.26	Single family	Medium Density Residential	R-3	24	5	Above Moderate	No	No
09912412	0.23	0.23	Single family	Medium Density Residential	R-3	24	5	Above Moderate	No	No
09908117	0.22	0.22	Single family	Medium Density Residential	R-3	24	5	Above Moderate	No	No
08920201	0.25	0.25	Single family	Medium Density Residential	CCSP-CCR	23	5	Above Moderate	No	No
08920103	0.24	0.24	Single family	Medium Density Residential	CCSP-CCR	23	5	Above Moderate	No	No
09013112	0.15	0.15	Single family	Medium Density Residential	CCSP-PR	36	5	Above Moderate	No	No
09013113	0.16	0.16	Single family	Medium Density Residential	CCSP-PR	36	5	Above Moderate	No	No



Assessor Parcel Number	Lot Size	Site Size	Existing Land Use (2021)	General Plan	Zoning	Max. Density	Realistic Capacity (Unit)	RHNA Income Categories	Infrastructure Capacity	On-Site Constraints
	Acres									
09013114	0.16	0.16	Single family	Medium Density Residential	CCSP-PR	36	5	Above Moderate	No	No
09013125	0.17	0.17	Single family	Medium Density Residential	CCSP-PR	36	5	Above Moderate	No	No
09013106	0.16	0.16	Single family	Medium Density Residential	CCSP-PR	36	5	Above Moderate	No	No
09013105	0.16	0.16	Single family	Medium Density Residential	CCSP-PR	36	5	Above Moderate	No	No
09013104	0.16	0.16	Single family	Medium Density Residential	CCSP-PR	36	5	Above Moderate	No	No
09013103	0.16	0.16	Single family	Medium Density Residential	CCSP-PR	36	5	Above Moderate	No	No
09011206	0.15	0.15	Single family	Medium Density Residential	CCSP-PR	36	5	Above Moderate	No	No
09011205	0.15	0.15	Single family	Medium Density Residential	CCSP-PR	36	5	Above Moderate	No	No
09725106	0.26	0.26	Single family	Medium Density Residential	R-3	24	5	Above Moderate	No	No
09720113	0.23	0.23	Single family	Medium Density Residential	R-3	24	5	Above Moderate	No	No
09720123	0.23	0.23	Single family	Medium Density Residential	R-3	24	5	Above Moderate	No	No
09720103	0.23	0.23	Single family	Medium Density Residential	R-3	24	5	Above Moderate	No	No
09702320	0.23	0.23	Single family	Medium Density Residential	R-3	24	5	Above Moderate	No	No
09720202	0.23	0.23	Single family	Medium Density Residential	R-3	24	5	Above Moderate	No	No

Assessor Parcel Number	Lot Size	Site Size	Existing Land Use (2021)	General Plan	Zoning	Max. Density	Realistic Capacity (Unit)	RHNA Income Categories	Infrastructure Capacity	On-Site Constraints
	Acres									
09720115	0.23	0.23	Single family	Medium Density Residential	R-3	24	5	Above Moderate	No	No
09720102	0.23	0.23	Single family	Medium Density Residential	R-3	24	5	Above Moderate	No	No
09720316	0.23	0.23	Single family	Medium Density Residential	R-3	24	5	Above Moderate	No	No
09702318	0.23	0.23	Single family	Medium Density Residential	R-3	24	5	Above Moderate	No	No
09702325	0.24	0.24	Single family	Medium Density Residential	R-3	24	5	Above Moderate	No	No
09721211	0.23	0.23	Single family	Medium Density Residential	R-3	24	5	Above Moderate	No	No
09721325	0.25	0.25	Single family	Medium Density Residential	R-3	24	5	Above Moderate	No	No
09721212	0.23	0.23	Single family	Medium Density Residential	R-3	24	5	Above Moderate	No	No
09721209	0.23	0.23	Single family	Medium Density Residential	R-3	24	5	Above Moderate	No	No
09721112	0.23	0.23	Single family	Medium Density Residential	R-3	24	5	Above Moderate	No	No
09721213	0.23	0.23	Single family	Medium Density Residential	R-3	24	5	Above Moderate	No	No
09721208	0.23	0.23	Single family	Medium Density Residential	R-3	24	5	Above Moderate	No	No
09721108	0.23	0.23	Single family	Medium Density Residential	R-3	24	5	Above Moderate	No	No
09721214	0.23	0.23	Single family	Medium Density Residential	R-3	24	5	Above Moderate	No	No



Assessor Parcel Number	Lot Size	Site Size	Existing Land Use (2021)	General Plan	Zoning	Max. Density	Realistic Capacity (Unit)	RHNA Income Categories	Infrastructure Capacity	On-Site Constraints
	Acres									
09721114	0.23	0.23	Single family	Medium Density Residential	R-3	24	5	Above Moderate	No	No
09721107	0.24	0.24	Single family	Medium Density Residential	R-3	24	5	Above Moderate	No	No
09721116	0.23	0.23	Single family	Medium Density Residential	R-3	24	5	Above Moderate	No	No
09701114	0.23	0.23	Single family	Medium Density Residential	R-3	24	5	Above Moderate	No	No
09730209	0.25	0.25	Single family	Medium Density Residential	R-3	24	5	Above Moderate	No	No
09744238	0.22	0.22	Single family	Medium Density Residential	R-3	24	5	Above Moderate	No	No
09916236	0.23	0.23	Single family	Medium Density Residential	R-3	24	5	Above Moderate	No	No
13346311	0.25	0.25	Vacant	Medium Density Residential	R-3	24	5	Above Moderate	No	No
09049162	0.88	0.88	Religious institution	Medium Density Residential	R-1	32	5	Above Moderate	No	No
23104129	0.20	0.20	Single family	Medium Density Residential	R-3	24	4	Above Moderate	No	No
13346114	0.20	0.20	Single family	Medium Density Residential	R-3	24	4	Above Moderate	No	No
13347116	0.19	0.19	Single family	Medium Density Residential	R-3	24	4	Above Moderate	No	No
13346107	0.18	0.18	Single family	Medium Density Residential	R-3	24	4	Above Moderate	No	No
13347119	0.20	0.20	Single family	Medium Density Residential	R-3	24	4	Above Moderate	No	No

Assessor Parcel Number	Lot Size	Site Size	Existing Land Use (2021)	General Plan	Zoning	Max. Density	Realistic Capacity (Unit)	RHNA Income Categories	Infrastructure Capacity	On-Site Constraints
	Acres									
13347314	0.20	0.20	Single family	Medium Density Residential	R-3	24	4	Above Moderate	No	No
13347315	0.18	0.18	Single family	Medium Density Residential	R-3	24	4	Above Moderate	No	No
13346306	0.18	0.18	Single family	Medium Density Residential	R-3	24	4	Above Moderate	No	No
13346315	0.21	0.21	Single family	Medium Density Residential	R-3	24	4	Above Moderate	No	No
13347310	0.20	0.20	Single family	Medium Density Residential	R-3	24	4	Above Moderate	No	No
13347307	0.19	0.19	Single family	Medium Density Residential	R-3	24	4	Above Moderate	No	No
13346304	0.22	0.22	Single family	Medium Density Residential	R-3	24	4	Above Moderate	No	No
13346308	0.22	0.22	Single family	Medium Density Residential	R-3	24	4	Above Moderate	No	No
13347311	0.21	0.21	Single family	Medium Density Residential	R-3	24	4	Above Moderate	No	No
13347306	0.19	0.19	Single family	Medium Density Residential	R-3	24	4	Above Moderate	No	No
13346303	0.22	0.22	Single family	Medium Density Residential	R-3	24	4	Above Moderate	No	No
13346309	0.22	0.22	Single family	Medium Density Residential	R-3	24	4	Above Moderate	No	No
13347128	0.20	0.20	Single family	Medium Density Residential	R-3	24	4	Above Moderate	No	No
13347312	0.21	0.21	Single family	Medium Density Residential	R-3	24	4	Above Moderate	No	No

Assessor Parcel Number	Lot Size	Site Size	Existing Land Use (2021)	General Plan	Zoning	Max. Density	Realistic Capacity (Unit)	RHNA Income Categories	Infrastructure Capacity	On-Site Constraints
	Acres									
13346302	0.22	0.22	Single family	Medium Density Residential	R-3	24	4	Above Moderate	No	No
13346112	0.20	0.20	Single family	Medium Density Residential	R-3	24	4	Above Moderate	No	No
13347304	0.19	0.19	Single family	Medium Density Residential	R-3	24	4	Above Moderate	No	No
13347111	0.18	0.18	Single family	Medium Density Residential	R-3	24	4	Above Moderate	No	No
13347303	0.19	0.19	Single family	Medium Density Residential	R-3	24	4	Above Moderate	No	No
21510219	0.21	0.21	Single family	Medium Density Residential	R-3	24	4	Above Moderate	No	No
21509121	0.20	0.20	Single family	Medium Density Residential	R-3	24	4	Above Moderate	No	No
21509121	0.20	0.20	Vacant	Medium Density Residential	R-3	24	4	Above Moderate	No	No
21509123	0.18	0.18	Single family	Medium Density Residential	R-3	24	4	Above Moderate	No	No
21510120	0.20	0.20	Single family	Medium Density Residential	R-3	24	4	Above Moderate	No	No
21509118	0.18	0.18	Single family	Medium Density Residential	R-3	24	4	Above Moderate	No	No
21510218	0.21	0.21	Single family	Medium Density Residential	R-3	24	4	Above Moderate	No	No
21509119	0.20	0.20	Single family	Medium Density Residential	R-3	24	4	Above Moderate	No	No
21509120	0.21	0.21	Single family	Medium Density Residential	R-3	24	4	Above Moderate	No	No

Assessor Parcel Number	Lot Size	Site Size	Existing Land Use (2021)	General Plan	Zoning	Max. Density	Realistic Capacity (Unit)	RHNA Income Categories	Infrastructure Capacity	On-Site Constraints
	Acres									
21510217	0.21	0.21	Single family	Medium Density Residential	R-3	24	4	Above Moderate	No	No
21510122	0.17	0.17	Single family	Medium Density Residential	R-3	24	4	Above Moderate	No	No
21510124	0.19	0.19	Single family	Medium Density Residential	R-3	24	4	Above Moderate	No	No
21510112	0.19	0.19	Single family	Medium Density Residential	R-3	24	4	Above Moderate	No	No
21513236	0.19	0.19	Single family	Medium Density Residential	R-3	24	4	Above Moderate	No	No
21510130	0.18	0.18	Single family	Medium Density Residential	R-3	24	4	Above Moderate	No	No
21510103	0.20	0.20	Single family	Medium Density Residential	R-3	24	4	Above Moderate	No	No
21510132	0.20	0.20	Single family	Medium Density Residential	R-3	24	4	Above Moderate	No	No
21510204	0.20	0.20	Single family	Medium Density Residential	R-3	24	4	Above Moderate	No	No
13347322	0.17	0.17	Single family	Medium Density Residential	R-3	24	4	Above Moderate	No	No
13210112	0.20	0.20	Single family	Medium Density Residential	R-3	24	4	Above Moderate	No	No
13210111	0.19	0.19	Single family	Medium Density Residential	R-3	24	4	Above Moderate	No	No
13210110	0.18	0.18	Single family	Medium Density Residential	R-3	24	4	Above Moderate	No	No
13210109	0.19	0.19	Single family	Medium Density Residential	R-3	24	4	Above Moderate	No	No



Assessor Parcel Number	Lot Size	Site Size	Existing Land Use (2021)	General Plan	Zoning	Max. Density	Realistic Capacity (Unit)	RHNA Income Categories	Infrastructure Capacity	On-Site Constraints
	Acres									
13210108	0.18	0.18	Single family	Medium Density Residential	R-3	24	4	Above Moderate	No	No
13210106	0.19	0.19	Single family	Medium Density Residential	R-3	24	4	Above Moderate	No	No
13210105	0.18	0.18	Single family	Medium Density Residential	R-3	24	4	Above Moderate	No	No
13210104	0.20	0.20	Single family	Medium Density Residential	R-3	24	4	Above Moderate	No	No
08937502	0.19	0.19	Single family	Medium Density Residential	R-3	24	4	Above Moderate	No	No
08937503	0.19	0.19	Single family	Medium Density Residential	R-3	24	4	Above Moderate	No	No
08937504	0.19	0.19	Single family	Medium Density Residential	R-3	24	4	Above Moderate	No	No
08937505	0.19	0.19	Single family	Medium Density Residential	R-3	24	4	Above Moderate	No	No
23302325	0.18	0.18	Single family	Medium Density Residential	R-3	24	4	Above Moderate	Yes	No
09029220	0.21	0.21	Single family	Medium Density Residential	R-3	24	4	Above Moderate	No	No
09912403	0.18	0.18	Single family	Medium Density Residential	R-3	24	4	Above Moderate	No	No
09912402	0.18	0.18	Single family	Medium Density Residential	R-3	24	4	Above Moderate	No	No
09912414	0.21	0.21	Single family	Medium Density Residential	R-3	24	4	Above Moderate	No	No
09912401	0.18	0.18	Single family	Medium Density Residential	R-3	24	4	Above Moderate	No	No

Assessor Parcel Number	Lot Size	Site Size	Existing Land Use (2021)	General Plan	Zoning	Max. Density	Realistic Capacity (Unit)	RHNA Income Categories	Infrastructure Capacity	On-Site Constraints
	Acres									
09912408	0.19	0.19	Single family	Medium Density Residential	R-3	24	4	Above Moderate	No	No
09912328	0.18	0.18	Single family	Medium Density Residential	R-3	24	4	Above Moderate	No	No
09912327	0.18	0.18	Single family	Medium Density Residential	R-3	24	4	Above Moderate	No	No
09912326	0.18	0.18	Single family	Medium Density Residential	R-3	24	4	Above Moderate	No	No
09912320	0.19	0.19	Single family	Medium Density Residential	R-3	24	4	Above Moderate	No	No
09912305	0.17	0.17	Single family	Medium Density Residential	R-3	24	4	Above Moderate	No	No
09912306	0.17	0.17	Single family	Medium Density Residential	R-3	24	4	Above Moderate	No	No
09912307	0.17	0.17	Single family	Medium Density Residential	R-3	24	4	Above Moderate	No	No
09912308	0.17	0.17	Single family	Medium Density Residential	R-3	24	4	Above Moderate	No	No
09912309	0.17	0.17	Single family	Medium Density Residential	R-3	24	4	Above Moderate	No	No
09912310	0.17	0.17	Single family	Medium Density Residential	R-3	24	4	Above Moderate	No	No
09912311	0.17	0.17	Single family	Medium Density Residential	R-3	24	4	Above Moderate	No	No
09929103	0.19	0.19	Single family	Medium Density Residential	R-3	24	4	Above Moderate	No	No
09929104	0.19	0.19	Single family	Medium Density Residential	R-3	24	4	Above Moderate	No	No

Assessor Parcel Number	Lot Size	Site Size	Existing Land Use (2021)	General Plan	Zoning	Max. Density	Realistic Capacity (Unit)	RHNA Income Categories	Infrastructure Capacity	On-Site Constraints
	Acres									
09929105	0.19	0.19	Single family	Medium Density Residential	R-3	24	4	Above Moderate	No	No
09929106	0.19	0.19	Single family	Medium Density Residential	R-3	24	4	Above Moderate	No	No
09929107	0.19	0.19	Single family	Medium Density Residential	R-3	24	4	Above Moderate	No	No
09912211	0.18	0.18	Single family	Medium Density Residential	R-3	24	4	Above Moderate	No	No
09912122	0.17	0.17	Single family	Medium Density Residential	R-3	24	4	Above Moderate	No	No
09912112	0.17	0.17	Single family	Medium Density Residential	R-3	24	4	Above Moderate	No	No
09912101	0.18	0.18	Single family	Medium Density Residential	R-3	24	4	Above Moderate	No	No
09912111	0.17	0.17	Single family	Medium Density Residential	R-3	24	4	Above Moderate	No	No
09908125	0.18	0.18	Single family	Medium Density Residential	R-3	24	4	Above Moderate	No	No
08920208	0.19	0.19	Single family	Medium Density Residential	CCSP-CCR	23	4	Above Moderate	No	No
08920207	0.19	0.19	Single family	Medium Density Residential	CCSP-CCR	23	4	Above Moderate	No	No
08920235	0.19	0.19	Single family	Medium Density Residential	CCSP-CCR	23	4	Above Moderate	No	No
08920234	0.19	0.19	Single family	Medium Density Residential	CCSP-CCR	23	4	Above Moderate	No	No
08920205	0.19	0.19	Single family	Medium Density Residential	CCSP-CCR	23	4	Above Moderate	No	No

Assessor Parcel Number	Lot Size	Site Size	Existing Land Use (2021)	General Plan	Zoning	Max. Density	Realistic Capacity (Unit)	RHNA Income Categories	Infrastructure Capacity	On-Site Constraints
	Acres									
08920204	0.19	0.19	Single family	Medium Density Residential	CCSP-CCR	23	4	Above Moderate	No	No
08920203	0.19	0.19	Single family	Medium Density Residential	CCSP-CCR	23	4	Above Moderate	No	No
08920202	0.19	0.19	Single family	Medium Density Residential	CCSP-CCR	23	4	Above Moderate	No	No
08920124	0.23	0.23	Single family	Medium Density Residential	CCSP-CCR	23	4	Above Moderate	No	No
08920231	0.18	0.18	Single family	Medium Density Residential	CCSP-CCR	23	4	Above Moderate	No	No
08920101	0.23	0.23	Single family	Medium Density Residential	CCSP-CCR	23	4	Above Moderate	No	No
08920102	0.21	0.21	Single family	Medium Density Residential	CCSP-CCR	23	4	Above Moderate	No	No
09013124	0.14	0.14	Single family	Medium Density Residential	CCSP-PR	36	4	Above Moderate	No	No
13338126	0.21	0.21	Commercial	Medium Density Residential	R-3	24	4	Above Moderate	No	No
13338110	0.18	0.18	Commercial	Medium Density Residential	R-3	24	4	Above Moderate	No	No
09720325	0.22	0.22	Single family	Medium Density Residential	PUD(R-3)	24	4	Above Moderate	No	No
09720324	0.22	0.22	Single family	Medium Density Residential	R-3	24	4	Above Moderate	No	No
09720323	0.21	0.21	Single family	Medium Density Residential	R-3	24	4	Above Moderate	No	No
09720302	0.21	0.21	Single family	Medium Density Residential	R-3	24	4	Above Moderate	No	No



Assessor Parcel Number	Lot Size	Site Size	Existing Land Use (2021)	General Plan	Zoning	Max. Density	Realistic Capacity (Unit)	RHNA Income Categories	Infrastructure Capacity	On-Site Constraints
	Acres									
09720315	0.19	0.19	Single family	Medium Density Residential	R-3	24	4	Above Moderate	No	No
09720314	0.20	0.20	Single family	Medium Density Residential	R-3	24	4	Above Moderate	No	No
09720313	0.20	0.20	Single family	Medium Density Residential	R-3	24	4	Above Moderate	No	No
09720301	0.21	0.21	Single family	Medium Density Residential	R-3	24	4	Above Moderate	No	No
09702317	0.21	0.21	Single family	Medium Density Residential	R-3	24	4	Above Moderate	No	No
09722222	0.20	0.20	Single family	Medium Density Residential	R-3	24	4	Above Moderate	No	No
09701137	0.18	0.18	Single family	Medium Density Residential	R-3	24	4	Above Moderate	No	No
09722221	0.21	0.21	Single family	Medium Density Residential	R-3	24	4	Above Moderate	No	No
09701136	0.21	0.21	Single family	Medium Density Residential	R-3	24	4	Above Moderate	No	No
09701135	0.19	0.19	Single family	Medium Density Residential	R-3	24	4	Above Moderate	No	No
09701102	0.22	0.22	Commercial	Medium Density Residential	R-3	24	4	Above Moderate	No	No
09730210	0.19	0.19	Single family	Medium Density Residential	R-3	24	4	Above Moderate	No	No
09812040	0.22	0.22	Single family	Medium Density Residential	R-3	24	4	Above Moderate	No	No
09812039	0.22	0.22	Single family	Medium Density Residential	R-3	24	4	Above Moderate	No	No

Assessor Parcel Number	Lot Size	Site Size	Existing Land Use (2021)	General Plan	Zoning	Max. Density	Realistic Capacity (Unit)	RHNA Income Categories	Infrastructure Capacity	On-Site Constraints
	Acres									
13347125	0.16	0.16	Single family	Medium Density Residential	R-3	24	3	Above Moderate	No	No
13347129	0.14	0.14	Single family	Medium Density Residential	R-3	24	3	Above Moderate	No	No
13347124	0.15	0.15	Single family	Medium Density Residential	R-3	24	3	Above Moderate	No	No
13347104	0.15	0.15	Single family	Medium Density Residential	R-3	24	3	Above Moderate	No	No
13347110	0.16	0.16	Single family	Medium Density Residential	R-3	24	3	Above Moderate	No	No
13347112	0.17	0.17	Single family	Medium Density Residential	R-3	24	3	Above Moderate	No	No
21509122	0.17	0.17	Single family	Medium Density Residential	R-3	24	3	Above Moderate	No	No
21510118	0.16	0.16	Single family	Medium Density Residential	R-3	24	3	Above Moderate	No	No
21510119	0.16	0.16	Single family	Medium Density Residential	R-3	24	3	Above Moderate	No	No
21513232	0.14	0.14	Single family	Medium Density Residential	R-3	24	3	Above Moderate	No	No
21510202	0.15	0.15	Single family	Medium Density Residential	R-3	24	3	Above Moderate	No	No
21510201	0.12	0.12	Single family	Medium Density Residential	R-3	24	3	Above Moderate	No	No
21510102	0.17	0.17	Single family	Medium Density Residential	R-3	24	3	Above Moderate	No	No
13347323	0.14	0.14	Single family	Medium Density Residential	R-3	24	3	Above Moderate	No	No

Assessor Parcel Number	Lot Size	Site Size	Existing Land Use (2021)	General Plan	Zoning	Max. Density	Realistic Capacity (Unit)	RHNA Income Categories	Infrastructure Capacity	On-Site Constraints
	Acres									
08913102	0.14	0.14	Single family	Medium Density Residential	R-3	24	3	Above Moderate	No	No
08913103	0.16	0.16	Multifamily	Medium Density Residential	R-3	24	3	Above Moderate	No	No
09029225	0.16	0.16	Single family	Medium Density Residential	R-3	24	3	Above Moderate	No	No
09029224	0.17	0.17	Single family	Medium Density Residential	R-3	24	3	Above Moderate	No	No
09029223	0.17	0.17	Single family	Medium Density Residential	R-3	24	3	Above Moderate	No	No
09029222	0.17	0.17	Single family	Medium Density Residential	R-3	24	3	Above Moderate	No	No
09029221	0.17	0.17	Single family	Medium Density Residential	R-3	24	3	Above Moderate	No	No
09026110	0.17	0.17	Single family	Medium Density Residential	R-3	24	3	Above Moderate	No	No
09026109	0.17	0.17	Single family	Medium Density Residential	R-3	24	3	Above Moderate	No	No
09912325	0.17	0.17	Single family	Medium Density Residential	R-3	24	3	Above Moderate	No	No
09912333	0.16	0.16	Single family	Medium Density Residential	R-3	24	3	Above Moderate	No	No
09912323	0.16	0.16	Single family	Medium Density Residential	R-3	24	3	Above Moderate	No	No
09912336	0.17	0.17	Single family	Medium Density Residential	R-3	24	3	Above Moderate	No	No
09912342	0.16	0.16	Single family	Medium Density Residential	R-3	24	3	Above Moderate	No	No

Assessor Parcel Number	Lot Size	Site Size	Existing Land Use (2021)	General Plan	Zoning	Max. Density	Realistic Capacity (Unit)	RHNA Income Categories	Infrastructure Capacity	On-Site Constraints
	Acres									
09912312	0.17	0.17	Single family	Medium Density Residential	R-3	24	3	Above Moderate	No	No
09912313	0.17	0.17	Single family	Medium Density Residential	R-3	24	3	Above Moderate	No	No
09912222	0.15	0.15	Single family	Medium Density Residential	R-3	24	3	Above Moderate	No	No
09912221	0.16	0.16	Single family	Medium Density Residential	R-3	24	3	Above Moderate	No	No
09912220	0.16	0.16	Single family	Medium Density Residential	R-3	24	3	Above Moderate	No	No
09912219	0.16	0.16	Single family	Medium Density Residential	R-3	24	3	Above Moderate	No	No
09912218	0.15	0.15	Single family	Medium Density Residential	R-3	24	3	Above Moderate	No	No
09912217	0.15	0.15	Single family	Medium Density Residential	R-3	24	3	Above Moderate	No	No
09912216	0.15	0.15	Single family	Medium Density Residential	R-3	24	3	Above Moderate	No	No
09912215	0.15	0.15	Single family	Medium Density Residential	R-3	24	3	Above Moderate	No	No
09912214	0.15	0.15	Single family	Medium Density Residential	R-3	24	3	Above Moderate	No	No
09912212	0.17	0.17	Single family	Medium Density Residential	R-3	24	3	Above Moderate	No	No
09912213	0.15	0.15	Single family	Medium Density Residential	R-3	24	3	Above Moderate	No	No
09912201	0.15	0.15	Single family	Medium Density Residential	R-3	24	3	Above Moderate	No	No



Assessor Parcel Number	Lot Size	Site Size	Existing Land Use (2021)	General Plan	Zoning	Max. Density	Realistic Capacity (Unit)	RHNA Income Categories	Infrastructure Capacity	On-Site Constraints
	Acres									
09912202	0.16	0.16	Single family	Medium Density Residential	R-3	24	3	Above Moderate	No	No
09912203	0.16	0.16	Single family	Medium Density Residential	R-3	24	3	Above Moderate	No	No
09912204	0.16	0.16	Single family	Medium Density Residential	R-3	24	3	Above Moderate	No	No
09912205	0.16	0.16	Single family	Medium Density Residential	R-3	24	3	Above Moderate	No	No
09912206	0.16	0.16	Single family	Medium Density Residential	R-3	24	3	Above Moderate	No	No
09912207	0.16	0.16	Single family	Medium Density Residential	R-3	24	3	Above Moderate	No	No
09912208	0.16	0.16	Single family	Medium Density Residential	R-3	24	3	Above Moderate	No	No
09912209	0.16	0.16	Single family	Medium Density Residential	R-3	24	3	Above Moderate	No	No
09912210	0.16	0.16	Single family	Medium Density Residential	R-3	24	3	Above Moderate	No	No
09912121	0.16	0.16	Single family	Medium Density Residential	R-3	24	3	Above Moderate	No	No
09912120	0.16	0.16	Single family	Medium Density Residential	R-3	24	3	Above Moderate	No	No
09912119	0.16	0.16	Single family	Medium Density Residential	R-3	24	3	Above Moderate	No	No
09912118	0.16	0.16	Single family	Medium Density Residential	R-3	24	3	Above Moderate	No	No
09912117	0.16	0.16	Single family	Medium Density Residential	R-3	24	3	Above Moderate	No	No

Assessor Parcel Number	Lot Size	Site Size	Existing Land Use (2021)	General Plan	Zoning	Max. Density	Realistic Capacity (Unit)	RHNA Income Categories	Infrastructure Capacity	On-Site Constraints
	Acres									
09912116	0.16	0.16	Single family	Medium Density Residential	R-3	24	3	Above Moderate	No	No
09912115	0.16	0.16	Single family	Medium Density Residential	R-3	24	3	Above Moderate	No	No
09912114	0.16	0.16	Single family	Medium Density Residential	R-3	24	3	Above Moderate	No	No
09912113	0.16	0.16	Single family	Medium Density Residential	R-3	24	3	Above Moderate	No	No
09912102	0.16	0.16	Single family	Medium Density Residential	R-3	24	3	Above Moderate	No	No
09912103	0.16	0.16	Single family	Medium Density Residential	R-3	24	3	Above Moderate	No	No
09912104	0.16	0.16	Single family	Medium Density Residential	R-3	24	3	Above Moderate	No	No
09912105	0.16	0.16	Single family	Medium Density Residential	R-3	24	3	Above Moderate	No	No
09912106	0.16	0.16	Single family	Medium Density Residential	R-3	24	3	Above Moderate	No	No
09912107	0.16	0.16	Single family	Medium Density Residential	R-3	24	3	Above Moderate	No	No
09912108	0.16	0.16	Single family	Medium Density Residential	R-3	24	3	Above Moderate	No	No
09912109	0.16	0.16	Single family	Medium Density Residential	R-3	24	3	Above Moderate	No	No
09912110	0.16	0.16	Single family	Medium Density Residential	R-3	24	3	Above Moderate	No	No
09908115	0.16	0.16	Single family	Medium Density Residential	R-3	24	3	Above Moderate	No	No



Assessor Parcel Number	Lot Size	Site Size	Existing Land Use (2021)	General Plan	Zoning	Max. Density	Realistic Capacity (Unit)	RHNA Income Categories	Infrastructure Capacity	On-Site Constraints
	Acres									
09908250	0.16	0.16	Single family	Medium Density Residential	R-3	24	3	Above Moderate	No	No
09908245	0.15	0.15	Single family	Medium Density Residential	R-3	24	3	Above Moderate	No	No
09908207	0.16	0.16	Single family	Medium Density Residential	R-3	24	3	Above Moderate	No	No
09908218	0.16	0.16	Single family	Medium Density Residential	R-3	24	3	Above Moderate	No	No
09908206	0.16	0.16	Single family	Medium Density Residential	R-3	24	3	Above Moderate	No	No
09908219	0.16	0.16	Single family	Medium Density Residential	R-3	24	3	Above Moderate	No	No
09908205	0.16	0.16	Single family	Medium Density Residential	R-3	24	3	Above Moderate	No	No
09908220	0.16	0.16	Single family	Medium Density Residential	R-3	24	3	Above Moderate	No	No
08920117	0.14	0.14	Single family	Medium Density Residential	CCSP-CCR	23	3	Above Moderate	No	No
08920118	0.17	0.17	Single family	Medium Density Residential	CCSP-CCR	23	3	Above Moderate	No	No
08920120	0.14	0.14	Single family	Medium Density Residential	CCSP-CCR	23	3	Above Moderate	No	No
08920121	0.14	0.14	Single family	Medium Density Residential	CCSP-CCR	23	3	Above Moderate	No	No
08920123	0.17	0.17	Single family	Medium Density Residential	CCSP-CCR	23	3	Above Moderate	No	No
08918116	0.15	0.15	Single family	Medium Density Residential	CCSP-PR	23	3	Above Moderate	No	No

Assessor Parcel Number	Lot Size	Site Size	Existing Land Use (2021)	General Plan	Zoning	Max. Density	Realistic Capacity (Unit)	RHNA Income Categories	Infrastructure Capacity	On-Site Constraints
	Acres									
08918134	0.16	0.16	Single family	Medium Density Residential	CCSP-PR	23	3	Above Moderate	No	No
09013102	0.16	0.16	Single family	Medium Density Residential	PUD(R-3)	24	3	Above Moderate	No	No
13338125	0.14	0.14	Commercial	Medium Density Residential	R-3	24	3	Above Moderate	No	No
13338111	0.17	0.17	Commercial	Medium Density Residential	R-3	24	3	Above Moderate	No	No
09701148	0.17	0.17	Single family	Medium Density Residential	R-3	24	3	Above Moderate	No	No
09721202	0.17	0.17	Commercial	Medium Density Residential	C-1(T)	24	3	Above Moderate	No	No
09721201	0.17	0.17	Commercial	Medium Density Residential	C-1(T)	24	3	Above Moderate	No	No
09701147	0.17	0.17	Single family	Medium Density Residential	R-3	24	3	Above Moderate	No	No
09730207	0.16	0.16	Single family	Medium Density Residential	R-3	24	3	Above Moderate	No	No
09730206	0.16	0.16	Single family	Medium Density Residential	R-3	24	3	Above Moderate	No	No
09744243	0.42	0.42	Religious institution	Medium Density Residential	R-1	24	3	Above Moderate	No	No
09916239	0.14	0.14	Single family	Medium Density Residential	R-3	24	3	Above Moderate	No	No
09916233	0.14	0.14	Single family	Medium Density Residential	R-3	24	3	Above Moderate	No	No
10015134	0.15	0.15	Hotel/motel	Medium Density Residential	R-3	24	3	Above Moderate	No	No



Assessor Parcel Number	Lot Size	Site Size	Existing Land Use (2021)	General Plan	Zoning	Max. Density	Realistic Capacity (Unit)	RHNA Income Categories	Infrastructure Capacity	On-Site Constraints
	Acres									
10135205	0.15	0.15	Single family	Medium Density Residential	R-3	24	3	Above Moderate	No	No
13241302	0.35	0.35	Single family	Medium Density Residential	R-1	24	2	Above Moderate	No	No
13241301	0.32	0.32	Single family	Medium Density Residential	R-1	24	2	Above Moderate	No	No
13342124	0.11	0.11	Commercial	Medium Density Residential	C-1	24	2	Above Moderate	No	No
21509216	0.10	0.10	Multifamily	Medium Density Residential	R-3	24	2	Above Moderate	No	No
23131101	0.28	0.28	Single family	Medium Density Residential	R-3	24	2	Above Moderate	No	No
09912341	0.10	0.10	Single family	Medium Density Residential	R-3	24	2	Above Moderate	No	No
09912314	0.10	0.10	Single family	Medium Density Residential	R-3	24	2	Above Moderate	No	No
09912315	0.11	0.11	Single family	Medium Density Residential	R-3	24	2	Above Moderate	No	No
09908114	0.07	0.07	Single family	Medium Density Residential	R-3	24	2	Above Moderate	No	No
09908120	0.10	0.10	Single family	Medium Density Residential	R-3	24	2	Above Moderate	No	No
09908113	0.08	0.08	Single family	Medium Density Residential	R-3	24	2	Above Moderate	No	No
09908112	0.07	0.07	Single family	Medium Density Residential	R-3	24	2	Above Moderate	No	No
09908109	0.09	0.09	Single family	Medium Density Residential	R-3	24	2	Above Moderate	No	No

Assessor Parcel Number	Lot Size	Site Size	Existing Land Use (2021)	General Plan	Zoning	Max. Density	Realistic Capacity (Unit)	RHNA Income Categories	Infrastructure Capacity	On-Site Constraints
	Acres									
09908108	0.10	0.10	Single family	Medium Density Residential	R-3	24	2	Above Moderate	No	No
08920116	0.11	0.11	Single family	Medium Density Residential	CCSP-CCR	23	2	Above Moderate	No	No
08920119	0.11	0.11	Single family	Medium Density Residential	CCSP-CCR	23	2	Above Moderate	No	No
09725107	0.10	0.10	Vacant	Medium Density Residential	R-3	24	2	Above Moderate	No	No
09721311	0.09	0.09	Single family	Medium Density Residential	R-3	24	2	Above Moderate	No	No
09744242	0.37	0.37	Single family	Medium Density Residential	R-1	24	2	Above Moderate	No	No
09736402	1.99	1.99	Auto repair	Residential/Commercial I Mixed Use 1	GGMU-3	60	114	Above Moderate	No	No
08907130	1.65	1.65	Commercial	Residential/Commercial I Mixed Use 1	PUD(M)	60	94	Above Moderate	No	No
13168261	1.34	1.34	Office	Residential/Commercial I Mixed Use 1	C-2	60	76	Above Moderate	No	No
09628207	1.07	1.07	Religious institution	Residential/Commercial I Mixed Use 1	GGMU-1	60	61	Above Moderate	No	No
09736403	0.58	0.58	Office	Residential/Commercial I Mixed Use 1	GGMU-3	60	33	Above Moderate	No	No
09736404	0.48	0.48	Commercial	Residential/Commercial I Mixed Use 1	GGMU-3	60	22	Above Moderate	No	No
09909136	0.42	0.42	Commercial	Residential/Commercial I Mixed Use 1	PUD(R-3)	60	19	Above Moderate	No	No
09909139	0.37	0.37	Commercial	Residential/Commercial I Mixed Use 1	GGMU-1	60	17	Above Moderate	No	No

Assessor Parcel Number	Lot Size	Site Size	Existing Land Use (2021)	General Plan	Zoning	Max. Density	Realistic Capacity (Unit)	RHNA Income Categories	Infrastructure Capacity	On-Site Constraints
	Acres									
09806601	0.38	0.38	Commercial	Residential/Commercial Mixed Use 1	GGMU-1	60	17	Above Moderate	No	No
09909143	0.36	0.36	Commercial	Residential/Commercial Mixed Use 1	GGMU-1	60	16	Above Moderate	No	No
09628114	0.35	0.35	Commercial	Residential/Commercial Mixed Use 1	C-2	60	16	Above Moderate	No	No
09807022	0.31	0.31	Commercial	Residential/Commercial Mixed Use 1	GGMU-1	60	14	Above Moderate	No	No
09807044	0.32	0.32	Commercial	Residential/Commercial Mixed Use 1	GGMU-1	60	14	Above Moderate	No	No
09736408	0.30	0.30	Office	Residential/Commercial Mixed Use 1	GGMU-3	60	14	Above Moderate	No	No
09909138	0.30	0.30	Commercial	Residential/Commercial Mixed Use 1	GGMU-1	60	13	Above Moderate	No	No
09909129	0.26	0.26	Commercial	Residential/Commercial Mixed Use 1	GGMU-1	60	12	Above Moderate	No	No
09909115	0.25	0.25	Civic facilities	Residential/Commercial Mixed Use 1	GGMU-1	60	11	Above Moderate	No	No
09807030	0.26	0.26	Commercial	Residential/Commercial Mixed Use 1	GGMU-1	60	11	Above Moderate	No	No
09628113	0.25	0.25	Hotel/motel	Residential/Commercial Mixed Use 1	C-2	60	11	Above Moderate	No	No
09628114	0.25	0.25	Commercial	Residential/Commercial Mixed Use 1	C-2	60	11	Above Moderate	No	No
09909137	0.22	0.22	Commercial	Residential/Commercial Mixed Use 1	GGMU-1	60	10	Above Moderate	No	No
09736401	0.20	0.20	Commercial	Residential/Commercial Mixed Use 1	GGMU-3	60	9	Above Moderate	No	No

Assessor Parcel Number	Lot Size	Site Size	Existing Land Use (2021)	General Plan	Zoning	Max. Density	Realistic Capacity (Unit)	RHNA Income Categories	Infrastructure Capacity	On-Site Constraints
	Acres									
09909114	0.18	0.18	Civic facilities	Residential/Commercial Mixed Use 1	GGMU-1	60	8	Above Moderate	No	No
09909104	0.16	0.16	Commercial	Residential/Commercial Mixed Use 1	GGMU-1	60	7	Above Moderate	No	No
09909105	0.15	0.15	Commercial	Residential/Commercial Mixed Use 1	GGMU-1	60	7	Above Moderate	No	No
09909111	0.15	0.15	Commercial	Residential/Commercial Mixed Use 1	GGMU-1	60	7	Above Moderate	No	No
09909112	0.16	0.16	Commercial	Residential/Commercial Mixed Use 1	GGMU-1	60	7	Above Moderate	No	No
09909130	0.13	0.13	Commercial	Residential/Commercial Mixed Use 1	GGMU-1	60	6	Above Moderate	No	No
09806604	0.13	0.13	Commercial	Residential/Commercial Mixed Use 1	GGMU-1	60	6	Above Moderate	No	No
09806603	0.14	0.14	Commercial	Residential/Commercial Mixed Use 1	GGMU-1	60	6	Above Moderate	No	No
09909128	0.11	0.11	Commercial	Residential/Commercial Mixed Use 1	GGMU-1	60	5	Above Moderate	No	No
09806605	0.11	0.11	Commercial	Residential/Commercial Mixed Use 1	GGMU-1	60	5	Above Moderate	No	No
09806602	0.11	0.11	Commercial	Residential/Commercial Mixed Use 1	GGMU-1	60	5	Above Moderate	No	No
09909127	0.08	0.08	Commercial	Residential/Commercial Mixed Use 1	GGMU-1	60	4	Above Moderate	No	No
13240231	2.20	2.20	Civic facilities	Residential/Commercial Mixed Use 2	NMU	24	50	Above Moderate	No	No
08932325	1.89	1.89	Commercial	Residential/Commercial Mixed Use 2	NMU	24	43	Above Moderate	No	No

Assessor Parcel Number	Lot Size	Site Size	Existing Land Use (2021)	General Plan	Zoning	Max. Density	Realistic Capacity (Unit)	RHNA Income Categories	Infrastructure Capacity	On-Site Constraints
	Acres									
09857105	1.87	1.87	Commercial	Residential/Commercial I Mixed Use 2	R-3	24	38	Above Moderate	No	No
09857104	1.83	1.83	Commercial	Residential/Commercial I Mixed Use 2	R-3	24	37	Above Moderate	No	No
08932326	1.26	1.26	Commercial	Residential/Commercial I Mixed Use 2	NMU	24	29	Above Moderate	No	No
13311135	1.25	1.25	Commercial	Residential/Commercial I Mixed Use 2	NMU	24	29	Above Moderate	No	No
08907266	1.15	1.15	Commercial	Residential/Commercial I Mixed Use 2	GGMU-2	24	29	Above Moderate	No	No
09801109	1.14	1.14	Commercial	Residential/Commercial I Mixed Use 2	GGMU-2	24	26	Above Moderate	No	No
08961301	1.08	1.08	Commercial	Residential/Commercial I Mixed Use 2	NMU	24	25	Above Moderate	No	No
08907253	0.71	0.71	Commercial	Residential/Commercial I Mixed Use 2	GGMU-2	24	25	Above Moderate	No	No
13309149	0.81	0.81	Commercial	Residential/Commercial I Mixed Use 2	NMU	24	19	Above Moderate	No	No
13309103	0.83	0.83	Commercial	Residential/Commercial I Mixed Use 2	NMU	24	19	Above Moderate	No	No
09722201	0.85	0.85	Commercial	Residential/Commercial I Mixed Use 2	GGMU-2	24	19	Above Moderate	No	No
09722202	0.84	0.84	Commercial	Residential/Commercial I Mixed Use 2	GGMU-2	24	19	Above Moderate	No	No
09722203	0.85	0.85	Commercial	Residential/Commercial I Mixed Use 2	GGMU-2	24	19	Above Moderate	No	No
13309102	0.80	0.80	Commercial	Residential/Commercial I Mixed Use 2	NMU	24	18	Above Moderate	No	No

Assessor Parcel Number	Lot Size	Site Size	Existing Land Use (2021)	General Plan	Zoning	Max. Density	Realistic Capacity (Unit)	RHNA Income Categories	Infrastructure Capacity	On-Site Constraints
	Acres									
08901050	0.76	0.76	Commercial	Residential/Commercial I Mixed Use 2	NMU	24	17	Above Moderate	No	No
13311129	0.68	0.68	Commercial	Residential/Commercial I Mixed Use 2	NMU	24	16	Above Moderate	No	No
13154121	0.65	0.65	Commercial	Residential/Commercial I Mixed Use 2	GGMU-2	24	15	Above Moderate	No	No
08945314	0.66	0.66	Commercial	Residential/Commercial I Mixed Use 2	BCSP- BCC	24	15	Above Moderate	No	No
09905251	0.66	0.66	Commercial	Residential/Commercial I Mixed Use 2	GGMU-3	24	15	Above Moderate	No	No
09918112	0.76	0.76	Commercial	Residential/Commercial I Mixed Use 2	R-3	24	15	Above Moderate	No	No
08961336	0.60	0.60	Commercial	Residential/Commercial I Mixed Use 2	NMU	24	14	Above Moderate	No	No
08932311	0.58	0.58	Commercial	Residential/Commercial I Mixed Use 2	NMU	24	13	Above Moderate	No	No
08961342	0.56	0.56	Commercial	Residential/Commercial I Mixed Use 2	NMU	24	13	Above Moderate	No	No
08961306	0.57	0.57	Office	Residential/Commercial I Mixed Use 2	NMU	24	13	Above Moderate	No	No
09721331	0.55	0.55	Commercial	Residential/Commercial I Mixed Use 2	GGMU-2	24	13	Above Moderate	No	No
09721335	0.55	0.55	Commercial	Residential/Commercial I Mixed Use 2	GGMU-2	24	13	Above Moderate	No	No
09721337	0.55	0.55	Commercial	Residential/Commercial I Mixed Use 2	GGMU-2	24	13	Above Moderate	No	No
08932322	0.55	0.55	Commercial	Residential/Commercial I Mixed Use 2	NMU	24	12	Above Moderate	No	No

Assessor Parcel Number	Lot Size	Site Size	Existing Land Use (2021)	General Plan	Zoning	Max. Density	Realistic Capacity (Unit)	RHNA Income Categories	Infrastructure Capacity	On-Site Constraints
	Acres									
08932320	0.54	0.54	Commercial	Residential/Commercial I Mixed Use 2	NMU	24	12	Above Moderate	No	No
08945218	0.51	0.51	Commercial	Residential/Commercial I Mixed Use 2	BCSP- BCC	24	12	Above Moderate	No	No
08961344	0.54	0.54	Commercial	Residential/Commercial I Mixed Use 2	NMU	24	12	Above Moderate	No	No
13338212	0.53	0.53	Commercial	Residential/Commercial I Mixed Use 2	R-1	24	12	Above Moderate	No	No
09723108	0.54	0.54	Commercial	Residential/Commercial I Mixed Use 2	GGMU-2	24	12	Above Moderate	No	No
09723103	0.53	0.53	Commercial	Residential/Commercial I Mixed Use 2	GGMU-2	24	12	Above Moderate	No	No
09723109	0.56	0.56	Commercial	Residential/Commercial I Mixed Use 2	R-3	24	11	Above Moderate	No	No
13346209	0.48	0.48	Commercial	Residential/Commercial I Mixed Use 2	GGMU-2	24	9	Above Moderate	No	No
13347218	0.50	0.50	Commercial	Residential/Commercial I Mixed Use 2	GGMU-2	24	9	Above Moderate	No	No
09801102	0.48	0.48	Commercial	Residential/Commercial I Mixed Use 2	GGMU-2	24	9	Above Moderate	No	No
08945319	0.47	0.47	Commercial	Residential/Commercial I Mixed Use 2	BCSP- BCC	24	8	Above Moderate	No	No
13309148	0.45	0.45	Commercial	Residential/Commercial I Mixed Use 2	NMU	24	8	Above Moderate	No	No
08961338	0.45	0.45	Commercial	Residential/Commercial I Mixed Use 2	NMU	24	8	Above Moderate	No	No
13338224	0.42	0.42	Commercial	Residential/Commercial I Mixed Use 2	R-1	24	8	Above Moderate	No	No

Assessor Parcel Number	Lot Size	Site Size	Existing Land Use (2021)	General Plan	Zoning	Max. Density	Realistic Capacity (Unit)	RHNA Income Categories	Infrastructure Capacity	On-Site Constraints
	Acres									
13154118	0.41	0.41	Commercial	Residential/Commercial I Mixed Use 2	GGMU-2	24	7	Above Moderate	No	No
13346418	0.36	0.36	Commercial	Residential/Commercial I Mixed Use 2	GGMU-2	24	7	Above Moderate	No	No
13309113	0.36	0.36	Single family	Residential/Commercial I Mixed Use 2	NMU	24	7	Above Moderate	No	No
13309147	0.41	0.41	Commercial	Residential/Commercial I Mixed Use 2	NMU	24	7	Above Moderate	No	No
08961304	0.41	0.41	Commercial	Residential/Commercial I Mixed Use 2	NMU	24	7	Above Moderate	No	No
08961307	0.40	0.40	Office	Residential/Commercial I Mixed Use 2	NMU	24	7	Above Moderate	No	No
10004240	0.39	0.39	Vacant	Residential/Commercial I Mixed Use 2	GGMU-2	24	7	Above Moderate	No	No
13338213	0.37	0.37	Commercial	Residential/Commercial I Mixed Use 2	R-1	24	7	Above Moderate	No	No
09950447	0.37	0.37	Commercial	Residential/Commercial I Mixed Use 2	C-1	24	7	Above Moderate	No	No
13347420	0.34	0.34	Commercial	Residential/Commercial I Mixed Use 2	GGMU-2	24	6	Above Moderate	No	No
08945357	0.33	0.33	Commercial	Residential/Commercial I Mixed Use 2	BCSP- BCC	24	6	Above Moderate	No	No
08945355	0.35	0.35	Commercial	Residential/Commercial I Mixed Use 2	BCSP- BCC	24	6	Above Moderate	No	No
13309101	0.31	0.31	Commercial	Residential/Commercial I Mixed Use 2	NMU	24	6	Above Moderate	No	No
09721329	0.32	0.32	Commercial	Residential/Commercial I Mixed Use 2	GGMU-2	24	6	Above Moderate	No	No

Assessor Parcel Number	Lot Size	Site Size	Existing Land Use (2021)	General Plan	Zoning	Max. Density	Realistic Capacity (Unit)	RHNA Income Categories	Infrastructure Capacity	On-Site Constraints
	Acres									
09950445	0.34	0.34	Commercial	Residential/Commercial I Mixed Use 2	C-1	24	6	Above Moderate	No	No
13343117	0.30	0.30	Commercial	Residential/Commercial I Mixed Use 2	GGMU-2	24	5	Above Moderate	No	No
13347418	0.30	0.30	Commercial	Residential/Commercial I Mixed Use 2	GGMU-2	24	5	Above Moderate	No	No
13347421	0.25	0.25	Commercial	Residential/Commercial I Mixed Use 2	GGMU-2	24	5	Above Moderate	No	No
08945349	0.28	0.28	Commercial	Residential/Commercial I Mixed Use 2	BCSP- BCC	24	5	Above Moderate	No	No
13309146	0.30	0.30	Commercial	Residential/Commercial I Mixed Use 2	NMU	24	5	Above Moderate	No	No
09905254	0.29	0.29	Commercial	Residential/Commercial I Mixed Use 2	GGMU-3	24	5	Above Moderate	No	No
09721340	0.27	0.27	Commercial	Residential/Commercial I Mixed Use 2	GGMU-2	24	5	Above Moderate	No	No
09950444	0.30	0.30	Vacant	Residential/Commercial I Mixed Use 2	C-1	24	5	Above Moderate	No	No
13346221	0.23	0.23	Commercial	Residential/Commercial I Mixed Use 2	GGMU-2	24	4	Above Moderate	No	No
13347409	0.21	0.21	Commercial	Residential/Commercial I Mixed Use 2	GGMU-2	24	4	Above Moderate	No	No
13346212	0.25	0.25	Light industrial	Residential/Commercial I Mixed Use 2	GGMU-2	24	4	Above Moderate	No	No
13346413	0.24	0.24	Single family	Residential/Commercial I Mixed Use 2	GGMU-2	24	4	Above Moderate	No	No
13311127	0.20	0.20	Commercial	Residential/Commercial I Mixed Use 2	NMU	24	4	Above Moderate	No	No

Assessor Parcel Number	Lot Size	Site Size	Existing Land Use (2021)	General Plan	Zoning	Max. Density	Realistic Capacity (Unit)	RHNA Income Categories	Infrastructure Capacity	On-Site Constraints
	Acres									
08966207	0.19	0.19	Commercial	Residential/Commercial I Mixed Use 2	R-3	24	4	Above Moderate	No	No
09721330	0.23	0.23	Commercial	Residential/Commercial I Mixed Use 2	GGMU-2	24	4	Above Moderate	No	No
13347219	0.16	0.16	Commercial	Residential/Commercial I Mixed Use 2	GGMU-2	24	3	Above Moderate	No	No
13343118	0.15	0.15	Commercial	Residential/Commercial I Mixed Use 2	GGMU-2	24	3	Above Moderate	No	No
13343119	0.15	0.15	Commercial	Residential/Commercial I Mixed Use 2	GGMU-2	24	3	Above Moderate	No	No
13343120	0.15	0.15	Commercial	Residential/Commercial I Mixed Use 2	GGMU-2	24	3	Above Moderate	No	No
13343138	0.15	0.15	Commercial	Residential/Commercial I Mixed Use 2	GGMU-2	24	3	Above Moderate	No	No
13343240	0.14	0.14	Commercial	Residential/Commercial I Mixed Use 2	GGMU-2	24	3	Above Moderate	No	No
13343241	0.16	0.16	Commercial	Residential/Commercial I Mixed Use 2	GGMU-2	24	3	Above Moderate	No	No
13343242	0.16	0.16	Commercial	Residential/Commercial I Mixed Use 2	GGMU-2	24	3	Above Moderate	No	No
08961309	0.19	0.19	Single family	Residential/Commercial I Mixed Use 2	NMU	24	3	Above Moderate	No	No
08961308	0.19	0.19	Single family	Residential/Commercial I Mixed Use 2	NMU	24	3	Above Moderate	No	No
08961344	0.18	0.18	Commercial	Residential/Commercial I Mixed Use 2	NMU	24	3	Above Moderate	No	No
08961305	0.19	0.19	Commercial	Residential/Commercial I Mixed Use 2	NMU	24	3	Above Moderate	No	No

Assessor Parcel Number	Lot Size	Site Size	Existing Land Use (2021)	General Plan	Zoning	Max. Density	Realistic Capacity (Unit)	RHNA Income Categories	Infrastructure Capacity	On-Site Constraints
	Acres									
13338223	0.19	0.19	Multifamily	Residential/Commercial I Mixed Use 2	R-1	24	3	Above Moderate	No	No
09927350	0.41	0.41	Commercial	Residential/Commercial I Mixed Use 2	CCSP-PR	24	3	Above Moderate	No	No
13347221	0.11	0.11	Commercial	Residential/Commercial I Mixed Use 2	GGMU-2	24	2	Above Moderate	No	No
13346220	0.11	0.11	Commercial	Residential/Commercial I Mixed Use 2	GGMU-2	24	2	Above Moderate	No	No
13347211	0.11	0.11	Commercial	Residential/Commercial I Mixed Use 2	GGMU-2	24	2	Above Moderate	No	No
08945341	0.11	0.11	Commercial	Residential/Commercial I Mixed Use 2	BCSP- BCC	24	2	Above Moderate	No	No
09721324	0.13	0.13	Commercial	Residential/Commercial I Mixed Use 2	GGMU-2	24	2	Above Moderate	No	No
09721323	0.13	0.13	Commercial	Residential/Commercial I Mixed Use 2	GGMU-2	24	2	Above Moderate	No	No
13343217	0.01	0.01	Civic facilities	Residential/Commercial I Mixed Use 2	GGMU-2	24	1	Above Moderate	No	No
13337115	1.04	1.04	Commercial	Residential/Commercial I Mixed Use 3	GGMU-3	48	48	Above Moderate	No	No
13336306	0.40	0.40	Commercial	Residential/Commercial I Mixed Use 3	GGMU-3	48	25	Above Moderate	No	No
23140413	0.53	0.53	Commercial	Residential/Commercial I Mixed Use 3	R-1	48	24	Above Moderate	No	No
13345423	0.49	0.49	Commercial	Residential/Commercial I Mixed Use 3	GGMU-3	48	18	Above Moderate	No	No
13337147	0.47	0.47	Commercial	Residential/Commercial I Mixed Use 3	GGMU-3	48	17	Above Moderate	No	No

Assessor Parcel Number	Lot Size	Site Size	Existing Land Use (2021)	General Plan	Zoning	Max. Density	Realistic Capacity (Unit)	RHNA Income Categories	Infrastructure Capacity	On-Site Constraints
	Acres									
09905127	0.44	0.44	Commercial	Residential/Commercial I Mixed Use 3	R-1	48	16	Above Moderate	No	No
09763005	0.44	0.44	Commercial	Residential/Commercial I Mixed Use 3	GGMU-3	48	16	Above Moderate	No	No
13337148	0.42	0.42	Commercial	Residential/Commercial I Mixed Use 3	GGMU-3	48	15	Above Moderate	No	No
13337161	0.42	0.42	Commercial	Residential/Commercial I Mixed Use 3	GGMU-3	48	15	Above Moderate	No	No
13336304	0.38	0.38	Commercial	Residential/Commercial I Mixed Use 3	GGMU-3	48	14	Above Moderate	No	No
13336307	0.40	0.40	Commercial	Residential/Commercial I Mixed Use 3	GGMU-3	48	14	Above Moderate	No	No
09763006	0.39	0.39	Commercial	Residential/Commercial I Mixed Use 3	GGMU-3	48	14	Above Moderate	No	No
13345426	0.35	0.35	Commercial	Residential/Commercial I Mixed Use 3	GGMU-3	48	13	Above Moderate	No	No
13337151	0.35	0.35	Commercial	Residential/Commercial I Mixed Use 3	GGMU-3	48	13	Above Moderate	No	No
13345418	0.32	0.32	Commercial	Residential/Commercial I Mixed Use 3	GGMU-3	48	12	Above Moderate	No	No
13345417	0.32	0.32	Commercial	Residential/Commercial I Mixed Use 3	GGMU-3	48	12	Above Moderate	No	No
13345416	0.29	0.29	Commercial	Residential/Commercial I Mixed Use 3	GGMU-3	48	10	Above Moderate	No	No
13336303	0.22	0.22	Commercial	Residential/Commercial I Mixed Use 3	GGMU-3	48	8	Above Moderate	No	No
13336302	0.22	0.22	Commercial	Residential/Commercial I Mixed Use 3	GGMU-3	48	8	Above Moderate	No	No



Assessor Parcel Number	Lot Size	Site Size	Existing Land Use (2021)	General Plan	Zoning	Max. Density	Realistic Capacity (Unit)	RHNA Income Categories	Infrastructure Capacity	On-Site Constraints
	Acres									
23140611	0.19	0.19	Commercial	Residential/Commercial I Mixed Use 3	GGMU-3	48	7	Above Moderate	No	No
09901120	0.20	0.20	Commercial	Residential/Commercial I Mixed Use 3	GGMU-3	48	7	Above Moderate	No	No
09905153	0.19	0.19	Commercial	Residential/Commercial I Mixed Use 3	GGMU-1	48	7	Above Moderate	No	No
09905146	0.19	0.19	Commercial	Residential/Commercial I Mixed Use 3	GGMU-1	48	7	Above Moderate	No	No
09901113	0.15	0.15	Commercial	Residential/Commercial I Mixed Use 3	GGMU-3	48	6	Above Moderate	No	No
09901114	0.16	0.16	Commercial	Residential/Commercial I Mixed Use 3	GGMU-3	48	6	Above Moderate	No	No
09901117	0.17	0.17	Commercial	Residential/Commercial I Mixed Use 3	GGMU-3	48	6	Above Moderate	No	No
09905129	0.17	0.17	Commercial	Residential/Commercial I Mixed Use 3	GGMU-1	48	6	Above Moderate	No	No
09905154	0.17	0.17	Commercial	Residential/Commercial I Mixed Use 3	GGMU-1	48	6	Above Moderate	No	No
09905130	0.17	0.17	Commercial	Residential/Commercial I Mixed Use 3	GGMU-1	48	6	Above Moderate	No	No
23139225	0.13	0.13	Commercial	Residential/Commercial I Mixed Use 3	GGMU-3	48	5	Above Moderate	No	No
09901103	0.13	0.13	Commercial	Residential/Commercial I Mixed Use 3	GGMU-3	48	5	Above Moderate	No	No